CITY OF MURRIETA
Council Chambers
1 Town Square
Murrieta, CA 92562

Tuesday, June 2, 2026
4:00 PM REGULAR MEETING
CLOSED SESSION FOLLOWING REGULAR MEETING

The City of Murrieta intends to comply with the Americans with Disabilities Act (ADA). Persons with special needs should call the City Clerk Department at (951) 461-6031 or email at CityClerk@murrietaca.gov at least 72 hours in advance. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

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Jon Levell
Mayor

Ron Holliday
Mayor Pro Tem

Lisa DeForest
Council Member

Lori Stone
Council Member

Cindy Warren
Council Member

Justin Clifton, City Manager
Tiffany Israel, City Attorney
Cristal McDonald, City Clerk

MURRIETA CITY COUNCIL (CC)
MURRIETA COMMUNITY SERVICES DISTRICT (CSD)
MURRIETA FIRE DISTRICT (FD)
MURRIETA LIBRARY BOARD (LB)
MURRIETA REDEVELOPMENT SUCCESSOR AGENCY (RSA)
MURRIETA HOUSING AUTHORITY (HA)
MURRIETA FINANCING AUTHORITY (FA)

YOU MAY VIEW THE MEETING LIVESTREAMED VIA THE CITY'S WEBSITE AT
https://murrieta.legistar.com/Calendar.aspx

4:00 PM REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENTATIONS

Presentation: Christopher Lee, Southern California Edison Scholarship Recipient

APPROVAL OF AGENDA

CITY MANAGER - ADMINISTRATIVE UPDATE

City Manager Administrative Updates is the opportunity to provide community updates, as well as Department or Commission announcements on current or upcoming projects at the discretion of the City Manager.

Murrieta Valley Unified School District: School District Updates

Community Services Department: Community Pool Programming Update

GOVERNING BODY COMMISSION/COMMITTEE/BOARD (CCB) REPORTS/ANNOUNCEMENTS

Governing Body CCB Reports is the opportunity for the City Council to provide a brief report on conferences, seminars, and Commission, Committees, and/or Boards meeting attendance. Reports shall not exceed three minutes. Governing Body Announcements is the opportunity for the City Council to provide miscellaneous reports and announcements. Announcements shall not exceed two minutes. The City Clerk will use the computerized timer.

PUBLIC COMMENTS (NON-AGENDA)

At this time any person may address the governing bodies on any subject pertaining to City business, which does not relate to any item listed on the printed agenda. Normally no action may be considered or taken by the governing bodies on any matter not listed on the agenda. Each speaker will be limited to three minutes.

CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 13

All matters listed on the Consent Calendar are to be considered routine by the governing bodies, and will be enacted by one motion in the form listed. There will be no discussion of these items unless, before the governing body votes on the motion to adopt, specific items are removed from the Consent Calendar for separate motions.

1. Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only

Recommended Action:

Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

2. Minutes

Recommended Action:

Approve the minutes from the May 5, 2026 Regular City Council Meeting.

3. Monthly Investment Transaction Report for March 2026

Recommended Action:

Receive and file the Monthly Investment Transaction Report for March 2026.

4. Treasurer's Report - Quarter 3 of Fiscal Year 2025/26

Recommended Action:

Receive the Fiscal Year 2025/26 Treasurer's Reports for Quarter 3 (January - March 2026.)

5. Amendment to CalPERS Contracts to include Public Employees' Pension Reform Act (PEPRA) Language for the City of Murrieta and the Murrieta Fire District

Recommended Action:

Adopt Resolution No. 26-4937 entitled: *A Resolution of Intention of the City Council of the City of Murrieta, California, to Approve An Amendment to Contract Between the Board of Administration of the California Public Employees' Retirement System and the City Council of City of Murrieta;*

Introduce and conduct the first reading of Ordinance No. 633-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Approving an Amendment to the Contract Between the City Council of the City of Murrieta and the Board of Administration of the California Public Employees' Retirement System to Include Public Employees' Pension Reform Act (PEPRA) Language;*

Acting as Board of Directors for the Murrieta Fire Protection District, take the following actions:

Adopt Resolution No. MFD 26-227 entitled: *A Resolution of Intention of the Board of Directors of the Murrieta Fire District to Approve An Amendment to Contract Between the Board of Administration Of The California Public Employees' Retirement System and the Board of Directors of the Murrieta Fire District; and*

Introduce and conduct the first reading of Ordinance No. 634-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Acting as the Murrieta Fire District Approving an Amendment to the Contract Between the Board of Directors of the Murrieta Fire District and the Board of Administration of the California Public Employees' Retirement System to Include Public Employees' Pension Reform Act (PEPRA) Language*.

6. Award Construction Contract for the Citywide Sidewalk Replacement Program 2026, CIP No. 13064, MSD Project No. 26-003

Recommended Action:

Amend the Capital Improvement Plan Budget for Fiscal Year 2025/26 by transferring the Measure A remaining funding from CIP Nos. 8293, 13051, and 13073 in the combined amount of $625,618.28 into CIP No. 13064;

Find the Citywide Sidewalk Replacement Program 2026, CIP No. 13064, MSD Project No. 26-003, to be exempt from CEQA and award the construction contract to Carter Enterprises Group, Inc., dba Pavement Rehab Company, in the amount of $411,888;

Authorize a 15% construction contingency of $61,783.20;

Authorize the Director of Municipal Services, or his designee, to approve contract change orders not to exceed 15% of the contract amount; and

Authorize the Mayor to execute the construction contract.

7. Award a Construction Contract for the Fire Station 1 Living Quarters Improvement Project, CIP No. 21037, MSD Project No. 26-001

Recommended Action:

Amend the Capital Improvement Plan Budget for Fiscal Year 2025/26 and establish an appropriation of $1,174,719.74 using Measure T Fund Unassigned Fund Balance into CIP No. 21037;

Find the Fire Station 1 Living Quarters Improvement Project, CIP No. 21037, MSD Project No. 26-001, to be exempt from CEQA and award the construction contract to DeArk E&C, Inc. in the amount of $1,450,000;

Authorize a 15% construction contingency of $217,500;

Authorize the Director of Municipal Services, and/or his designee, to approve contract change orders not to exceed 15% of the contract amount; and

Authorize the Mayor to execute the construction contract.

8. Notice of Completion of Pedestrian Safety Enhancement Projects, CIP No. 13044 and CIP No. 13046

Recommended Action:

Accept the improvements for the FY 2022/23 Pedestrian Safety Enhancement Project, CIP No. 13044, and the FY 2023/24 Pedestrian Safety Enhancement Project, CIP No. 13046, as complete;

Authorize the City Clerk to record a Notice of Completion and release bonds in accordance with State law and City Ordinances; and

Release any remaining retention from CIP No. 13044 and CIP No. 13046 in accordance with State law and City ordinances.

9. Agreement for Consulting Services for the Storm Drain Master Plan, CIP No. 19002

Recommended Action:

Amend the Fiscal Year (FY) 2025/26 Capital Improvement Plan Budget to establish an additional appropriation of $511,000 of Storm Drain Development Impact Fees (DIF) into CIP Project No. 19002;

Approve the Agreement for Professional Services to develop a Storm Drain Master Plan, CIP No. 19002, with Rick Engineering Company, Inc., in the amount of $564,600;

Authorize a 10% contingency of $56,400; and

Authorize the City Manager to execute the Agreement and any amendments to the Agreement, not-to-exceed 10% of the contract amount.

10. Approval of Purchase Order Increase for Michael Baker International, Inc. for Plan Check Services

Recommended Action:

Amend the Fiscal Year (FY) 2025/26 Operating Budget to establish an additional appropriation of $96,750, as detailed in the fiscal impact statement;

Approve a $96,750 increase to the purchase order with Michael Baker International, Inc. for On-Call Plan Check services for the remainder of Fiscal Year 2025/26; and

Authorize the City Manager to execute the purchase order increase on behalf of the City.

11. Approval of Purchase Orders with Michael Baker International, Inc., HR Green Pacific, Inc., Accenture Infrastructure and Capital Projects, LLC, and Rick Engineering Company

Recommended Action:

Approve a purchase order with Michael Baker International, Inc., for On-Call Plan Check services for fiscal year 2026/27 for an amount not to exceed $470,000 from the Engineering General Fund;

Approve a purchase order with Michael Baker International, Inc., for On-Call Land Development Review services for fiscal year 2026/27 for an amount not to exceed $80,000 from the Engineering General Fund; and

Approve a purchase order with HR Green Pacific, Inc. for On-Call Plan Check services for fiscal year 2026/27 for an amount not to exceed $250,000 from the Engineering General Fund; and

Approve a purchase order with Accenture Infrastructure and Capital Projects, LLC for On-Call Storm Water Pollution Prevention Program (SWPPP) and Inspection services for fiscal year 2026/27 for an amount not to exceed $500,000 from the Engineering General Fund; and

Approve a purchase order with Accenture Infrastructure and Capital Projects, LLC for On-Call National Pollutant Discharge Elimination System (NPDES) services for fiscal year 2026/27 for an amount not to exceed $130,000 from the Engineering General Fund; and

Approve a purchase order with Rick Engineering Company for On-Call Traffic Engineering services for fiscal year 2026/27 for an amount not to exceed $144,900 from the Engineering General Fund;

Approve a purchase order with Rick Engineering Company for On-Call Traffic Engineering consultant services for Fiscal Year 2026/27, for an amount not to exceed $238,870, with $73,865 from Capital Improvement Plan project No. 13074, $73,865 from Capital Improvement Plan project No. 13077, $73,865 from Capital Improvement Plan project No. 13078, and $17,275 from Capital Improvement Plan project 13079; and

Authorize the City Manager to execute the purchase orders on behalf of the City.

12. Local Street Projects for the Road Repair and Accountability Act of 2017

Recommended Action:

Adopt Resolution No. 26-4938 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving the Fiscal Year 2026/27 Project List for the Road Repair and Accountability Act of 2017 to the California Transportation Commission*; and

Amend the Fiscal Year (FY) 2026/27 Operating Budget to establish a Revenue budget of $3,136,635 in the SB1 Road Maintenance and Rehabilitation Fund (307).

13. Quitclaim Deed to Reserve a Drainage Easement to Riverside County Flood and Water Conservation District

Recommended Action:

Accept the offer of dedication and approve the Quitclaim Deed to reserve a drainage easement over a portion of Lot 31 granted to the County of Riverside on Tract Map 21151; and

Authorize the City Manager to execute the Quitclaim Deed of Easement.

PULLED CONSENT CALENDAR ITEMS

PUBLIC HEARINGS

14. Residential Objective Design Standards Update (MCA-2026-00013)

Recommended Action:

Conduct the public hearing;

Find that the proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15183, and file a Notice Exemption finding that the project is exempt from CEQA; and

Introduce and conduct the first reading of Ordinance No. 635-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Amending Title 16 of the Murrieta Municipal Code to Revise the City's Development Code (Planning Case No. MCA-2026-00013) Chapters 16.08 and 16.16 and to Amend the Multi-Family Residential and Mixed-Use Residential Objective Design Standards*.

15. Continued Public Hearings to Form Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta and to Annex into Community Facilities District No. 2025-2 (Maintenance Services) and Community Facilities District No. 2025-S (Safety Services)

Recommended Action:

Hold a public hearing regarding the formation of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta;

Adopt Resolution No. 26-4939 entitled: *A Resolution of the City Council of the City of Murrieta, California, Establishing Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta, Authorizing the Levy of a Special Tax Therein, Calling an Election and Approving and Authorizing Certain Actions Related Thereto*;

Adopt Resolution No. 26-4940 entitled: *A Resolution of the City Council of the City of Murrieta, California, Acting as the Legislative Body of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta, Determining the Necessity to Incur Bonded Indebtedness in an Amount Not to Exceed $8,000,000 Within Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta and Calling an Election Therein*;

Direct the City Clerk to hold an election within CFD No. 2026-1;

Adopt Resolution No. 26-4941 entitled: *A Resolution of the City Council of the City of Murrieta, California, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta Certifying Election Results*;

Introduce and conduct the first reading of Ordinance No. 636-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta Authorizing the Levy of Special Taxes*;

Acting as the Legislative Body of Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services), hold a public hearing regarding Annexation No. 3;

Adopt Resolution No. 26-4942 entitled: *A Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No.2025-2 of the City of Murrieta (Maintenance Services), Annexing Territory to Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services), and Calling Elections Therein (Annexation No. 3 - Gierson Ranch)*;

Direct the City Clerk to hold an election within CFD 2025-2;

Adopt Resolution No. 26-4943 entitled: *A Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No. 2025-2 (Maintenance Services) Certifying the Results of the June 2, 2026, Annexation and Special Tax Election (Annexation No. 3 - Gierson Ranch)*.

Acting as the Legislative Body of Community Facilities District No. 2025-S of the City of Murrieta (Safety Services), hold a public hearing regarding the annexation of Annexation No. 1;

Adopt Resolution No. 26-4944 entitled: *A Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No. 2025-S of the City of*

Murrieta (Safety Services), Annexing Territory to Community Facilities District No. 2025-S of the City of Murrieta (Safety Services) and Calling Elections Therein (Annexation No. 1 - Gierson Ranch);

Direct the City Clerk to hold an election within CFD 2025-S; and

Adopt Resolution No. 26-4945 entitled: *A Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta Certifying the Results of the June 2, 2026, Annexation and Special Tax Election (Annexation No. 1 - Gierson Ranch)*.

DISCUSSION

16. Fiscal Year 2025/26 Third Quarter Financial Status Report and Proposed Budget Adjustments

Recommended Action:

Receive and file the report; and

Approve the adjustments to the Fiscal Year 2025/26 Operating Budget as referenced in the Fiscal Impact section of this report.

17. Discussion Regarding Potential Modifications to City Council Term Limits

Recommended Action:

Provide direction to staff regarding the potential initiation of a ballot measure for the November 2026 General Municipal Election related to a proposed increase of the existing City Council term limits.

RECONSIDERATION

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

18. E-Bike Safety

Recommended Action:

At the request of Mayor Pro Tem Holliday and Council Member Stone discuss Murrieta resident's safety concerns regarding E-Bikes and the feasibility of stricter enforcement or regulations to be brought back for further consideration.

PUBLIC COMMENTS (NON-AGENDA/AGENDIZED/CLOSED SESSION)

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CLOSED SESSION

ANNOUNCEMENT OF CLOSED SESSION ITEMS

CS1. Conference with Legal Counsel Anticipated Litigation
The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(4), because the City is considering whether to initiate litigation in 1 (one) case.

CS2. Conference with Labor Negotiators
The City Council will conduct a closed session, pursuant to Government Code Section 54957.6, with the City Manager, Assistant City Manager, Deputy City Manager, City Attorney, and the City's Negotiators, regarding labor negotiations with the Murrieta Police Officers Association, Murrieta Police Management Association, Murrieta Firefighters Association, and Murrieta Fire Management Association.

RECESS TO CLOSED SESSION

CALL TO ORDER

ROLL CALL

ANNOUNCEMENT OF CLOSED SESSION ACTION

ADJOURNMENT

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No.

CITY OF MURRIETA
City Council Meeting Agenda Report

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Agenda Item No.

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 1.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Cristal McDonald, City Clerk

PREPARED BY: Kimberly Ramirez, Deputy City Clerk

SUBJECT: Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only

RECOMMENDATION

Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 2.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Cristal McDonald, City Clerk

PREPARED BY: Kimberly Ramirez, Deputy City Clerk

SUBJECT:
Minutes

RECOMMENDATION

Approve the minutes from the May 5, 2026 Regular City Council Meeting.

ATTACHMENTS

ATT 1 - May 5, 2026 Minutes

CITY OF MURRIETA
Council Chambers
1 Town Square
Murrieta, CA 92562

Tuesday, May 5, 2026 4:00 PM REGULAR MEETING CLOSED SESSION FOLLOWING REGULAR MEETING MINUTES

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Jon Levell
Mayor

Ron Holliday
Mayor Pro Tem

Lisa DeForest
Council Member

Lori Stone
Council Member

Cindy Warren
Council Member

Justin Clifton, City Manager
Tiffany Israel, City Attorney
Cristal McDonald, City Clerk

MURRIETA CITY COUNCIL (CC)
MURRIETA COMMUNITY SERVICES DISTRICT (CSD)
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MURRIETA REDEVELOPMENT SUCCESSOR AGENCY (RSA)
MURRIETA HOUSING AUTHORITY (HA)
MURRIETA FINANCING AUTHORITY (FA)

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4:00 PM REGULAR MEETING

CALL TO ORDER 4:01 PM

ROLL CALL

Present: Council Member Cindy Warren
Council Member Lori Stone
Council Member Lisa DeForest
Mayor Pro Tem Ron Holliday
Mayor Jon Levell
Absent: None

PLEDGE OF ALLEGIANCE Council Member Warren

INVOCATION Pastor John Hansen of Centerpoint Church

APPROVAL OF AGENDA

Action: It was moved by Council Member Warren, seconded by Mayor Pro Tem Holliday, to approve the Agenda for May 5, 2026.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday, Levell
Noes: None
Absent: None

CITY MANAGER - ADMINISTRATIVE UPDATE

GOVERNING BODY COMMISSION/COMMITTEE/BOARD (CCB) REPORTS/ANNOUNCEMENTS

Council Member Warren: Provided attendance/reported the following:
- Southwest Elected Leaders Collaborative
- Riverside County Transportation Commission (RCTC)

Provided Announcements to be made part of the City's record.

Council Member DeForest: Provided attendance/reported the following:
- Mount San Jacinto College (MSJC)/ Southwest Regional Higher Education Coalition

Provided Announcements to be made part of the City's record.

Council Member Stone: Provided attendance/reported the following:
- Southwest Elected Leaders Collaborative*
- Western Riverside Council of Governments (WRCOG)

Provided Announcements to be made part of the City's record.

Mayor Pro Tem Holliday: Provided attendance/reported the following:
- Regional Conservation Authority (RCA) meeting

Provided Announcements to be made part of the City's record.

Mayor Levell: Provided verbal Announcements.

PUBLIC COMMENTS (NON-AGENDA)

Dora Ridgeway:	Spoke on safety concerns with the potholes and unpaved surface on Menifee Road.
Phil Steinkowski:	Spoke on the noise pollution of modified exhaust.
Herman Gray:	Spoke on the property taxes and foreclosure of his home in Murrieta.

`CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 14

Action: It was moved by Council Member DeForest, seconded by Mayor Pro Tem Holliday to approve Consent Calendar Item Nos. 1-14, with recusals on:

Item 7: Zone A only: Stone; Zone F only: Holliday, Levell; Zone G only: Levell, DeForest; Zone N only: Warren; and

Item 8: LLD 11 only: Warren and Levell; and LLD 15 only: Levell

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday, Levell
Noes: None
Absent: None

1. Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only

Recommended Action:
Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

2. Minutes

Recommended Action:
Approve the minutes from the April 7, 2026 regular meeting and the April 21, 2026 regular meeting.

3. Check Register March 2026

Recommended Action:
Adopt Resolution No. 26-4933 entitled: *A Resolution of the City Council of the City of Murrieta, California, Ratifying the Consolidated Check Register for the month of March 2026.*

4. Second Amendment to the Agreement with JL Group, LLC for Workplace Investigation Services

Recommended Action:
Amend the Fiscal Year (FY) 2025/26 Operating Budget to establish an additional appropriation of $20,000 in the Risk Management Fund as detailed in the fiscal impact statement;

Amend the Fiscal Year 2026/27 Operating Budget to establish an additional appropriation of $40,000 in the Risk Management Fund as detailed in the fiscal impact statement;

Approve the Second Amendment to the agreement with JL Group, LLC for specialized investigative services not to exceed $150,000, in a form approved by the City Attorney; and

Authorize the City Manager to execute the Second Amendment to the agreement.

5. Agreement with Everlaw - eDiscovery Software

Recommended Action:
Amend the Fiscal Year (FY) 2025/26 and Fiscal Year 2026/27 Operating Budget to appropriate $8,320, and $20,918, respectively, as detailed in the fiscal impact statement to cover the increase in the yearly cost;

Authorize the City Manager to approve a one-year agreement with Everlaw for the amount of $49,920 and up to an additional two (2) one-year extensions with an anticipated amount not-to-exceed $168,450; and

Authorize the exemption from bidding requirements in accordance with the Murrieta Municipal Code §3.08.280(G).

6. Murrieta Children’s Library Expansion Project - Additional Furniture, Fixtures and Equipment

Recommended Action:
Approve an Amendment to the Agreement with J.K. Miklin, Inc., dba Yamada Enterprises, for the purchase and installation of additional commodities for the Murrieta Children’s Library Expansion Project in an amount not-to-exceed $29,465.31; and

Approve a project contingency amount of $84,388, based on the entire Yamada Enterprises budget, to cover unforeseen issues and bonding costs; and

Authorize the City Manager, and/or their designee, to execute all necessary documents to facilitate the purchase in a form approved by the City Attorney.

7. Levy of Annual Assessments for Murrieta Community Services District

Recommended Action:
Adopt Resolution No. CSD 26-287, entitled: *A Resolution of the Board of Directors of the Murrieta Community Services District, (1) Declaring its Intention to Levy the Annual Rates and Charges for Services Within the Murrieta Community Services District, Fiscal Year 2026/27, (2) Preliminarily Approving the Engineer's Annual Levy Report for the Murrieta Community Services District for Fiscal Year 2026/27, and (3) Designating the Time and Place for the Public Hearing on These Matters.*

8. Levy of Annual Assessments for Murrieta Consolidated Landscape and Lighting District

Recommended Action:
Adopt Resolution No. 26-4934 entitled: *A Resolution of the City Council of the City of Murrieta, California, Ordering the Preparation of the Engineer's Annual Levy Report for the Consolidated Landscaping and Lighting District*; and

Adopt Resolution No. 26-4935 entitled: *A Resolution of the City Council of the City of Murrieta, California, Preliminarily Approving the Engineer's Report for the Consolidated Landscaping and Lighting District and Declaring the City's Intention to Levy and Collect Assessments for Fiscal Year 2026/27 in the Murrieta Consolidated Landscaping and Lighting District and Setting A Public Hearing for July 7, 2026*.

9. Second Reading of Ordinance No. 631-26 Authorizing a Development Agreement between the City of Murrieta and French Valley Crossings, LP, a California limited partnership and Phelan Service Station, LP a California limited partnership, related to the Development of the French Valley Crossings

Recommended Action:

Conduct the second reading and adopt Ordinance No. 631-26 entitled: *An Uncodified Ordinance of the City Council of the City of Murrieta, California, Approving a Development Agreement with French Valley Crossings, LP and Phelan Service Station, LP to extend the entitlements for the Development of a Commercial Shopping Center at the Southwest Corner of Winchester Road (Highway 79) and Clinton Keith Road (Development Agreement).*

10. Second Reading of Ordinance No. 632-26 Approving a Development Agreement Between the City of Murrieta and Murrieta Marketplace Holdings LP, a California Limited Partnership; Bonsall Service Station, LP a California Limited Partnership; and Scott-Murrieta Service Station, LP a California Limited Partnership for the Murrieta Marketplace.

Recommended Action:

Conduct the second reading and adopt Ordinance No. 632-26 entitled: *An Uncodified Ordinance of the City Council of the City of Murrieta, California, Approving a Development Agreement with Murrieta Marketplace Holdings LP, a California Limited Partnership, Bonsall Service Station, LP a California Limited Partnership and Scott-Murrieta Service Station, LP a California Limited Partnership to Extend the Entitlements for the Development of a Commercial Shopping Center at the Northwest Corner of Winchester Road (Highway 79) and Clinton Keith Road (Development Agreement).*

11. SB 1205 Compliance Report for 2025 State-Mandated Annual Fire Inspections

Recommended Action:
Adopt Resolution No. 26-4936 entitled: *A Resolution of the City Council of the City of Murrieta, California, Acknowledging Receipt of a Report Made by the Fire Marshal of the Murrieta Fire Department Regarding the Annual Inspection of Certain Occupancies Pursuant to Sections 13146.2 and 13146.3 of the California Health and Safety Code.*

12. Construction Management Services for the Fire Station 1 Living Quarters Improvement Project, CIP No. 21037

Recommended Action:
Approve a Purchase Order for Construction Management Services for the Fire Station 1 Living Quarters Improvement Project, CIP No. 21037, to Griffin Structures in the amount of $247,160; and

Authorize a ten percent (10%) construction management service contingency of $24,716.

13. Approve Purchase of Equipment for Dispatch Consoles

Recommended Action:
Approve the purchase of equipment from Motorola Solutions, Inc. for nine (9) new Police Department Dispatch consoles in the amount of $354,555.44; and

Amend the Fiscal Year (FY) 2025/26 operating budget as detailed in the Fiscal Impact Statement.

14. Assembly Bill 481 - Military Equipment Policy

Recommended Action:
Receive, review, and file the annual military equipment report; and

Approve the renewal of Ordinance No. 577-22,and adopt the findings therein.

PULLED CONSENT CALENDAR ITEMS None

DISCUSSION

15. Approval of the First Amendment of the Memorandum of Understanding with Murrieta Market Nights, Inc., a 150-Foot Event Expansion, and Purchase of Necessary Equipment.

Staff report and PowerPoint provided by Director of Development Services David Chantarangsu.

City Engineer Jeff Hitch was available to answer questions from the City Council regarding the traffic flow and physical traffic barriers for the Murrieta Market Night expansion.

Public Comments:

Connie McConnell:	Spoke in support of the expansion of Murrieta Market Nights and was available to answer any questions regarding the vendors and storefronts in the Downtown area.
Casey Jurado:	Spoke in support of the expansion of Murrieta Market Nights and was available to answer any questions regarding the vendors and storefronts in the Downtown area.

Action: After discussion, it was moved by Mayor Pro Tem Holliday, seconded by Council Member DeForest to approve the First Amendment to the amended and restated 2024 Memorandum of Understanding with Murrieta Market Nights, Inc., regarding the implementation of Murrieta Market Nights;

Authorize the City Manager to execute the First Amendment to the MOU and subsequent extensions as set forth in the First Amendment to the MOU;

Amend the FY 2025/26 Operating Budget using General Fund Unassigned Fund Balance to establish an appropriation of $133,917.25; and

Approve the purchase of eight (8) new barriers and one new trailer from Meridian Rapid Defense Group Sales, LLC., in the amount of $133,917.25.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday, Levell
Noes: None
Absent: None

RECONSIDERATION None

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

Council Member Warren:	None
Council Member DeForest:	None
Council Member Stone:	Requested a discussion on traffic synchronization congestion. Consensus received.
Mayor Pro Tem Holliday:	None

Mayor Levell: None

PUBLIC COMMENTS (NON-AGENDA/AGENDIZED/CLOSED SESSION)

Kassen Klein: Spoke on the Ortega property in favor of issuing their permits with the condition of providing mitigation limited to the front of their property.

ANNOUNCEMENT OF CLOSED SESSION ITEMS

Deputy City Clerk Kimberly Ramirez announced the following Closed Session Items:

CS1. Conference with Legal Counsel - Anticipated Litigation
The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d) (2), because there is a significant exposure to litigation in two (2) cases.

CS2. Conference with Labor Negotiators
The City Council will conduct a closed session, pursuant to Government Code Section 54957.6, with the City Manager, Assistant City Manager, Deputy City Manager, City Attorney, and the City's Negotiators, regarding labor negotiations with the Murrieta Police Officers Association, Murrieta Police Management Association, Murrieta Firefighters Association, and Murrieta Fire Management Association and Management, Professional, and Confidential.

RECESS TO CLOSED SESSION 5:46 p.m.

CALL TO ORDER 8:12 p.m.

ROLL CALL

City Attorney Tiffany Israel reported all Council Members were present during Closed Session.

Present: Council Member Cindy Warren
Council Member Lori Stone
Council Member Lisa DeForest
Mayor Pro Tem Ron Holliday
Mayor Jon Levell
Absent: None

ANNOUNCEMENT OF CLOSED SESSION ACTION

City Attorney Tiffany Israel reported the following Closed Session Action:

CS1. Case No. 1: No reportable action.

CS1. Case No. 2: No reportable action.

CS2.: No reportable action.

ADJOURNMENT 8:15 p.m.

In memoriam of Linda Wunderlich.

_____
Cristal McDonald, City Clerk

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 3.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Javier Carcamo, Finance Director

PREPARED BY: Tanner Benson, Financial Analyst

SUBJECT:
Monthly Investment Transaction Report for March 2026

ABSTRACT

The March 2026 Monthly Investment Transaction Report is submitted to the City Council in compliance with California Government Code Section 53607, which requires monthly disclosure of investment activity. The report summarizes the City's long-term investment activity managed by Chandler Asset Management, short-term investments held with the Local Agency Investment Fund, and earnings from the Wells Fargo Cash Sweep Program and JPMorgan Chase Demand Deposit Account.

As of March 31, 2026, the City's total ending book value for investment accounts held with Chandler Asset Management and Local Agency Investment Fund was $218,266,370.90. Additionally, the Cash Sweep and Demand Deposit Account Programs generated $175,058.07 in earnings for March.

RECOMMENDATION

Receive and file the Monthly Investment Transaction Report for March 2026.

PRIOR ACTION/VOTE

None.

STRATEGIC ALIGNMENT

This item aligns with the City Council to maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency relating to an administrative priority.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

DISCUSSION

This report is filed with the City Council in compliance with Government Code Section 53607, which states that a monthly report of transactions related to the purchase, sale, or exchange of securities is made monthly to the legislative body. The City of Murrieta (City) has both long-term and short-term investments. The City's managed investment portfolio is for longer-term investments, managed by Chandler Asset Management. The Local Agency Investment Fund (LAIF), managed by the California State Treasurer, is used for short-term investments and functions more like a savings account to facilitate cash flow.

This report includes funds under management from Chandler Asset Management, funds deposited with LAIF, and short-term investment earnings received from the Wells Fargo Cash Sweep Program and JPMorgan Chase Demand Deposit Account. Bond funds held by the City's Trustee, US Bank, are not included in this report but are on file and available upon request.

The transactions in the long-term investment portfolio for March 2026 include dispositions of $7,706,229.50 in cash, payables, receivables, maturities, and sales, which also includes a withdrawal for bank fees. Subsequently, these proceeds, together with the dispositions and monthly interest earnings, were reinvested in security and money market fund purchases totaling $8,282,125.60.

The California State Treasurer allocates and reinvests LAIF interest earnings on a quarterly basis. Quarterly interest earnings are reflected in the statement one month following the end of the quarter. The account received the last interest earnings deposit in January 2026 for the previous quarter. The balance in LAIF, as of March 31, 2026, was $62,164,285.61. The monthly yield on the LAIF portfolio was 3.826%, down 0.045% from the 3.871% earned at the end of February 2026.

As of March 31, 2026, the City's Total Ending Book Value (or what the City actually paid for the investments) for both investment accounts (long and short-term accounts) is $218,266,370.90. Both accounts combined had an overall increase of $757,360.18, or 0.35%, which includes any deposits, dispositions, applicable interest earnings, and any realized gain/losses, less monthly fees charged to the account.

The City is also earning monthly interest in the General Checking account. The Wells Fargo "Cash Sweep Program" allows the City to earn a return on uninvested cash balances in our General Checking Account by automatically "sweeping" cash balances into a Sweep investment vehicle until such balances are otherwise needed to satisfy obligations arising in the account.

The total earnings from the Cash Sweep Program for the month of March were $167,537.91.

The City is also earning monthly interest in the General Checking account with JPMorgan. This account allows the City to earn a return on uninvested cash balances in our General Checking Demand Deposit Account. The City has begun earning interest on the funds transferred in January 2026. In February, the account earned $7,520.16 in interest.

Attached are the investment portfolio accounts for Chandler Asset Management for the month of March (Attachment 1) and the regular monthly statement for LAIF (Attachment 2), which lists all transactions associated with the respective accounts. Attachment 3 provides a summary of daily transactions for the Wells Fargo Cash Sweep Program. Lastly, Attachment 4 provides a summary of daily transactions for the new JPMorgan Demand Deposit Account.

This report also includes a statement of compliance with state law and the City's investment policy for the various investment categories.

FISCAL IMPACT

The recommended action has no fiscal impact. Interest earnings projections are included in the Fiscal Year 2025/26 Operating Budget.

ATTACHMENTS

ATT 1 - Chandler Asset Management Monthly Account Statement for March 2026
ATT 2 - Local Agency Investment Fund (LAIF) Monthly Statement for March 2026
ATT 3 - Wells Fargo Cash Sweep Program March 2026 Statement
ATT 4 - JP Morgan Account Monthly Statement for March 2026

CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of Murrieta | Account #10703 | As of March 31, 2026

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Custodian:
US Bank

PORTFOLIO SUMMARY

City of Murrieta | Account | As of March 31, 2026

Portfolio Characteristics

Average Modified Duration	1.83
Average Coupon	3.88%
Average Purchase YTM	4.32%
Average Market YTM	3.97%
Average Credit Quality*	AA+
Average Final Maturity	2.15
Average Life	1.97

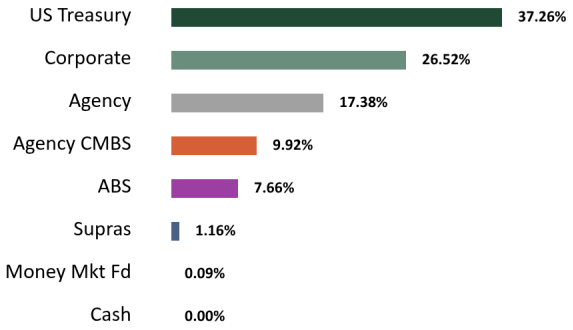
Account Summary

	End Values as of 02/28/2026	End Values as of 03/31/2026
Market Value	158,378,804.13	157,790,414.73
Accrued Interest	1,245,573.50	1,180,717.39
Total Market Value	**159,624,377.63**	**158,971,132.11**
Income Earned	454,777.04	643,165.31
Cont/WD	0.00	0.00
Par	157,958,654.31	158,535,007.12
Book Value	155,344,725.11	156,102,085.29
Cost Value	155,344,725.11	156,102,085.29

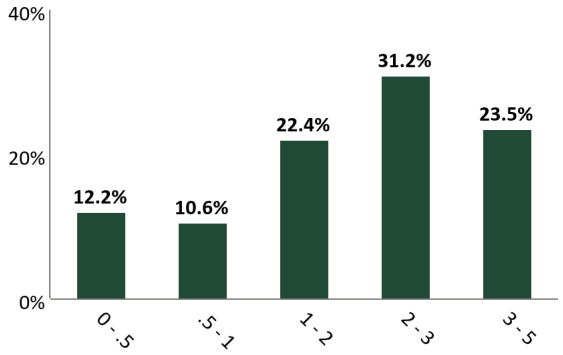
Top Issuers

United States	37.26%
Federal Home Loan Banks	11.38%
Federal Home Loan Mortgage Corp	9.92%
Farm Credit System	6.00%
Massachusetts Mutual Life Insurance	1.33%
Abbott Laboratories	1.25%
New York Life Insurance Company	1.25%
American Express Credit Master Trust	1.21%

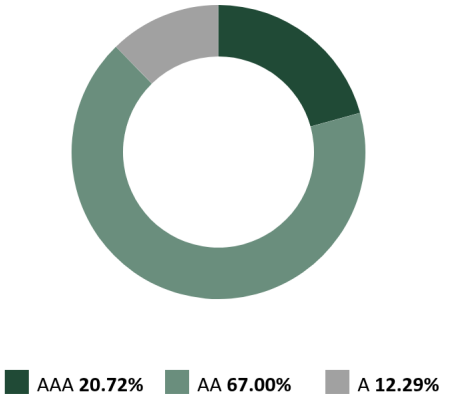
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (02/01/20)
City of Murrieta	(0.41%)	0.43%	0.43%	4.18%	4.92%	4.57%	2.26%	--	2.26%
Benchmark Return	(0.44%)	0.29%	0.29%	3.75%	4.59%	4.04%	1.86%	--	1.91%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 1-3 Year US Treasury Index

STATEMENT OF COMPLIANCE

City of Murrieta | Account | As of March 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	20.0	9.9	Compliant	
Max % Issuer (MV)	30.0	9.9	Compliant	
Max Maturity (Years)	5.0	4.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	7.7	Compliant	
Max % Issuer (MV)	5.0	0.8	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	26.5	Compliant	
Max % Issuer (MV)	5.0	1.3	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				

STATEMENT OF COMPLIANCE

City of Murrieta | Account | As of March 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	17.4	Compliant	
Max % Issuer (MV)	30.0	11.4	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	2	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.1	Compliant	
Max % Issuer (MV)	10.0	0.1	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	1.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	1.2	Compliant	
Max % Issuer (MV)	10.0	1.2	Compliant	
Max Maturity (Years)	5	2	Compliant	

STATEMENT OF COMPLIANCE

City of Murrieta | Account | As of March 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	37.3	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY

City of Murrieta | Account | As of March 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**(17,450,000.00)**

Principal Paydowns

Month to Date	**(334,486.75)**
Fiscal Year to Date	**(3,254,741.83)**

Purchases

Month to Date	**8,282,125.60**
Fiscal Year to Date	**55,105,990.93**

Sales

Month to Date	**(7,240,617.43)**
Fiscal Year to Date	**(29,864,493.91)**

Interest Received

Month to Date	**688,047.00**
Fiscal Year to Date	**4,573,529.86**

Purchased / Sold Interest

Month to Date	**19,974.42**
Fiscal Year to Date	**(27,774.67)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	155,344,725.11	150,913,261.27
Maturities/Calls	0.00	(17,450,000.00)
Principal Paydowns	(334,486.75)	(3,254,741.83)
Purchases	8,282,125.60	55,105,990.93
Sales	(7,240,617.43)	(29,864,493.91)
Change in Cash, Payables, Receivables	(131,125.32)	(4,088.26)
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	181,464.08	656,157.09
Ending Book Value	156,102,085.29	156,102,085.29

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	158,378,804.13	153,376,376.64
Maturities/Calls	0.00	(17,450,000.00)
Principal Paydowns	(334,486.75)	(3,254,741.83)
Purchases	8,282,125.60	55,105,990.93
Sales	(7,240,617.43)	(29,864,493.91)
Change in Cash, Payables, Receivables	(131,125.32)	(4,088.26)
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	(1,345,749.58)	(774,785.93)
Realized Gain (Loss)	181,464.08	656,157.09
Ending Market Value	157,790,414.73	157,790,414.73

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
36269FAD8	GMALT 2024-1 A3 5.09 03/22/2027	78,251.21	02/08/2024 5.09%	78,241.43 78,241.43	100.06 4.34%	78,300.90 121.70	0.05% 59.47	NA/AAA AAA	0.97 0.08
05611UAD5	BMWLT 2024-1 A3 4.98 03/25/2027	213,235.82	06/20/2024 5.19%	212,103.00 212,103.00	100.10 4.06%	213,456.09 176.99	0.14% 1,353.09	Aaa/AAA NA	0.98 0.11
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	329,666.00	05/17/2024 5.32%	329,627.43 329,627.43	100.53 4.12%	331,412.24 779.48	0.21% 1,784.81	Aaa/NA AAA	1.80 0.42
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	479,123.06	09/17/2024 4.24%	479,042.42 479,042.42	100.04 4.20%	479,305.12 900.75	0.30% 262.70	NA/AAA AAA	1.88 0.54
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	705,000.00	05/20/2025 4.58%	704,988.30 704,988.30	100.47 4.11%	708,345.93 986.61	0.45% 3,357.63	NA/AAA AAA	2.14 0.92
437918AC9	HAROT 2024-1 A3 5.21 08/15/2028	811,159.26	02/13/2024 5.21%	811,123.98 811,123.98	100.67 4.14%	816,585.91 1,878.28	0.52% 5,461.94	Aaa/AAA NA	2.38 0.58
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	1,320,000.00	09/07/2023 5.23%	1,319,634.10 1,319,634.10	100.54 3.99%	1,327,161.00 3,027.20	0.84% 7,526.90	NA/AAA AAA	2.46 0.44
05594HAD5	BMWLT 2025-2 A3 3.97 09/25/2028	800,000.00	10/08/2025 3.97%	799,997.76 799,997.76	99.87 4.11%	798,920.00 529.33	0.51% (1,077.76)	NA/AAA AAA	2.49 1.26
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	273,251.87	03/11/2024 4.96%	273,236.56 273,236.56	100.58 4.15%	274,845.47 602.37	0.17% 1,608.91	Aaa/NA AAA	2.63 0.67
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	476,913.26	06/04/2024 5.18%	476,840.82 476,840.82	100.66 4.30%	480,055.17 411.74	0.30% 3,214.35	Aaa/AAA NA	2.91 0.70
58768YAD7	MBALT 2025-A A3 4.61 04/16/2029	770,000.00	05/14/2025 4.61%	769,906.14 769,906.14	100.72 4.21%	775,577.88 1,577.64	0.49% 5,671.74	NA/AAA AAA	3.04 1.61
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	640,000.00	04/16/2024 5.23%	639,868.80 639,868.80	101.32 3.97%	648,422.40 1,487.64	0.41% 8,553.60	NA/AAA AAA	3.04 0.99
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	670,000.00	03/04/2025 4.23%	669,957.86 669,957.86	100.28 4.08%	671,871.98 1,259.60	0.43% 1,914.12	Aaa/NA AAA	3.47 1.49
44935XAD7	HART 2025-B A3 4.36 12/17/2029	585,000.00	06/03/2025 4.36%	584,947.18 584,947.18	100.38 4.15%	587,207.21 1,133.60	0.37% 2,260.03	NA/AAA AAA	3.71 1.49
92348KDY6	VZMT 2025-3 A1A 4.51 03/20/2030	1,050,000.00	03/25/2025 4.51%	1,049,954.85 1,049,954.85	100.45 4.31%	1,054,691.40 1,446.96	0.67% 4,736.55	Aaa/NA AAA	3.97 0.93
02582JKP4	AMXCA 2025-2 A 4.28 04/15/2030	1,255,000.00	05/06/2025 4.28%	1,254,977.28 1,254,977.28	100.35 4.14%	1,259,344.81 2,387.29	0.80% 4,367.53	NA/AAA AAA	4.04 1.91
362549AD9	GMCAR 2025-2 A3 4.28 04/16/2030	370,000.00	05/06/2025 4.28%	369,945.54 369,945.54	100.19 4.17%	370,686.35 659.83	0.23% 740.81	Aaa/AAA NA	4.04 1.28

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
92970QAJ4	WFCIT 2025-1 A 4.34 05/15/2030	1,210,000.00	06/03/2025 4.33%	1,209,979.91 1,209,979.91	100.52 4.12%	1,216,284.74 2,333.96	0.77% 6,304.83	NA/AAA AAA	4.12 1.99
Total ABS		**12,036,600.47**	**4.64%**	**12,034,373.36** **12,034,373.36**	**100.47** **4.13%**	**12,092,474.60** **21,700.97**	**7.66%** **58,101.24**		**3.08** **1.13**
AGENCY									
3133ERDZ1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/08/2026	1,000,000.00	05/20/2024 4.87%	997,690.00 997,690.00	100.10 3.72%	1,000,979.00 18,868.06	0.63% 3,289.00	Aa1/AA+ AA+	0.10 0.10
3130AWLZ1	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	2,000,000.00	08/16/2023 4.78%	1,998,620.00 1,998,620.00	100.18 3.76%	2,003,674.00 28,763.89	1.27% 5,054.00	Aa1/AA+ AA+	0.20 0.20
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	2,000,000.00	11/09/2023 4.85%	2,007,480.00 2,007,480.00	100.42 3.70%	2,008,310.00 16,944.44	1.27% 830.00	Aa1/AA+ AA+	0.33 0.33
3133EPSW6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026	2,405,000.00	08/09/2023 4.58%	2,399,468.50 2,399,468.50	100.22 3.88%	2,410,204.42 14,129.38	1.53% 10,735.92	Aa1/AA+ AA+	0.37 0.36
3130AWTQ3	FEDERAL HOME LOAN BANKS 4.625 09/11/2026	4,500,000.00	-- 4.81%	4,476,030.00 4,476,030.00	100.39 3.73%	4,517,487.00 11,562.50	2.86% 41,457.00	Aa1/AA+ AA+	0.45 0.44
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	1,750,000.00	11/30/2023 4.53%	1,754,427.50 1,754,427.50	100.54 3.74%	1,759,483.25 30,126.74	1.12% 5,055.75	Aa1/AA+ AA+	0.63 0.61
3130AYPN0	FEDERAL HOME LOAN BANKS 4.125 01/15/2027	2,000,000.00	01/30/2024 4.21%	1,995,560.00 1,995,560.00	100.29 3.75%	2,005,704.00 17,416.67	1.27% 10,144.00	Aa1/AA+ AA+	0.79 0.76
3133EP6K6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027	1,000,000.00	04/08/2024 4.66%	995,520.00 995,520.00	100.67 3.80%	1,006,672.00 625.00	0.64% 11,152.00	Aa1/AA+ AA+	0.99 0.96
3130B0TY5	FEDERAL HOME LOAN BANKS 4.75 04/09/2027	1,500,000.00	04/10/2024 4.84%	1,496,115.00 1,496,115.00	101.00 3.74%	1,514,998.50 34,041.67	0.96% 18,883.50	Aa1/AA+ AA+	1.02 0.97
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	1,000,000.00	05/20/2024 4.69%	994,830.00 994,830.00	100.80 3.77%	1,007,964.00 16,375.00	0.64% 13,134.00	Aa1/AA+ AA+	1.14 1.08
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	3,000,000.00	03/24/2025 4.02%	3,039,480.00 3,039,480.00	101.21 3.84%	3,036,393.00 7,875.00	1.92% (3,087.00)	Aa1/AA+ AA+	1.94 1.84
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	2,000,000.00	07/06/2023 4.49%	1,956,940.00 1,956,940.00	100.35 3.83%	2,007,052.00 24,888.89	1.27% 50,112.00	Aa1/AA+ AA+	2.19 2.05
3130AVVX7	FEDERAL HOME LOAN BANKS 3.75 06/09/2028	1,120,000.00	06/07/2023 4.00%	1,107,243.20 1,107,243.20	99.88 3.80%	1,118,697.44 13,066.67	0.71% 11,454.24	Aa1/AA+ AA+	2.19 2.06
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	2,000,000.00	10/12/2023 4.71%	1,981,460.00 1,981,460.00	101.55 3.84%	2,031,046.00 2,250.00	1.29% 49,586.00	Aa1/AA+ AA+	2.48 2.32
Total Agency		**27,275,000.00**	**4.57%**	**27,200,864.20** **27,200,864.20**	**100.57** **3.78%**	**27,428,664.61** **236,933.89**	**17.38%** **227,800.41**		**1.03** **0.98**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
AGENCY CMBS									
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	2,000,000.00	02/09/2023 4.35%	1,890,546.88 1,890,546.88	99.38 3.93%	1,987,628.00 4,421.67	1.26% 97,081.12	Aa1/AA+ AAA	0.40 0.35
3137BTUM1	FHMS K-061 A2 3.347 11/25/2026	849,126.92	09/22/2022 4.23%	818,644.60 818,644.60	99.47 3.93%	844,584.94 2,368.36	0.54% 25,940.35	Aa1/AA+ AAA	0.65 0.56
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	853,926.53	-- 4.09%	831,736.83 831,736.83	99.47 3.92%	849,401.57 2,440.81	0.54% 17,664.74	Aa1/AA+ AAA	0.82 0.65
3137F1G44	FHMS K-065 A2 3.243 04/25/2027	1,000,000.00	09/19/2022 4.08%	965,468.75 965,468.75	99.19 3.89%	991,905.00 2,702.50	0.63% 26,436.25	Aa1/AA+ AAA	1.07 0.95
3137FBU79	FHMS K-069 A2 3.187 09/25/2027	1,207,232.73	05/18/2023 4.13%	1,159,650.79 1,159,650.79	98.74 3.97%	1,192,005.90 3,206.21	0.76% 32,355.11	Aa1/AAA AA+	1.49 1.39
3137F4X72	FHMS K-075 A2 3.65 02/25/2028	1,165,000.00	09/14/2023 4.92%	1,107,478.13 1,107,478.13	99.09 4.06%	1,154,377.53 3,543.54	0.73% 46,899.40	Aa1/AA+ AAA	1.91 1.77
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	1,250,000.00	05/28/2024 4.94%	1,197,265.63 1,197,265.63	99.41 4.08%	1,242,653.75 4,062.50	0.79% 45,388.12	Aa1/AA+ AAA	2.40 2.22
3137FK4M5	FHMS K-085 A2 4.06 10/25/2028	2,000,000.00	05/07/2025 4.12%	1,990,703.13 1,990,703.13	99.76 4.08%	1,995,124.00 6,766.67	1.26% 4,420.87	Aaa/AA+ AA+	2.57 2.36
3137H5YC5	FHMS K-748 A2 2.26 01/25/2029	1,500,000.00	08/19/2024 4.12%	1,385,332.03 1,385,332.03	95.16 4.12%	1,427,335.50 2,825.00	0.90% 42,003.47	Aa1/AA+ AAA	2.82 2.59
3137FLMV3	FHMS K-090 A2 3.422 02/25/2029	2,000,000.00	03/27/2025 4.30%	1,932,500.00 1,932,500.00	98.08 4.09%	1,961,580.00 5,703.33	1.24% 29,080.00	Aa1/AAA AA+	2.91 2.66
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	2,000,000.00	03/26/2025 4.37%	1,997,890.63 1,997,890.63	100.60 4.18%	2,011,984.00 7,353.33	1.28% 14,093.37	Aaa/AA+ AA+	3.98 3.29
Total Agency CMBS		**15,825,286.17**	**4.33%**	**15,277,217.39** **15,277,217.39**	**98.97** **4.04%**	**15,658,580.19** **45,393.91**	**9.92%** **381,362.80**		**2.10** **1.88**
CASH									
CCYUSD	Receivable	2,119.98	--	2,119.98 2,119.98	1.00	2,119.98 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**2,119.98**		**2,119.98** **2,119.98**	**1.00**	**2,119.98** **0.00**	**0.00%** **0.00**		**0.00** **0.00**
CORPORATE									
57629W6F2	MASSMUTUAL GLOBAL FUNDING II 4.5 04/10/2026	750,000.00	04/04/2023 4.52%	749,482.50 749,482.50	100.01 4.03%	750,072.00 16,031.25	0.48% 589.50	Aa3/AA+ AA+	0.03 0.03

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	1,000,000.00	09/13/2023 5.23%	954,220.00 954,220.00	99.90 4.38%	999,035.00 13,772.22	0.63% 44,815.00	A2/A A	0.09 0.09
58989V2F0	MET TOWER GLOBAL FUNDING 5.4 06/20/2026	1,000,000.00	06/12/2023 5.38%	1,000,440.00 1,000,440.00	100.29 4.01%	1,002,900.00 15,150.00	0.64% 2,460.00	Aa3/AA- AA-	0.22 0.22
69371RS56	PACCAR FINANCIAL CORP 5.05 08/10/2026	1,450,000.00	-- 4.99%	1,451,925.00 1,451,925.00	100.30 4.17%	1,454,368.85 10,373.54	0.92% 2,443.85	A1/A+ NA	0.36 0.35
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	1,000,000.00	09/13/2023 5.57%	998,810.00 998,810.00	100.43 4.34%	1,004,319.00 6,600.50	0.64% 5,509.00	Aa2/A+ AA	0.38 0.29
713448FW3	PEPSICO INC 5.125 11/10/2026	510,000.00	11/08/2023 5.13%	509,862.30 509,862.30	100.53 4.23%	512,698.41 10,237.19	0.32% 2,836.11	A1/A+ NA	0.61 0.50
48125LRU8	JPMORGAN CHASE BANK NA 5.11 12/08/2026	1,575,000.00	-- 5.08%	1,576,460.00 1,576,460.00	100.56 4.26%	1,583,823.15 25,262.56	1.00% 7,363.15	Aa2/AA- AA	0.69 0.58
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	1,000,000.00	01/10/2024 4.52%	999,460.00 999,460.00	100.31 4.08%	1,003,131.00 10,375.00	0.64% 3,671.00	A1/A A+	0.77 0.74
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	1,245,000.00	01/10/2024 4.88%	1,244,688.75 1,244,688.75	100.52 4.20%	1,251,502.64 12,138.75	0.79% 6,813.89	A1/A AA-	0.80 0.77
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	1,500,000.00	02/29/2024 4.78%	1,500,810.00 1,500,810.00	100.61 4.10%	1,509,123.00 7,000.00	0.96% 8,313.00	A1/AA- NA	0.91 0.79
857477CL5	STATE STREET CORP 4.993 03/18/2027	1,210,000.00	03/13/2024 4.99%	1,210,000.00 1,210,000.00	100.68 4.26%	1,218,280.03 2,181.66	0.77% 8,280.03	Aa3/A AA-	0.96 0.85
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	1,000,000.00	09/14/2022 4.23%	990,460.00 990,460.00	99.88 4.11%	998,806.00 15,666.67	0.63% 8,346.00	A2/A+ A+	1.11 1.06
009158AY2	AIR PRODUCTS AND CHEMICALS INC 1.85 05/15/2027	1,500,000.00	02/09/2024 4.71%	1,371,945.00 1,371,945.00	97.63 4.03%	1,464,415.50 10,483.33	0.93% 92,470.50	A2/A NA	1.12 1.09
437076DB5	HOME DEPOT INC 4.875 06/25/2027	740,000.00	-- 4.95%	738,545.60 738,545.60	100.96 4.06%	747,138.04 9,620.00	0.47% 8,592.44	A2/A A	1.24 1.10
09290DAH4	BLACKROCK INC 4.6 07/26/2027	750,000.00	07/18/2024 4.57%	750,645.00 750,645.00	100.68 4.06%	755,094.75 6,229.17	0.48% 4,449.75	Aa3/AA- NA	1.32 1.18
532457CP1	ELI LILLY AND CO 4.15 08/14/2027	1,250,000.00	08/22/2024 4.10%	1,251,637.50 1,251,637.50	100.13 4.05%	1,251,573.75 6,772.57	0.79% (63.75)	Aa3/A+ NA	1.37 1.23
023135BC9	AMAZON.COM INC 3.15 08/22/2027	1,000,000.00	07/30/2024 4.55%	960,450.00 960,450.00	98.79 4.05%	987,901.00 3,412.50	0.63% 27,451.00	A1/AA AA-	1.39 1.34
89236TKJ3	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027	1,000,000.00	06/20/2024 4.89%	989,900.00 989,900.00	100.57 4.15%	1,005,697.00 1,390.28	0.64% 15,797.00	A1/A+ A+	1.47 1.41
64952WFJ7	NEW YORK LIFE GLOBAL FUNDING 3.9 10/01/2027	1,000,000.00	09/25/2024 3.91%	999,820.00 999,820.00	99.50 4.25%	994,994.00 19,500.00	0.63% (4,826.00)	Aa1/AA+ AAA	1.50 1.44

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	1,250,000.00	07/30/2024 4.60%	1,189,300.00 1,189,300.00	98.19 4.18%	1,227,313.75 17,003.47	0.78% 38,013.75	A2/A+ A	1.54 1.46
24422EXZ7	JOHN DEERE CAPITAL CORP 4.65 01/07/2028	700,000.00	01/06/2025 4.66%	699,790.00 699,790.00	100.91 4.10%	706,398.70 7,595.00	0.45% 6,608.70	A1/A A+	1.77 1.67
64952WCX9	NEW YORK LIFE GLOBAL FUNDING 3.0 01/10/2028	1,000,000.00	08/26/2025 4.04%	976,720.00 976,720.00	97.91 4.23%	979,085.00 6,750.00	0.62% 2,365.00	Aa1/AA+ AAA	1.78 1.69
63743HFW7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.75 02/07/2028	1,500,000.00	06/17/2025 4.40%	1,512,345.00 1,512,345.00	100.74 4.33%	1,511,104.50 10,687.50	0.96% (1,240.50)	A2/NA A	1.86 1.67
57629TBW6	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028	1,340,000.00	03/20/2025 4.49%	1,338,405.40 1,338,405.40	100.32 4.28%	1,344,274.60 662.56	0.85% 5,869.20	Aa3/AA+ AA+	1.99 1.88
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	750,000.00	06/22/2023 4.79%	715,005.00 715,005.00	98.82 4.30%	741,136.50 11,562.50	0.47% 26,131.50	A1/A NA	2.08 1.95
90331HPS6	US BANK NA 4.73 05/15/2028	1,330,000.00	05/12/2025 4.88%	1,330,000.00 1,330,000.00	100.36 4.47%	1,334,835.88 23,765.62	0.85% 4,835.88	A2/A+ A+	2.12 1.06
341081GN1	FLORIDA POWER & LIGHT CO 4.4 05/15/2028	1,500,000.00	05/22/2023 4.64%	1,484,025.00 1,484,025.00	100.40 4.20%	1,506,010.50 24,933.33	0.95% 21,985.50	Aa2/A+ AA-	2.12 1.83
87612EBU9	TARGET CORP 4.35 06/15/2028	570,000.00	06/05/2025 4.35%	569,994.30 569,994.30	100.47 4.12%	572,652.21 7,300.75	0.36% 2,657.91	A2/A A	2.21 1.98
26444HAE1	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028	1,000,000.00	06/04/2025 4.32%	985,120.00 985,120.00	99.03 4.24%	990,346.00 8,022.22	0.63% 5,226.00	A1/A NA	2.29 2.15
66815L2X6	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.125 08/25/2028	1,000,000.00	08/25/2025 4.03%	1,002,660.00 1,002,660.00	99.67 4.27%	996,696.00 4,125.00	0.63% (5,964.00)	Aa1/AA+ AAA	2.40 2.25
74456QBX3	PUBLIC SERVICE ELECTRIC AND GAS CO 3.65 09/01/2028	1,000,000.00	07/24/2025 4.23%	983,400.00 983,400.00	98.62 4.26%	986,202.00 3,041.67	0.63% 2,802.00	A1/A NA	2.42 2.28
437076DH2	HOME DEPOT INC 3.75 09/15/2028	570,000.00	09/08/2025 3.77%	569,629.50 569,629.50	99.36 4.02%	566,367.96 950.00	0.36% (3,261.54)	A2/A A	2.46 2.32
14913UBD1	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028	1,000,000.00	11/26/2025 3.83%	1,003,180.00 1,003,180.00	99.52 4.14%	995,213.00 15,031.94	0.63% (7,967.00)	A2/A A+	2.62 2.43
58989V2M5	MET TOWER GLOBAL FUNDING 4.0 01/14/2029	750,000.00	01/07/2026 4.05%	749,032.50 749,032.50	98.95 4.40%	742,137.75 6,416.67	0.47% (6,894.75)	Aa3/AA- AA-	2.79 2.59
713448GL6	PEPSICO INC 4.1 01/15/2029	1,000,000.00	07/24/2025 4.19%	997,190.00 997,190.00	99.94 4.12%	999,422.00 8,655.56	0.63% 2,232.00	A1/A+ NA	2.79 2.59
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	1,500,000.00	01/24/2025 4.96%	1,501,860.00 1,501,860.00	100.90 4.43%	1,513,452.00 13,344.00	0.96% 11,592.00	A2/A- AA-	2.83 1.71

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
02079KBJ5	ALPHABET INC 3.7 02/15/2029	570,000.00	02/09/2026 3.83%	567,930.90 567,930.90	99.14 4.02%	565,101.42 2,812.00	0.36% (2,829.48)	Aa2/AA+ NA	2.88 2.68
002824BR0	ABBOTT LABORATORIES 3.7 03/09/2029	2,000,000.00	03/23/2026 4.17%	1,974,180.00 1,974,180.00	98.81 4.13%	1,976,212.00 4,522.22	1.25% 2,032.00	Aa3/A+ NA	2.94 2.75
61748UAK8	MORGAN STANLEY 4.133 10/18/2029	580,000.00	10/17/2025 4.36%	580,000.00 580,000.00	98.84 4.61%	573,270.84 10,587.37	0.36% (6,729.16)	A1/A- A+	3.55 2.35
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	535,000.00	01/14/2026 4.09%	535,000.00 535,000.00	99.00 4.36%	529,644.65 4,128.33	0.34% (5,355.35)	Aa3/A AA-	3.81 2.61
Total Corporate		**41,925,000.00**	**4.58%**	**41,514,329.25** **41,514,329.25**	**99.83** **4.20%**	**41,851,750.38** **394,094.90**	**26.52%** **337,421.13**		**1.64** **1.43**
MONEY MARKET FUND									
31846V567	FIRST AMER:GVT OBLG Z	136,000.50	-- 3.55%	136,000.50 136,000.50	1.00 3.55%	136,000.50 0.00	0.09% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**136,000.50**	**3.55%**	**136,000.50** **136,000.50**	**1.00** **3.55%**	**136,000.50** **0.00**	**0.09%** **0.00**		**0.00** **0.00**
SUPRANATIONAL									
459058LT8	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028	1,335,000.00	04/29/2025 3.70%	1,332,036.30 1,332,036.30	99.62 3.81%	1,329,969.72 19,626.35	0.84% (2,066.58)	Aaa/AAA NA	2.10 1.97
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	500,000.00	07/24/2023 4.26%	483,115.00 483,115.00	99.32 3.81%	496,580.00 3,840.28	0.31% 13,465.00	Aaa/AAA NA	2.28 2.15
Total Supranational		**1,835,000.00**	**3.86%**	**1,815,151.30** **1,815,151.30**	**99.54** **3.81%**	**1,826,549.72** **23,466.63**	**1.16%** **11,398.42**		**2.15** **2.02**
US TREASURY									
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	3,000,000.00	09/13/2023 4.66%	2,767,031.25 2,767,031.25	98.92 3.77%	2,967,552.00 22,707.18	1.88% 200,520.75	Aa1/AA+ AA+	0.63 0.61
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	2,000,000.00	07/26/2023 4.30%	1,887,109.38 1,887,109.38	98.60 3.84%	1,971,954.00 9,116.02	1.25% 84,844.62	Aa1/AA+ AA+	1.33 1.29
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	2,500,000.00	01/24/2023 3.65%	2,445,117.19 2,445,117.19	99.02 3.84%	2,475,487.50 6,793.48	1.57% 30,370.31	Aa1/AA+ AA+	1.42 1.36

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	1,600,000.00	02/22/2023 4.19%	1,595,500.00 1,595,500.00	100.41 3.84%	1,606,563.20 180.33	1.02% 11,063.20	Aa1/AA+ AA+	1.50 1.44
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,400,000.00	06/07/2023 4.05%	1,298,937.50 1,298,937.50	97.51 3.85%	1,365,163.80 11,921.27	0.87% 66,226.30	Aa1/AA+ AA+	1.63 1.56
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	1,500,000.00	11/26/2024 4.24%	1,467,070.31 1,467,070.31	99.43 3.82%	1,491,445.50 8,701.66	0.95% 24,375.19	Aa1/AA+ AA+	1.84 1.75
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	2,750,000.00	09/27/2024 3.51%	2,684,257.81 2,684,257.81	98.08 3.82%	2,697,255.00 9,400.90	1.71% 12,997.19	Aa1/AA+ AA+	1.88 1.80
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	2,500,000.00	11/12/2024 4.34%	2,374,804.69 2,374,804.69	97.89 3.81%	2,447,265.00 8,934.74	1.55% 72,460.31	Aa1/AA+ AA+	2.38 2.26
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	3,000,000.00	09/29/2025 3.64%	2,978,203.13 2,978,203.13	98.97 3.82%	2,969,064.00 4,677.31	1.88% (9,139.13)	Aa1/AA+ AA+	2.46 2.33
91282CPC9	UNITED STATES TREASURY 3.5 10/15/2028	2,500,000.00	11/10/2025 3.58%	2,494,433.59 2,494,433.59	99.22 3.82%	2,480,567.50 40,384.62	1.57% (13,866.09)	Aa1/AA+ AA+	2.54 2.37
91282CDF5	UNITED STATES TREASURY 1.375 10/31/2028	2,500,000.00	09/16/2025 3.50%	2,344,433.59 2,344,433.59	94.04 3.82%	2,350,977.50 14,433.70	1.49% 6,543.91	Aa1/AA+ AA+	2.59 2.48
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	2,000,000.00	04/22/2024 4.72%	1,870,625.00 1,870,625.00	98.26 3.83%	1,965,156.00 23,653.31	1.25% 94,531.00	Aa1/AA+ AA+	2.63 2.46
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	2,300,000.00	12/30/2025 3.50%	2,299,820.31 2,299,820.31	99.17 3.82%	2,280,953.70 23,663.46	1.45% (18,866.61)	Aa1/AA+ AA+	2.71 2.53
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	2,250,000.00	01/30/2025 4.31%	2,244,726.56 2,244,726.56	101.15 3.83%	2,275,839.00 8,315.22	1.44% 31,112.44	Aa1/AA+ AA+	2.91 2.71
91282CEM9	UNITED STATES TREASURY 2.875 04/30/2029	2,750,000.00	10/30/2025 3.64%	2,681,787.11 2,681,787.11	97.22 3.84%	2,673,517.00 33,197.51	1.69% (8,270.11)	Aa1/AA+ AA+	3.08 2.88
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	2,000,000.00	10/29/2024 4.10%	1,991,093.75 1,991,093.75	100.45 3.86%	2,008,906.00 13,259.67	1.27% 17,812.25	Aa1/AA+ AA+	3.33 3.08
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	2,750,000.00	12/17/2024 4.26%	2,618,730.47 2,618,730.47	97.64 3.87%	2,685,223.75 7,472.83	1.70% 66,493.28	Aa1/AA+ AA+	3.42 3.19
91282CFT3	UNITED STATES TREASURY 4.0 10/31/2029	1,700,000.00	02/12/2025 4.49%	1,665,203.13 1,665,203.13	100.40 3.88%	1,706,772.80 28,552.49	1.08% 41,569.67	Aa1/AA+ AA+	3.59 3.25
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	3,000,000.00	03/24/2025 4.06%	2,976,679.69 2,976,679.69	99.98 3.88%	2,999,298.00 38,962.91	1.90% 22,618.31	Aa1/AA+ AA+	3.67 3.34
91282CGB1	UNITED STATES TREASURY 3.875 12/31/2029	3,000,000.00	07/30/2025 3.91%	2,995,312.50 2,995,312.50	99.93 3.89%	2,998,008.00 29,223.07	1.90% 2,695.50	Aa1/AA+ AA+	3.75 3.43
91282CGJ4	UNITED STATES TREASURY 3.5 01/31/2030	3,000,000.00	02/25/2026 3.55%	2,994,375.00 2,994,375.00	98.61 3.89%	2,958,282.00 17,403.31	1.87% (36,093.00)	Aa1/AA+ AA+	3.84 3.53

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CGZ8	UNITED STATES TREASURY 3.5 04/30/2030	3,000,000.00	12/09/2025 3.75%	2,969,296.88 2,969,296.88	98.48 3.91%	2,954,298.00 44,088.40	1.87% (14,998.88)	Aa1/AA+ AA+	4.08 3.71
91282CHF1	UNITED STATES TREASURY 3.75 05/31/2030	3,500,000.00	03/13/2026 3.83%	3,488,789.06 3,488,789.06	99.39 3.91%	3,478,671.00 43,990.38	2.20% (10,118.06)	Aa1/AA+ AA+	4.17 3.77
91282CHR5	UNITED STATES TREASURY 4.0 07/31/2030	1,500,000.00	03/26/2026 4.02%	1,498,945.31 1,498,945.31	100.32 3.92%	1,504,746.00 9,944.75	0.95% 5,800.69	Aa1/AA+ AA+	4.33 3.92
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	1,500,000.00	01/29/2026 3.79%	1,489,746.09 1,489,746.09	98.75 3.93%	1,481,308.50 148.57	0.94% (8,437.59)	Aa1/AA+ AA+	4.50 4.11
Total US Treasury		**59,500,000.00**	**3.95%**	**58,122,029.30** **58,122,029.30**	**98.83** **3.85%**	**58,794,274.75** **459,127.08**	**37.26%** **672,245.45**		**2.85** **2.64**
Total Portfolio		**158,535,007.12**	**4.32%**	**156,102,085.29** **156,102,085.29**	**99.46** **3.97%**	**157,790,414.73** **1,180,717.39**	**100.00%** **1,688,329.44**		**2.15** **1.83**
Total Market Value + Accrued						**158,971,132.11**			

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	03/02/2026	31846V567	148,093.75	FIRST AMER:GVT OBLG Z	1.000	3.56%	(148,093.75)	0.00	(148,093.75)	0.00
Purchase	03/03/2026	31846V567	3,401.55	FIRST AMER:GVT OBLG Z	1.000	3.58%	(3,401.55)	0.00	(3,401.55)	0.00
Purchase	03/10/2026	31846V567	67,500.00	FIRST AMER:GVT OBLG Z	1.000	3.54%	(67,500.00)	0.00	(67,500.00)	0.00
Purchase	03/11/2026	31846V567	104,062.50	FIRST AMER:GVT OBLG Z	1.000	3.54%	(104,062.50)	0.00	(104,062.50)	0.00
Purchase	03/16/2026	91282CHF1	3,500,000.00	UNITED STATES TREASURY 3.75 05/31/2030	99.680	3.83%	(3,488,789.06)	(38,221.15)	(3,527,010.21)	0.00
Purchase	03/16/2026	31846V567	51,944.67	FIRST AMER:GVT OBLG Z	1.000	3.54%	(51,944.67)	0.00	(51,944.67)	0.00
Purchase	03/16/2026	31846V567	456,269.57	FIRST AMER:GVT OBLG Z	1.000	3.54%	(456,269.57)	0.00	(456,269.57)	0.00
Purchase	03/18/2026	31846V567	30,207.65	FIRST AMER:GVT OBLG Z	1.000	3.53%	(30,207.65)	0.00	(30,207.65)	0.00
Purchase	03/20/2026	31846V567	74,103.77	FIRST AMER:GVT OBLG Z	1.000	3.53%	(74,103.77)	0.00	(74,103.77)	0.00
Purchase	03/20/2026	31846V567	3,946.25	FIRST AMER:GVT OBLG Z	1.000	3.53%	(3,946.25)	0.00	(3,946.25)	0.00
Purchase	03/23/2026	31846V567	45,000.00	FIRST AMER:GVT OBLG Z	1.000	3.53%	(45,000.00)	0.00	(45,000.00)	0.00
Purchase	03/24/2026	002824BR0	2,000,000.00	ABBOTT LABORATORIES 3.7 03/09/2029	98.709	4.17%	(1,974,180.00)	(3,083.34)	(1,977,263.34)	0.00
Purchase	03/24/2026	31846V567	55,781.82	FIRST AMER:GVT OBLG Z	1.000	3.53%	(55,781.82)	0.00	(55,781.82)	0.00
Purchase	03/25/2026	31846V567	193,476.90	FIRST AMER:GVT OBLG Z	1.000	3.53%	(193,476.90)	0.00	(193,476.90)	0.00
Purchase	03/26/2026	31846V567	21,500.00	FIRST AMER:GVT OBLG Z	1.000	3.55%	(21,500.00)	0.00	(21,500.00)	0.00
Purchase	03/26/2026	31846V567	4,735.30	FIRST AMER:GVT OBLG Z	1.000	3.55%	(4,735.30)	0.00	(4,735.30)	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Purchase	03/27/2026	91282CHR5	1,500,000.00	UNITED STATES TREASURY 4.0 07/31/2030	99.930	4.02%	(1,498,945.31)	(9,116.02)	(1,508,061.33)	0.00
Purchase	03/31/2026	31846V567	60,187.50	FIRST AMER:GVT OBLG Z	1.000	3.55%	(60,187.50)	0.00	(60,187.50)	0.00
Total Purchase			**8,320,211.23**				**(8,282,125.60)**	**(50,420.51)**	**(8,332,546.11)**	**0.00**
TOTAL ACQUISITIONS			**8,320,211.23**				**(8,282,125.60)**	**(50,420.51)**	**(8,332,546.11)**	**0.00**
DISPOSITIONS										
Sale	03/16/2026	91282CEF4	(2,500,000.00)	UNITED STATES TREASURY 2.5 03/31/2027	98.809	4.02%	2,470,214.84	(28,674.45)	2,498,889.29	120,800.78
Sale	03/16/2026	91282CEW7	(1,300,000.00)	UNITED STATES TREASURY 3.25 06/30/2027	99.391	3.87%	1,292,078.13	(8,753.45)	1,300,831.58	25,390.63
Sale	03/24/2026	91282CGV7	(2,000,000.00)	UNITED STATES TREASURY 3.75 04/15/2026	100.004	4.63%	2,000,078.13	(32,967.03)	2,033,045.16	34,375.00
Sale	03/27/2026	31846V567	(1,478,246.33)	FIRST AMER:GVT OBLG Z	1.000	3.55%	1,478,246.33	0.00	1,478,246.33	0.00
Total Sale			**(7,278,246.33)**				**7,240,617.43**	**(70,394.93)**	**7,311,012.36**	**180,566.41**
TOTAL DISPOSITIONS			**(7,278,246.33)**				**7,240,617.43**	**(70,394.93)**	**7,311,012.36**	**180,566.41**
OTHER TRANSACTIONS										
Coupon	03/01/2026	3137FJEH8	0.00	FHMS K-081 A2 3.9 08/25/2028		4.94%	4,062.50	0.00	4,062.50	0.00
Coupon	03/01/2026	3137F4X72	0.00	FHMS K-075 A2 3.65 02/25/2028		4.92%	3,543.54	0.00	3,543.54	0.00
Coupon	03/01/2026	3137HA4B9	0.00	FHMS K-751 A2 4.412 03/25/2030		4.37%	7,353.33	0.00	7,353.33	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	03/01/2026	3137BSP72	0.00	FHMS K-058 A2 2.653 08/25/2026		4.35%	4,421.67	0.00	4,421.67	0.00
Coupon	03/01/2026	3137FLMV3	0.00	FHMS K-090 A2 3.422 02/25/2029		4.30%	5,703.33	0.00	5,703.33	0.00
Coupon	03/01/2026	3137BTUM1	0.00	FHMS K-061 A2 3.347 11/25/2026		4.23%	2,381.52	0.00	2,381.52	0.00
Coupon	03/01/2026	74456QBX3	0.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.65 09/01/2028		4.23%	18,250.00	0.00	18,250.00	0.00
Coupon	03/01/2026	3137FBU79	0.00	FHMS K-069 A2 3.187 09/25/2027		4.13%	3,212.85	0.00	3,212.85	0.00
Coupon	03/01/2026	3137FK4M5	0.00	FHMS K-085 A2 4.06 10/25/2028		4.12%	6,766.67	0.00	6,766.67	0.00
Coupon	03/01/2026	3137H5YC5	0.00	FHMS K-748 A2 2.26 01/25/2029		4.12%	2,825.00	0.00	2,825.00	0.00
Coupon	03/01/2026	3137BVZ82	0.00	FHMS K-063 A2 3.43 01/25/2027		4.09%	2,447.35	0.00	2,447.35	0.00
Coupon	03/01/2026	3137F1G44	0.00	FHMS K-065 A2 3.243 04/25/2027		4.08%	2,702.50	0.00	2,702.50	0.00
Coupon	03/10/2026	3130ATS57	0.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		4.02%	67,500.00	0.00	67,500.00	0.00
Coupon	03/11/2026	3130AWTQ3	0.00	FEDERAL HOME LOAN BANKS 4.625 09/11/2026		4.81%	104,062.50	0.00	104,062.50	0.00
Coupon	03/15/2026	58770JAD6	0.00	MBALT 2024-A A3 5.32 01/18/2028		5.32%	1,551.67	0.00	1,551.67	0.00
Coupon	03/15/2026	02582JKH2	0.00	AMXCA 2024-1 A 5.23 04/16/2029		5.23%	2,789.33	0.00	2,789.33	0.00
Coupon	03/15/2026	161571HT4	0.00	CHAIT 2023-1 A 5.16 09/15/2028		5.23%	5,676.00	0.00	5,676.00	0.00
Coupon	03/15/2026	437918AC9	0.00	HAROT 2024-1 A3 5.21 08/15/2028		5.21%	3,808.22	0.00	3,808.22	0.00
Coupon	03/15/2026	47800RAD5	0.00	JDOT 2024 A3 4.96 11/15/2028		4.96%	1,190.51	0.00	1,190.51	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	03/15/2026	58768YAD7	0.00	MBALT 2025-A A3 4.61 04/16/2029		4.61%	2,958.08	0.00	2,958.08	0.00
Coupon	03/15/2026	44935XAD7	0.00	HART 2025-B A3 4.36 12/17/2029		4.36%	2,125.50	0.00	2,125.50	0.00
Coupon	03/15/2026	92970QAJ4	0.00	WFCIT 2025-1 A 4.34 05/15/2030		4.33%	4,376.17	0.00	4,376.17	0.00
Coupon	03/15/2026	02582JKP4	0.00	AMXCA 2025-2 A 4.28 04/15/2030		4.28%	4,476.17	0.00	4,476.17	0.00
Coupon	03/15/2026	58769GAD5	0.00	MBALT 2024-B A3 4.23 02/15/2028		4.24%	1,825.15	0.00	1,825.15	0.00
Coupon	03/15/2026	47800DAD6	0.00	JDOT 2025 A3 4.23 09/17/2029		4.23%	2,361.75	0.00	2,361.75	0.00
Coupon	03/15/2026	437076DH2	0.00	HOME DEPOT INC 3.75 09/15/2028		3.77%	10,687.50	0.00	10,687.50	0.00
Coupon	03/15/2026	91282CNY3	0.00	UNITED STATES TREASURY 3.375 09/15/2028		3.64%	50,625.00	0.00	50,625.00	0.00
Coupon	03/16/2026	362549AD9	0.00	GMCAR 2025-2 A3 4.28 04/16/2030		4.28%	1,319.67	0.00	1,319.67	0.00
Coupon	03/18/2026	857477CL5	0.00	STATE STREET CORP 4.993 03/18/2027		4.99%	30,207.65	0.00	30,207.65	0.00
Coupon	03/20/2026	36269FAD8	0.00	GMALT 2024-1 A3 5.09 03/22/2027		5.09%	536.05	0.00	536.05	0.00
Coupon	03/20/2026	89236TKJ3	0.00	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027		4.89%	22,750.00	0.00	22,750.00	0.00
Coupon	03/20/2026	362962AD4	0.00	GMALT 2025-2 A3 4.58 05/22/2028		4.58%	2,690.75	0.00	2,690.75	0.00
Coupon	03/20/2026	92348KDY6	0.00	VZMT 2025-3 A1A 4.51 03/20/2030		4.51%	3,946.25	0.00	3,946.25	0.00
Coupon	03/22/2026	3133EPWK7	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028		4.71%	45,000.00	0.00	45,000.00	0.00
Coupon	03/25/2026	05611UAD5	0.00	BMWLT 2024-1 A3 4.98 03/25/2027		5.19%	1,311.74	0.00	1,311.74	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	03/25/2026	096919AD7	0.00	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	2,206.61	0.00	2,206.61	0.00
Coupon	03/25/2026	05594HAD5	0.00	BMWLT 2025-2 A3 3.97 09/25/2028		3.97%	2,646.67	0.00	2,646.67	0.00
Coupon	03/26/2026	3133EP6K6	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027		4.66%	22,500.00	0.00	22,500.00	0.00
Coupon	03/27/2026	57629TBW6	0.00	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028		4.49%	29,815.00	0.00	29,815.00	0.00
Coupon	03/31/2026	91282CFM8	0.00	UNITED STATES TREASURY 4.125 09/30/2027		4.19%	33,000.00	0.00	33,000.00	0.00
Coupon	03/31/2026	91282CPA3	0.00	UNITED STATES TREASURY 3.625 09/30/2030		3.79%	27,187.50	0.00	27,187.50	0.00
Total Coupon			**0.00**				**554,801.70**	**0.00**	**554,801.70**	**0.00**
Custody Fee	03/26/2026	CCYUSD	(1,000.00)	Cash		0.00%	(1,000.00)	0.00	(1,000.00)	0.00
Total Custody Fee			**(1,000.00)**				**(1,000.00)**	**0.00**	**(1,000.00)**	**0.00**
Dividend	03/31/2026	31846V567	0.00	FIRST AMER:GVT OBLG Z		3.55%	2,119.98	0.00	2,119.98	0.00
Total Dividend			**0.00**				**2,119.98**	**0.00**	**2,119.98**	**0.00**
Principal Paydown	03/01/2026	3137BTUM1	4,719.97	FHMS K-061 A2 3.347 11/25/2026		4.23%	4,719.97	--	4,719.97	169.44
Principal Paydown	03/01/2026	3137FBU79	2,502.08	FHMS K-069 A2 3.187 09/25/2027		4.13%	2,502.08	--	2,502.08	98.62
Principal Paydown	03/01/2026	3137BVZ82	2,287.95	FHMS K-063 A2 3.43 01/25/2027		4.09%	2,287.95	--	2,287.95	59.45
Principal Paydown	03/15/2026	58770JAD6	20,334.00	MBALT 2024-A A3 5.32 01/18/2028		5.32%	20,334.00	--	20,334.00	2.38
Principal Paydown	03/15/2026	437918AC9	65,974.01	HAROT 2024-1 A3 5.21 08/15/2028		5.21%	65,974.01	--	65,974.01	2.86
Principal Paydown	03/15/2026	47800RAD5	14,774.07	JDOT 2024 A3 4.96 11/15/2028		4.96%	14,774.07	--	14,774.07	0.83

TRANSACTION LEDGER

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Principal Paydown	03/15/2026	58769GAD5	38,650.78	MBALT 2024-B A3 4.23 02/15/2028		4.24%	38,650.78	--	38,650.78	6.50
Principal Paydown	03/20/2026	36269FAD8	48,126.97	GMALT 2024-1 A3 5.09 03/22/2027		5.09%	48,126.97	--	48,126.97	6.01
Principal Paydown	03/25/2026	05611UAD5	102,845.94	BMWLT 2024-1 A3 4.98 03/25/2027		5.19%	102,845.94	--	102,845.94	546.37
Principal Paydown	03/25/2026	096919AD7	34,270.98	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	34,270.98	--	34,270.98	5.21
Total Principal Paydown			**334,486.75**				**334,486.75**	**--**	**334,486.75**	**897.67**
TOTAL OTHER TRANSACTIONS			**333,486.75**				**890,408.43**	**0.00**	**890,408.43**	**897.67**

INCOME EARNED

City of Murrieta | Account | As of March 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
31846V567	FIRST AMER:GVT OBLG Z	136,000.50	294,035.60 1,320,211.23 (1,478,246.33) 136,000.50	0.00 3,401.55 0.00 3,401.55	0.00 0.00 0.00 3,401.55	3,401.55
CCYUSD	Receivable	2,119.98	133,245.30 0.00 0.00 2,119.98	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**138,120.48**	**427,280.90** **1,320,211.23** **(1,478,246.33)** **138,120.48**	**0.00** **3,401.55** **0.00** **3,401.55**	**0.00** **0.00** **0.00** **3,401.55**	**3,401.55**
FIXED INCOME						
002824BR0	ABBOTT LABORATORIES 3.7 03/09/2029	03/23/2026 03/24/2026 2,000,000.00	0.00 1,974,180.00 0.00 1,974,180.00	0.00 (3,083.34) 4,522.22 1,438.88	0.00 0.00 0.00 1,438.88	1,438.88
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	09/13/2023 09/15/2023 1,000,000.00	954,220.00 0.00 0.00 954,220.00	10,980.56 0.00 13,772.22 2,791.67	0.00 0.00 0.00 2,791.67	2,791.67
009158AY2	AIR PRODUCTS AND CHEMICALS INC 1.85 05/15/2027	02/09/2024 02/13/2024 1,500,000.00	1,371,945.00 0.00 0.00 1,371,945.00	8,170.83 0.00 10,483.33 2,312.50	0.00 0.00 0.00 2,312.50	2,312.50
02079KBJ5	ALPHABET INC 3.7 02/15/2029	02/09/2026 02/13/2026 570,000.00	567,930.90 0.00 0.00 567,930.90	1,054.50 0.00 2,812.00 1,757.50	0.00 0.00 0.00 1,757.50	1,757.50
023135BC9	AMAZON.COM INC 3.15 08/22/2027	07/30/2024 07/30/2024 1,000,000.00	960,450.00 0.00 0.00 960,450.00	787.50 0.00 3,412.50 2,625.00	0.00 0.00 0.00 2,625.00	2,625.00

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02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	04/16/2024 04/23/2024 640,000.00	639,868.80 0.00 0.00 639,868.80	1,487.64 2,789.33 1,487.64 2,789.33	0.00 0.00 0.00 2,789.33	2,789.33
02582JKP4	AMXCA 2025-2 A 4.28 04/15/2030	05/06/2025 05/13/2025 1,255,000.00	1,254,977.28 0.00 0.00 1,254,977.28	2,387.29 4,476.17 2,387.29 4,476.17	0.00 0.00 0.00 4,476.17	4,476.17
05594HAD5	BMWLT 2025-2 A3 3.97 09/25/2028	10/08/2025 10/15/2025 800,000.00	799,997.76 0.00 0.00 799,997.76	529.33 2,646.67 529.33 2,646.67	0.00 0.00 0.00 2,646.67	2,646.67
05611UAD5	BMWLT 2024-1 A3 4.98 03/25/2027	06/20/2024 06/21/2024 213,235.82	314,402.58 0.00 (102,299.57) 212,103.00	262.35 1,311.74 176.99 1,226.38	0.00 0.00 0.00 1,226.38	1,226.38
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	01/24/2025 01/27/2025 1,500,000.00	1,501,860.00 0.00 0.00 1,501,860.00	7,089.00 0.00 13,344.00 6,255.00	0.00 0.00 0.00 6,255.00	6,255.00
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	01/14/2026 01/22/2026 535,000.00	535,000.00 0.00 0.00 535,000.00	2,333.40 0.00 4,128.33 1,794.93	0.00 0.00 0.00 1,794.93	1,794.93
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	09/13/2023 09/15/2023 1,000,000.00	998,810.00 0.00 0.00 998,810.00	1,995.50 0.00 6,600.50 4,605.00	0.00 0.00 0.00 4,605.00	4,605.00
09290DAH4	BLACKROCK INC 4.6 07/26/2027	07/18/2024 07/26/2024 750,000.00	750,645.00 0.00 0.00 750,645.00	3,354.17 0.00 6,229.17 2,875.00	0.00 0.00 0.00 2,875.00	2,875.00
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	06/04/2024 06/11/2024 476,913.26	511,106.59 0.00 (34,265.77) 476,840.82	441.32 2,206.61 411.74 2,177.02	0.00 0.00 0.00 2,177.02	2,177.02

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14913UBD1	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028	11/26/2025 11/28/2025 1,000,000.00	1,003,180.00 0.00 0.00 1,003,180.00	11,740.28 0.00 15,031.94 3,291.67	0.00 0.00 0.00 3,291.67	3,291.67
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	09/07/2023 09/15/2023 1,320,000.00	1,319,634.10 0.00 0.00 1,319,634.10	3,027.20 5,676.00 3,027.20 5,676.00	0.00 0.00 0.00 5,676.00	5,676.00
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	02/29/2024 03/04/2024 1,500,000.00	1,500,810.00 0.00 0.00 1,500,810.00	1,000.00 0.00 7,000.00 6,000.00	0.00 0.00 0.00 6,000.00	6,000.00
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	01/10/2024 01/17/2024 1,000,000.00	999,460.00 0.00 0.00 999,460.00	6,625.00 0.00 10,375.00 3,750.00	0.00 0.00 0.00 3,750.00	3,750.00
24422EXZ7	JOHN DEERE CAPITAL CORP 4.65 01/07/2028	01/06/2025 01/09/2025 700,000.00	699,790.00 0.00 0.00 699,790.00	4,882.50 0.00 7,595.00 2,712.50	0.00 0.00 0.00 2,712.50	2,712.50
26444HAE1	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028	06/04/2025 06/05/2025 1,000,000.00	985,120.00 0.00 0.00 985,120.00	4,855.56 0.00 8,022.22 3,166.67	0.00 0.00 0.00 3,166.67	3,166.67
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	03/24/2025 03/25/2025 3,000,000.00	3,039,480.00 0.00 0.00 3,039,480.00	64,125.00 67,500.00 7,875.00 11,250.00	0.00 0.00 0.00 11,250.00	11,250.00
3130AVVX7	FEDERAL HOME LOAN BANKS 3.75 06/09/2028	06/07/2023 06/09/2023 1,120,000.00	1,107,243.20 0.00 0.00 1,107,243.20	9,566.67 0.00 13,066.67 3,500.00	0.00 0.00 0.00 3,500.00	3,500.00
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	07/06/2023 07/10/2023 2,000,000.00	1,956,940.00 0.00 0.00 1,956,940.00	18,222.22 0.00 24,888.89 6,666.67	0.00 0.00 0.00 6,666.67	6,666.67

INCOME EARNED

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3130AWLZ1	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	08/16/2023 08/17/2023 2,000,000.00	1,998,620.00 0.00 0.00 1,998,620.00	20,847.22 0.00 28,763.89 7,916.67	0.00 0.00 0.00 7,916.67	7,916.67
3130AWTQ3	FEDERAL HOME LOAN BANKS 4.625 09/11/2026	4,500,000.00	4,476,030.00 0.00 0.00 4,476,030.00	98,281.25 104,062.50 11,562.50 17,343.75	0.00 0.00 0.00 17,343.75	17,343.75
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	11/30/2023 12/01/2023 1,750,000.00	1,754,427.50 0.00 0.00 1,754,427.50	23,381.94 0.00 30,126.74 6,744.79	0.00 0.00 0.00 6,744.79	6,744.79
3130AYPN0	FEDERAL HOME LOAN BANKS 4.125 01/15/2027	01/30/2024 01/31/2024 2,000,000.00	1,995,560.00 0.00 0.00 1,995,560.00	10,541.67 0.00 17,416.67 6,875.00	0.00 0.00 0.00 6,875.00	6,875.00
3130B0TY5	FEDERAL HOME LOAN BANKS 4.75 04/09/2027	04/10/2024 04/15/2024 1,500,000.00	1,496,115.00 0.00 0.00 1,496,115.00	28,104.17 0.00 34,041.67 5,937.50	0.00 0.00 0.00 5,937.50	5,937.50
3133EP6K6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027	04/08/2024 04/09/2024 1,000,000.00	995,520.00 0.00 0.00 995,520.00	19,375.00 22,500.00 625.00 3,750.00	0.00 0.00 0.00 3,750.00	3,750.00
3133EPSW6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026	08/09/2023 08/14/2023 2,405,000.00	2,399,468.50 0.00 0.00 2,399,468.50	5,110.63 0.00 14,129.38 9,018.75	0.00 0.00 0.00 9,018.75	9,018.75
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	10/12/2023 10/16/2023 2,000,000.00	1,981,460.00 0.00 0.00 1,981,460.00	39,750.00 45,000.00 2,250.00 7,500.00	0.00 0.00 0.00 7,500.00	7,500.00
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	11/09/2023 11/10/2023 2,000,000.00	2,007,480.00 0.00 0.00 2,007,480.00	8,611.11 0.00 16,944.44 8,333.33	0.00 0.00 0.00 8,333.33	8,333.33

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3133ERDZ1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/08/2026	05/20/2024 05/21/2024 1,000,000.00	997,690.00 0.00 0.00 997,690.00	14,909.72 0.00 18,868.06 3,958.33	0.00 0.00 0.00 3,958.33	3,958.33
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	05/20/2024 05/21/2024 1,000,000.00	994,830.00 0.00 0.00 994,830.00	12,625.00 0.00 16,375.00 3,750.00	0.00 0.00 0.00 3,750.00	3,750.00
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	02/09/2023 02/14/2023 2,000,000.00	1,890,546.88 0.00 0.00 1,890,546.88	4,421.67 4,421.67 4,421.67 4,421.67	0.00 0.00 0.00 4,421.67	4,421.67
3137BTUM1	FHMS K-061 A2 3.347 11/25/2026	09/22/2022 09/27/2022 849,126.92	823,195.13 0.00 (4,550.53) 818,644.60	2,381.52 2,381.52 2,368.36 2,368.36	0.00 0.00 0.00 2,368.36	2,368.36
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	853,926.53	833,965.33 0.00 (2,228.50) 831,736.83	2,447.35 2,447.35 2,440.81 2,440.81	0.00 0.00 0.00 2,440.81	2,440.81
3137F1G44	FHMS K-065 A2 3.243 04/25/2027	09/19/2022 09/22/2022 1,000,000.00	965,468.75 0.00 0.00 965,468.75	2,702.50 2,702.50 2,702.50 2,702.50	0.00 0.00 0.00 2,702.50	2,702.50
3137F4X72	FHMS K-075 A2 3.65 02/25/2028	09/14/2023 09/19/2023 1,165,000.00	1,107,478.13 0.00 0.00 1,107,478.13	3,543.54 3,543.54 3,543.54 3,543.54	0.00 0.00 0.00 3,543.54	3,543.54
3137FBU79	FHMS K-069 A2 3.187 09/25/2027	05/18/2023 05/23/2023 1,207,232.73	1,162,054.24 0.00 (2,403.46) 1,159,650.79	3,212.85 3,212.85 3,206.21 3,206.20	0.00 0.00 0.00 3,206.20	3,206.20
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	05/28/2024 05/31/2024 1,250,000.00	1,197,265.63 0.00 0.00 1,197,265.63	4,062.50 4,062.50 4,062.50 4,062.50	0.00 0.00 0.00 4,062.50	4,062.50

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3137FK4M5	FHMS K-085 A2 4.06 10/25/2028	05/07/2025 05/12/2025 2,000,000.00	1,990,703.13 0.00 0.00 1,990,703.13	6,766.67 6,766.67 6,766.67 6,766.67	0.00 0.00 0.00 6,766.67	6,766.67
3137FLMV3	FHMS K-090 A2 3.422 02/25/2029	03/27/2025 03/31/2025 2,000,000.00	1,932,500.00 0.00 0.00 1,932,500.00	5,703.33 5,703.33 5,703.33 5,703.33	0.00 0.00 0.00 5,703.33	5,703.33
3137H5YC5	FHMS K-748 A2 2.26 01/25/2029	08/19/2024 08/22/2024 1,500,000.00	1,385,332.03 0.00 0.00 1,385,332.03	2,825.00 2,825.00 2,825.00 2,825.00	0.00 0.00 0.00 2,825.00	2,825.00
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	03/26/2025 03/31/2025 2,000,000.00	1,997,890.63 0.00 0.00 1,997,890.63	7,353.33 7,353.33 7,353.33 7,353.33	0.00 0.00 0.00 7,353.33	7,353.33
341081GN1	FLORIDA POWER & LIGHT CO 4.4 05/15/2028	05/22/2023 05/24/2023 1,500,000.00	1,484,025.00 0.00 0.00 1,484,025.00	19,433.33 0.00 24,933.33 5,500.00	0.00 0.00 0.00 5,500.00	5,500.00
362549AD9	GMCAR 2025-2 A3 4.28 04/16/2030	05/06/2025 05/14/2025 370,000.00	369,945.54 0.00 0.00 369,945.54	659.83 1,319.67 659.83 1,319.67	0.00 0.00 0.00 1,319.67	1,319.67
36269FAD8	GMALT 2024-1 A3 5.09 03/22/2027	02/08/2024 02/15/2024 78,251.21	126,362.39 0.00 (48,120.96) 78,241.43	196.55 536.05 121.70 461.20	0.00 0.00 0.00 461.20	461.20
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	05/20/2025 05/29/2025 705,000.00	704,988.30 0.00 0.00 704,988.30	986.61 2,690.75 986.61 2,690.75	0.00 0.00 0.00 2,690.75	2,690.75
437076DB5	HOME DEPOT INC 4.875 06/25/2027	06/25/2024 740,000.00	738,545.60 0.00 0.00 738,545.60	6,613.75 0.00 9,620.00 3,006.25	0.00 0.00 0.00 3,006.25	3,006.25

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437076DH2	HOME DEPOT INC 3.75 09/15/2028	09/08/2025 09/15/2025 570,000.00	569,629.50 0.00 0.00 569,629.50	9,856.25 10,687.50 950.00 1,781.25	0.00 0.00 0.00 1,781.25	1,781.25
437918AC9	HAROT 2024-1 A3 5.21 08/15/2028	02/13/2024 02/21/2024 811,159.26	877,095.12 0.00 (65,971.15) 811,123.98	2,031.05 3,808.22 1,878.28 3,655.45	0.00 0.00 0.00 3,655.45	3,655.45
44935XAD7	HART 2025-B A3 4.36 12/17/2029	06/03/2025 06/11/2025 585,000.00	584,947.18 0.00 0.00 584,947.18	1,133.60 2,125.50 1,133.60 2,125.50	0.00 0.00 0.00 2,125.50	2,125.50
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	07/24/2023 07/26/2023 500,000.00	483,115.00 0.00 0.00 483,115.00	2,381.94 0.00 3,840.28 1,458.33	0.00 0.00 0.00 1,458.33	1,458.33
459058LT8	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028	04/29/2025 05/06/2025 1,335,000.00	1,332,036.30 0.00 0.00 1,332,036.30	15,593.54 0.00 19,626.35 4,032.81	0.00 0.00 0.00 4,032.81	4,032.81
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	03/04/2025 03/11/2025 670,000.00	669,957.86 0.00 0.00 669,957.86	1,259.60 2,361.75 1,259.60 2,361.75	0.00 0.00 0.00 2,361.75	2,361.75
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	03/11/2024 03/19/2024 273,251.87	288,009.80 0.00 (14,773.24) 273,236.56	634.94 1,190.51 602.37 1,157.94	0.00 0.00 0.00 1,157.94	1,157.94
48125LRU8	JPMORGAN CHASE BANK NA 5.11 12/08/2026	12/08/2023 1,575,000.00	1,576,460.00 0.00 0.00 1,576,460.00	18,555.69 0.00 25,262.56 6,706.88	0.00 0.00 0.00 6,706.88	6,706.88
532457CP1	ELI LILLY AND CO 4.15 08/14/2027	08/22/2024 08/23/2024 1,250,000.00	1,251,637.50 0.00 0.00 1,251,637.50	2,449.65 0.00 6,772.57 4,322.92	0.00 0.00 0.00 4,322.92	4,322.92

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57629TBW6	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028	03/20/2025 03/27/2025 1,340,000.00	1,338,405.40 0.00 0.00 1,338,405.40	25,508.39 29,815.00 662.56 4,969.17	0.00 0.00 0.00 4,969.17	4,969.17
57629W6F2	MASSMUTUAL GLOBAL FUNDING II 4.5 04/10/2026	04/04/2023 04/12/2023 750,000.00	749,482.50 0.00 0.00 749,482.50	13,218.75 0.00 16,031.25 2,812.50	0.00 0.00 0.00 2,812.50	2,812.50
58768YAD7	MBALT 2025-A A3 4.61 04/16/2029	05/14/2025 05/21/2025 770,000.00	769,906.14 0.00 0.00 769,906.14	1,577.64 2,958.08 1,577.64 2,958.08	0.00 0.00 0.00 2,958.08	2,958.08
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	09/17/2024 09/25/2024 479,123.06	517,686.70 0.00 (38,644.28) 479,042.42	973.41 1,825.15 900.75 1,752.49	0.00 0.00 0.00 1,752.49	1,752.49
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	05/17/2024 05/23/2024 329,666.00	349,959.05 0.00 (20,331.62) 329,627.43	827.56 1,551.67 779.48 1,503.59	0.00 0.00 0.00 1,503.59	1,503.59
58989V2F0	MET TOWER GLOBAL FUNDING 5.4 06/20/2026	06/12/2023 06/20/2023 1,000,000.00	1,000,440.00 0.00 0.00 1,000,440.00	10,650.00 0.00 15,150.00 4,500.00	0.00 0.00 0.00 4,500.00	4,500.00
58989V2M5	MET TOWER GLOBAL FUNDING 4.0 01/14/2029	01/07/2026 01/14/2026 750,000.00	749,032.50 0.00 0.00 749,032.50	3,916.67 0.00 6,416.67 2,500.00	0.00 0.00 0.00 2,500.00	2,500.00
61748UAK8	MORGAN STANLEY 4.133 10/18/2029	10/17/2025 10/22/2025 580,000.00	580,000.00 0.00 0.00 580,000.00	8,589.75 0.00 10,587.37 1,997.62	0.00 0.00 0.00 1,997.62	1,997.62
63743HFW7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.75 02/07/2028	06/17/2025 06/18/2025 1,500,000.00	1,512,345.00 0.00 0.00 1,512,345.00	4,750.00 0.00 10,687.50 5,937.50	0.00 0.00 0.00 5,937.50	5,937.50

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
64952WCX9	NEW YORK LIFE GLOBAL FUNDING 3.0 01/10/2028	08/26/2025 08/27/2025 1,000,000.00	976,720.00 0.00 0.00 976,720.00	4,250.00 0.00 6,750.00 2,500.00	0.00 0.00 0.00 2,500.00	2,500.00
64952WFJ7	NEW YORK LIFE GLOBAL FUNDING 3.9 10/01/2027	09/25/2024 10/01/2024 1,000,000.00	999,820.00 0.00 0.00 999,820.00	16,250.00 0.00 19,500.00 3,250.00	0.00 0.00 0.00 3,250.00	3,250.00
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	09/14/2022 09/16/2022 1,000,000.00	990,460.00 0.00 0.00 990,460.00	12,333.33 0.00 15,666.67 3,333.33	0.00 0.00 0.00 3,333.33	3,333.33
66815L2X6	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.125 08/25/2028	08/25/2025 08/26/2025 1,000,000.00	1,002,660.00 0.00 0.00 1,002,660.00	687.50 0.00 4,125.00 3,437.50	0.00 0.00 0.00 3,437.50	3,437.50
69371RS56	PACCAR FINANCIAL CORP 5.05 08/10/2026	1,450,000.00	1,451,925.00 0.00 0.00 1,451,925.00	4,271.46 0.00 10,373.54 6,102.08	0.00 0.00 0.00 6,102.08	6,102.08
713448FW3	PEPSICO INC 5.125 11/10/2026	11/08/2023 11/10/2023 510,000.00	509,862.30 0.00 0.00 509,862.30	8,059.06 0.00 10,237.19 2,178.13	0.00 0.00 0.00 2,178.13	2,178.13
713448GL6	PEPSICO INC 4.1 01/15/2029	07/24/2025 07/25/2025 1,000,000.00	997,190.00 0.00 0.00 997,190.00	5,238.89 0.00 8,655.56 3,416.67	0.00 0.00 0.00 3,416.67	3,416.67
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	06/22/2023 06/26/2023 750,000.00	715,005.00 0.00 0.00 715,005.00	9,250.00 0.00 11,562.50 2,312.50	0.00 0.00 0.00 2,312.50	2,312.50
74456QBX3	PUBLIC SERVICE ELECTRIC AND GAS CO 3.65 09/01/2028	07/24/2025 07/25/2025 1,000,000.00	983,400.00 0.00 0.00 983,400.00	18,250.00 18,250.00 3,041.67 3,041.67	0.00 0.00 0.00 3,041.67	3,041.67

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	01/10/2024 01/19/2024 1,245,000.00	1,244,688.75 0.00 0.00 1,244,688.75	7,080.94 0.00 12,138.75 5,057.81	0.00 0.00 0.00 5,057.81	5,057.81
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/13/2024 03/18/2024 1,210,000.00	1,210,000.00 0.00 0.00 1,210,000.00	27,354.71 30,207.65 2,181.66 5,034.61	0.00 0.00 0.00 5,034.61	5,034.61
87612EBU9	TARGET CORP 4.35 06/15/2028	06/05/2025 06/10/2025 570,000.00	569,994.30 0.00 0.00 569,994.30	5,234.50 0.00 7,300.75 2,066.25	0.00 0.00 0.00 2,066.25	2,066.25
89236TKJ3	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027	06/20/2024 06/21/2024 1,000,000.00	989,900.00 0.00 0.00 989,900.00	20,348.61 22,750.00 1,390.28 3,791.67	0.00 0.00 0.00 3,791.67	3,791.67
90331HPS6	US BANK NA 4.73 05/15/2028	05/12/2025 05/15/2025 1,330,000.00	1,330,000.00 0.00 0.00 1,330,000.00	18,523.21 0.00 23,765.62 5,242.42	0.00 0.00 0.00 5,242.42	5,242.42
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	06/07/2023 06/09/2023 1,400,000.00	1,298,937.50 0.00 0.00 1,298,937.50	9,223.76 0.00 11,921.27 2,697.51	0.00 0.00 0.00 2,697.51	2,697.51
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	09/27/2024 09/30/2024 2,750,000.00	2,684,257.81 0.00 0.00 2,684,257.81	2,924.72 0.00 9,400.90 6,476.17	0.00 0.00 0.00 6,476.17	6,476.17
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	11/12/2024 11/15/2024 2,500,000.00	2,374,804.69 0.00 0.00 2,374,804.69	2,779.70 0.00 8,934.74 6,155.04	0.00 0.00 0.00 6,155.04	6,155.04
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	04/22/2024 04/23/2024 2,000,000.00	1,870,625.00 0.00 0.00 1,870,625.00	18,301.11 0.00 23,653.31 5,352.21	0.00 0.00 0.00 5,352.21	5,352.21

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	09/13/2023 09/14/2023 3,000,000.00	2,767,031.25 0.00 0.00 2,767,031.25	17,569.06 0.00 22,707.18 5,138.12	0.00 0.00 0.00 5,138.12	5,138.12
91282CDF5	UNITED STATES TREASURY 1.375 10/31/2028	09/16/2025 09/17/2025 2,500,000.00	2,344,433.59 0.00 0.00 2,344,433.59	11,489.99 0.00 14,433.70 2,943.72	0.00 0.00 0.00 2,943.72	2,943.72
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	11/17/2022 11/18/2022 0.00	2,349,414.06 0.00 (2,349,414.06) 0.00	26,098.90 28,674.45 0.00 2,575.55	0.00 0.00 0.00 2,575.55	2,575.55
91282CEM9	UNITED STATES TREASURY 2.875 04/30/2029	10/30/2025 10/31/2025 2,750,000.00	2,681,787.11 0.00 0.00 2,681,787.11	26,426.97 0.00 33,197.51 6,770.55	0.00 0.00 0.00 6,770.55	6,770.55
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	12/12/2022 12/13/2022 0.00	1,266,687.50 0.00 (1,266,687.50) 0.00	7,002.76 8,753.45 0.00 1,750.69	0.00 0.00 0.00 1,750.69	1,750.69
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	07/26/2023 07/27/2023 2,000,000.00	1,887,109.38 0.00 0.00 1,887,109.38	4,406.08 0.00 9,116.02 4,709.94	0.00 0.00 0.00 4,709.94	4,709.94
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	01/24/2023 01/25/2023 2,500,000.00	2,445,117.19 0.00 0.00 2,445,117.19	212.30 39,062.50 6,793.48 45,643.68	0.00 0.00 0.00 45,643.68	45,643.68
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	12/17/2024 12/20/2024 2,750,000.00	2,618,730.47 0.00 0.00 2,618,730.47	233.53 42,968.75 7,472.83 50,208.05	0.00 0.00 0.00 50,208.05	50,208.05
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	02/22/2023 02/28/2023 1,600,000.00	1,595,500.00 0.00 0.00 1,595,500.00	27,560.44 33,000.00 180.33 5,619.89	0.00 0.00 0.00 5,619.89	5,619.89

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CFT3	UNITED STATES TREASURY 4.0 10/31/2029	02/12/2025 02/14/2025 1,700,000.00	1,665,203.13 0.00 0.00 1,665,203.13	22,729.28 0.00 28,552.49 5,823.20	0.00 0.00 0.00 5,823.20	5,823.20
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	03/24/2025 03/25/2025 3,000,000.00	2,976,679.69 0.00 0.00 2,976,679.69	29,062.50 0.00 38,962.91 9,900.41	0.00 0.00 0.00 9,900.41	9,900.41
91282CGB1	UNITED STATES TREASURY 3.875 12/31/2029	07/30/2025 07/31/2025 3,000,000.00	2,995,312.50 0.00 0.00 2,995,312.50	19,267.96 0.00 29,223.07 9,955.11	0.00 0.00 0.00 9,955.11	9,955.11
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	11/26/2024 11/27/2024 1,500,000.00	1,467,070.31 0.00 0.00 1,467,070.31	4,205.80 0.00 8,701.66 4,495.86	0.00 0.00 0.00 4,495.86	4,495.86
91282CGJ4	UNITED STATES TREASURY 3.5 01/31/2030	02/25/2026 02/26/2026 3,000,000.00	2,994,375.00 0.00 0.00 2,994,375.00	8,411.60 0.00 17,403.31 8,991.71	0.00 0.00 0.00 8,991.71	8,991.71
91282CGV7	UNITED STATES TREASURY 3.75 04/15/2026	03/20/2024 03/21/2024 0.00	1,965,703.13 0.00 (1,965,703.13) 0.00	28,228.02 32,967.03 0.00 4,739.01	0.00 0.00 0.00 4,739.01	4,739.01
91282CGZ8	UNITED STATES TREASURY 3.5 04/30/2030	12/09/2025 12/10/2025 3,000,000.00	2,969,296.88 0.00 0.00 2,969,296.88	35,096.69 0.00 44,088.40 8,991.71	0.00 0.00 0.00 8,991.71	8,991.71
91282CHF1	UNITED STATES TREASURY 3.75 05/31/2030	03/13/2026 03/16/2026 3,500,000.00	0.00 3,488,789.06 0.00 3,488,789.06	0.00 (38,221.15) 43,990.38 5,769.23	0.00 0.00 0.00 5,769.23	5,769.23
91282CHR5	UNITED STATES TREASURY 4.0 07/31/2030	03/26/2026 03/27/2026 1,500,000.00	0.00 1,498,945.31 0.00 1,498,945.31	0.00 (9,116.02) 9,944.75 828.73	0.00 0.00 0.00 828.73	828.73

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	01/30/2025 01/31/2025 2,250,000.00	2,244,726.56 0.00 0.00 2,244,726.56	259.85 47,812.50 8,315.22 55,867.87	0.00 0.00 0.00 55,867.87	55,867.87
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	10/29/2024 10/31/2024 2,000,000.00	1,991,093.75 0.00 0.00 1,991,093.75	6,408.84 0.00 13,259.67 6,850.83	0.00 0.00 0.00 6,850.83	6,850.83
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	09/29/2025 09/30/2025 3,000,000.00	2,978,203.13 0.00 0.00 2,978,203.13	46,709.25 50,625.00 4,677.31 8,593.06	0.00 0.00 0.00 8,593.06	8,593.06
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	01/29/2026 01/30/2026 1,500,000.00	1,489,746.09 0.00 0.00 1,489,746.09	22,706.04 27,187.50 148.57 4,630.02	0.00 0.00 0.00 4,630.02	4,630.02
91282CPC9	UNITED STATES TREASURY 3.5 10/15/2028	11/10/2025 11/17/2025 2,500,000.00	2,494,433.59 0.00 0.00 2,494,433.59	32,932.69 0.00 40,384.62 7,451.92	0.00 0.00 0.00 7,451.92	7,451.92
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	12/30/2025 12/31/2025 2,300,000.00	2,299,820.31 0.00 0.00 2,299,820.31	16,807.69 0.00 23,663.46 6,855.77	0.00 0.00 0.00 6,855.77	6,855.77
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	07/30/2024 07/31/2024 1,250,000.00	1,189,300.00 0.00 0.00 1,189,300.00	13,930.56 0.00 17,003.47 3,072.92	0.00 0.00 0.00 3,072.92	3,072.92
92348KDY6	VZMT 2025-3 A1A 4.51 03/20/2030	03/25/2025 03/31/2025 1,050,000.00	1,049,954.85 0.00 0.00 1,049,954.85	1,446.96 3,946.25 1,446.96 3,946.25	0.00 0.00 0.00 3,946.25	3,946.25
92970QAJ4	WFCIT 2025-1 A 4.34 05/15/2030	06/03/2025 06/10/2025 1,210,000.00	1,209,979.91 0.00 0.00 1,209,979.91	2,333.96 4,376.17 2,333.96 4,376.17	0.00 0.00 0.00 4,376.17	4,376.17

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
			154,917,444.21	1,245,573.50	0.00	
			6,961,914.37	704,619.87	0.00	
			(5,915,393.77)	1,180,717.39	0.00	
Total Fixed Income		**158,396,886.65**	**155,963,964.81**	**639,763.76**	**639,763.76**	**639,763.76**
			155,344,725.11	1,245,573.50	0.00	
			8,282,125.60	708,021.42	0.00	
			(7,393,640.10)	1,180,717.39	0.00	
TOTAL PORTFOLIO		**158,535,007.12**	**156,102,085.29**	**643,165.31**	**643,165.31**	**643,165.31**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
APRIL 2026							
04/01/2026	Coupon	64952WFJ7	0.00	NEW YORK LIFE GLOBAL FUNDING 3.9 10/01/2027		19,500.00	19,500.00
04/01/2026	Dividend	31846V567	0.00	FIRST AMER:GVT OBLG Z	2,119.98		2,119.98
04/09/2026	Coupon	3130B0TY5	1,500,000.00	FEDERAL HOME LOAN BANKS 4.75 04/09/2027		35,625.00	35,625.00
04/10/2026	Coupon	57629W6F2	750,000.00	MASSMUTUAL GLOBAL FUNDING II 4.5 04/10/2026		16,875.00	16,875.00
04/10/2026	Final Maturity	57629W6F2	750,000.00	MASSMUTUAL GLOBAL FUNDING II 4.5 04/10/2026	750,000.00		750,000.00
04/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
04/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
04/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
04/15/2026	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		3,582.22	3,582.22
04/15/2026	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	61,556.89		61,556.89
04/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
04/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
04/15/2026	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		1,129.44	1,129.44
04/15/2026	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	16,299.74		16,299.74
04/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
04/15/2026	Coupon	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028		1,459.21	1,459.21
04/15/2026	Principal Paydown	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028	74,647.39		74,647.39
04/15/2026	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		1,409.15	1,409.15
04/15/2026	Principal Paydown	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	31,856.78		31,856.78
04/15/2026	Coupon	91282CPC9	2,500,000.00	UNITED STATES TREASURY 3.5 10/15/2028		43,750.00	43,750.00
04/15/2026	Coupon	91324PDE9	1,250,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		18,437.50	18,437.50
04/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
04/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
04/20/2026	Coupon	36269FAD8	78,251.21	GMALT 2024-1 A3 5.09 03/22/2027		329.46	329.46
04/20/2026	Principal Paydown	36269FAD8	78,251.21	GMALT 2024-1 A3 5.09 03/22/2027	56,427.53		56,427.53
04/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
04/20/2026	Coupon	61748UAK8	580,000.00	MORGAN STANLEY 4.133 10/18/2029		11,719.35	11,719.35
04/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/27/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
04/27/2026	Coupon	05611UAD5	213,235.82	BMWLT 2024-1 A3 4.98 03/25/2027		884.93	884.93
04/27/2026	Principal Paydown	05611UAD5	213,235.82	BMWLT 2024-1 A3 4.98 03/25/2027	117,794.97		117,794.97
04/27/2026	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		2,058.68	2,058.68
04/27/2026	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	7,105.34		7,105.34
04/27/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		4,421.67	4,421.67
04/27/2026	Coupon	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026		2,368.36	2,368.36
04/27/2026	Principal Paydown	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026	1,829.65		1,829.65
04/27/2026	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		2,440.80	2,440.80
04/27/2026	Principal Paydown	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	1,935.03		1,935.03
04/27/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
04/27/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
04/27/2026	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,206.21	3,206.21
04/27/2026	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,112.30		2,112.30
04/27/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
04/27/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
04/27/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
04/27/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
04/27/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
04/30/2026	Coupon	91282CDF5	2,500,000.00	UNITED STATES TREASURY 1.375 10/31/2028		17,187.50	17,187.50
04/30/2026	Coupon	91282CEM9	2,750,000.00	UNITED STATES TREASURY 2.875 04/30/2029		39,531.25	39,531.25
04/30/2026	Coupon	91282CFT3	1,700,000.00	UNITED STATES TREASURY 4.0 10/31/2029		34,000.00	34,000.00
04/30/2026	Coupon	91282CGZ8	3,000,000.00	UNITED STATES TREASURY 3.5 04/30/2030		52,500.00	52,500.00
April 2026 Total					**1,123,685.60**	**380,738.92**	**1,504,424.52**
MAY 2026							
05/01/2026	Coupon	74456QBU9	750,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		13,875.00	13,875.00
05/04/2026	Coupon	00440EAV9	1,000,000.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026		16,750.00	16,750.00
05/04/2026	Final Maturity	00440EAV9	1,000,000.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	1,000,000.00		1,000,000.00
05/05/2026	Coupon	459058LT8	1,335,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028		24,196.88	24,196.88

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/08/2026	Coupon	3133ERDZ1	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/08/2026		23,750.00	23,750.00
05/08/2026	Final Maturity	3133ERDZ1	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/08/2026	1,000,000.00		1,000,000.00
05/11/2026	Coupon	665859AW4	1,000,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		20,000.00	20,000.00
05/11/2026	Coupon	713448FW3	510,000.00	PEPSICO INC 5.125 11/10/2026		13,068.75	13,068.75
05/14/2026	Coupon	14913UBD1	1,000,000.00	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028		19,750.00	19,750.00
05/15/2026	Coupon	009158AY2	1,500,000.00	AIR PRODUCTS AND CHEMICALS INC 1.85 05/15/2027		13,875.00	13,875.00
05/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
05/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
05/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
05/15/2026	Coupon	341081GN1	1,500,000.00	FLORIDA POWER & LIGHT CO 4.4 05/15/2028		33,000.00	33,000.00
05/15/2026	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		3,314.96	3,314.96
05/15/2026	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	59,378.96		59,378.96
05/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
05/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
05/15/2026	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		1,062.07	1,062.07
05/15/2026	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	15,601.60		15,601.60
05/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
05/15/2026	Coupon	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028		1,196.08	1,196.08
05/15/2026	Principal Paydown	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028	63,098.46		63,098.46
05/15/2026	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		1,267.91	1,267.91
05/15/2026	Principal Paydown	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	31,628.90		31,628.90
05/15/2026	Coupon	90331HPS6	1,330,000.00	US BANK NA 4.73 05/15/2028		31,454.50	31,454.50
05/15/2026	Coupon	9128283F5	1,400,000.00	UNITED STATES TREASURY 2.25 11/15/2027		15,750.00	15,750.00
05/15/2026	Coupon	9128285M8	2,000,000.00	UNITED STATES TREASURY 3.125 11/15/2028		31,250.00	31,250.00
05/15/2026	Coupon	912828U24	3,000,000.00	UNITED STATES TREASURY 2.0 11/15/2026		30,000.00	30,000.00
05/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
05/18/2026	Coupon	3130AXU63	1,750,000.00	FEDERAL HOME LOAN BANKS 4.625 11/17/2026		40,468.75	40,468.75
05/18/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/20/2026	Coupon	3133ERFJ5	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		22,500.00	22,500.00
05/20/2026	Coupon	36269FAD8	78,251.21	GMALT 2024-1 A3 5.09 03/22/2027		90.11	90.11
05/20/2026	Effective Maturity	36269FAD8	78,251.21	GMALT 2024-1 A3 5.09 03/22/2027	21,244.34		21,244.34
05/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
05/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
05/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
05/25/2026	Coupon	05611UAD5	213,235.82	BMWLT 2024-1 A3 4.98 03/25/2027		396.08	396.08
05/25/2026	Effective Maturity	05611UAD5	213,235.82	BMWLT 2024-1 A3 4.98 03/25/2027	95,440.85		95,440.85
05/25/2026	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		2,028.00	2,028.00
05/25/2026	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	29,105.62		29,105.62
05/25/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		4,421.67	4,421.67
05/25/2026	Coupon	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026		2,363.25	2,363.25
05/25/2026	Principal Paydown	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026	1,935.38		1,935.38
05/25/2026	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		2,435.28	2,435.28
05/25/2026	Principal Paydown	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	2,055.92		2,055.92
05/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
05/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
05/25/2026	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,200.60	3,200.60
05/25/2026	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,251.56		2,251.56
05/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
05/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
05/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
05/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
05/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
May 2026 Total					**2,321,741.59**	**439,788.10**	**2,761,529.68**
JUNE 2026							
06/01/2026	Coupon	91282CFY2	3,000,000.00	UNITED STATES TREASURY 3.875 11/30/2029		58,125.00	58,125.00
06/01/2026	Coupon	91282CHF1	3,500,000.00	UNITED STATES TREASURY 3.75 05/31/2030		65,625.00	65,625.00
06/08/2026	Coupon	48125LRU8	1,575,000.00	JPMORGAN CHASE BANK NA 5.11 12/08/2026		40,241.25	40,241.25
06/09/2026	Coupon	3130AVVX7	1,120,000.00	FEDERAL HOME LOAN BANKS 3.75 06/09/2028		21,000.00	21,000.00
06/09/2026	Coupon	3130AWC24	2,000,000.00	FEDERAL HOME LOAN BANKS 4.0 06/09/2028		40,000.00	40,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/12/2026	Coupon	3130AWLZ1	2,000,000.00	FEDERAL HOME LOAN BANKS 4.75 06/12/2026		47,500.00	47,500.00
06/12/2026	Final Maturity	3130AWLZ1	2,000,000.00	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	2,000,000.00		2,000,000.00
06/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
06/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
06/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
06/15/2026	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		3,057.16	3,057.16
06/15/2026	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	58,312.19		58,312.19
06/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
06/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
06/15/2026	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		997.58	997.58
06/15/2026	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	14,046.61		14,046.61
06/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
06/15/2026	Coupon	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028		973.66	973.66
06/15/2026	Principal Paydown	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028	57,726.27		57,726.27
06/15/2026	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		1,127.69	1,127.69
06/15/2026	Principal Paydown	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	37,386.79		37,386.79
06/15/2026	Coupon	87612EBU9	570,000.00	TARGET CORP 4.35 06/15/2028		12,397.50	12,397.50
06/15/2026	Coupon	91282CPP0	2,300,000.00	UNITED STATES TREASURY 3.5 12/15/2028		40,250.00	40,250.00
06/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
06/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
06/22/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
06/22/2026	Coupon	58989V2F0	1,000,000.00	MET TOWER GLOBAL FUNDING 5.4 06/20/2026		27,000.00	27,000.00
06/22/2026	Final Maturity	58989V2F0	1,000,000.00	MET TOWER GLOBAL FUNDING 5.4 06/20/2026	1,000,000.00		1,000,000.00
06/22/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
06/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
06/25/2026	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		1,902.36	1,902.36
06/25/2026	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	28,605.41		28,605.41
06/25/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		4,421.67	4,421.67
06/25/2026	Coupon	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026		2,357.86	2,357.86
06/25/2026	Principal Paydown	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026	1,838.13		1,838.13
06/25/2026	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		2,429.40	2,429.40
06/25/2026	Principal Paydown	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	1,941.12		1,941.12

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
06/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
06/25/2026	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,194.62	3,194.62
06/25/2026	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,126.89		2,126.89
06/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
06/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
06/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
06/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
06/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
06/25/2026	Coupon	437076DB5	740,000.00	HOME DEPOT INC 4.875 06/25/2027		18,037.50	18,037.50
06/30/2026	Coupon	91282CGB1	3,000,000.00	UNITED STATES TREASURY 3.875 12/31/2029		58,125.00	58,125.00
June 2026 Total					**3,201,983.41**	**517,086.45**	**3,719,069.87**
JULY 2026							
07/07/2026	Coupon	24422EXZ7	700,000.00	JOHN DEERE CAPITAL CORP 4.65 01/07/2028		16,275.00	16,275.00
07/08/2026	Coupon	24422EXF1	1,000,000.00	JOHN DEERE CAPITAL CORP 4.5 01/08/2027		22,500.00	22,500.00
07/10/2026	Coupon	64952WCX9	1,000,000.00	NEW YORK LIFE GLOBAL FUNDING 3.0 01/10/2028		15,000.00	15,000.00
07/13/2026	Coupon	459058KT9	500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		8,750.00	8,750.00
07/14/2026	Coupon	58989V2M5	750,000.00	MET TOWER GLOBAL FUNDING 4.0 01/14/2029		15,000.00	15,000.00
07/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
07/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
07/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
07/15/2026	Coupon	26444HAE1	1,000,000.00	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028		19,000.00	19,000.00
07/15/2026	Coupon	3130AYPN0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.125 01/15/2027		41,250.00	41,250.00
07/15/2026	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		2,803.99	2,803.99
07/15/2026	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	57,010.55		57,010.55
07/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
07/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
07/15/2026	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		939.52	939.52
07/15/2026	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	14,404.06		14,404.06

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
07/15/2026	Coupon	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028		770.17	770.17
07/15/2026	Principal Paydown	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028	51,675.00		51,675.00
07/15/2026	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		961.94	961.94
07/15/2026	Principal Paydown	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	34,273.34		34,273.34
07/15/2026	Coupon	713448GL6	1,000,000.00	PEPSICO INC 4.1 01/15/2029		20,500.00	20,500.00
07/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
07/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
07/20/2026	Coupon	06428CAA2	1,000,000.00	BANK OF AMERICA NA 5.526 08/18/2026		23,025.00	23,025.00
07/20/2026	Effective Maturity	06428CAA2	1,000,000.00	BANK OF AMERICA NA 5.526 08/18/2026	1,000,000.00		1,000,000.00
07/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
07/20/2026	Coupon	78016HZT0	1,245,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027		30,346.88	30,346.88
07/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
07/22/2026	Coupon	06406RCG0	535,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030		10,769.55	10,769.55
07/27/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
07/27/2026	Coupon	06368MJG0	1,500,000.00	BANK OF MONTREAL 5.004 01/27/2029		37,530.00	37,530.00
07/27/2026	Coupon	09290DAH4	750,000.00	BLACKROCK INC 4.6 07/26/2027		17,250.00	17,250.00
07/27/2026	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		1,778.88	1,778.88
07/27/2026	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	28,124.82		28,124.82
07/27/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		4,421.67	4,421.67
07/27/2026	Principal Paydown	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026	977,961.27		977,961.27
07/27/2026	Coupon	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026		2,352.73	2,352.73
07/27/2026	Principal Paydown	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026	1,943.22		1,943.22
07/27/2026	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		2,423.85	2,423.85
07/27/2026	Principal Paydown	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	2,061.04		2,061.04
07/27/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
07/27/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
07/27/2026	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,188.97	3,188.97
07/27/2026	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,265.70		2,265.70
07/27/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
07/27/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/27/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
07/27/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
07/27/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
07/30/2026	Coupon	3133EPZY4	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026		50,000.00	50,000.00
07/30/2026	Final Maturity	3133EPZY4	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	2,000,000.00		2,000,000.00
07/31/2026	Coupon	91282CFB2	2,000,000.00	UNITED STATES TREASURY 2.75 07/31/2027		27,500.00	27,500.00
07/31/2026	Coupon	91282CGH8	1,500,000.00	UNITED STATES TREASURY 3.5 01/31/2028		26,250.00	26,250.00
07/31/2026	Coupon	91282CGJ4	3,000,000.00	UNITED STATES TREASURY 3.5 01/31/2030		52,500.00	52,500.00
07/31/2026	Coupon	91282CHR5	1,500,000.00	UNITED STATES TREASURY 4.0 07/31/2030		30,000.00	30,000.00
07/31/2026	Coupon	91282CLC3	2,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029		40,000.00	40,000.00
July 2026 Total					**4,169,718.99**	**591,411.36**	**4,761,130.35**
AUGUST 2026							
08/07/2026	Coupon	63743HFW7	1,500,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.75 02/07/2028		35,625.00	35,625.00
08/10/2026	Coupon	69371RS56	1,450,000.00	PACCAR FINANCIAL CORP 5.05 08/10/2026		36,612.50	36,612.50
08/10/2026	Final Maturity	69371RS56	1,450,000.00	PACCAR FINANCIAL CORP 5.05 08/10/2026	1,450,000.00		1,450,000.00
08/14/2026	Coupon	3133EPSW6	2,405,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026		54,112.50	54,112.50
08/14/2026	Final Maturity	3133EPSW6	2,405,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026	2,405,000.00		2,405,000.00
08/14/2026	Coupon	532457CP1	1,250,000.00	ELI LILLY AND CO 4.15 08/14/2027		25,937.50	25,937.50
08/17/2026	Coupon	02079KBJ5	570,000.00	ALPHABET INC 3.7 02/15/2029		10,662.17	10,662.17
08/17/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
08/17/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
08/17/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
08/17/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
08/17/2026	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		2,556.47	2,556.47
08/17/2026	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	55,459.45		55,459.45
08/17/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
08/17/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
08/17/2026	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		879.99	879.99

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/17/2026	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	14,990.23		14,990.23
08/17/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
08/17/2026	Coupon	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028		588.02	588.02
08/17/2026	Principal Paydown	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028	47,179.63		47,179.63
08/17/2026	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		810.00	810.00
08/17/2026	Principal Paydown	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	34,388.50		34,388.50
08/17/2026	Coupon	9128283W8	2,750,000.00	UNITED STATES TREASURY 2.75 02/15/2028		37,812.50	37,812.50
08/17/2026	Coupon	9128284V9	2,500,000.00	UNITED STATES TREASURY 2.875 08/15/2028		35,937.50	35,937.50
08/17/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
08/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
08/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
08/24/2026	Coupon	023135BC9	1,000,000.00	AMAZON.COM INC 3.15 08/22/2027		15,750.00	15,750.00
08/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
08/25/2026	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		1,657.48	1,657.48
08/25/2026	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	27,396.54		27,396.54
08/25/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		2,259.56	2,259.56
08/25/2026	Final Maturity	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026	1,022,038.73		1,022,038.73
08/25/2026	Coupon	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026		2,347.31	2,347.31
08/25/2026	Principal Paydown	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026	54,959.37		54,959.37
08/25/2026	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		2,417.96	2,417.96
08/25/2026	Principal Paydown	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	107,722.33		107,722.33
08/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
08/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
08/25/2026	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,182.95	3,182.95
08/25/2026	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,141.58		2,141.58
08/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
08/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
08/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
08/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
08/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
08/25/2026	Coupon	66815L2X6	1,000,000.00	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.125 08/25/2028		20,625.00	20,625.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/26/2026	Coupon	17275RBQ4	1,500,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		36,000.00	36,000.00
08/31/2026	Coupon	91282CFH9	2,500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		39,062.50	39,062.50
08/31/2026	Coupon	91282CFJ5	2,750,000.00	UNITED STATES TREASURY 3.125 08/31/2029		42,968.75	42,968.75
08/31/2026	Coupon	91282CKD2	2,250,000.00	UNITED STATES TREASURY 4.25 02/28/2029		47,812.50	47,812.50
August 2026 Total					**5,221,276.36**	**523,941.35**	**5,745,217.71**
SEPTEMBER 2026							
09/01/2026	Coupon	74456QBX3	1,000,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.65 09/01/2028		18,250.00	18,250.00
09/09/2026	Coupon	002824BR0	2,000,000.00	ABBOTT LABORATORIES 3.7 03/09/2029		37,000.00	37,000.00
09/10/2026	Coupon	3130ATS57	3,000,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		67,500.00	67,500.00
09/11/2026	Coupon	3130AWTQ3	4,500,000.00	FEDERAL HOME LOAN BANKS 4.625 09/11/2026		104,062.50	104,062.50
09/11/2026	Final Maturity	3130AWTQ3	4,500,000.00	FEDERAL HOME LOAN BANKS 4.625 09/11/2026	4,500,000.00		4,500,000.00
09/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
09/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
09/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
09/15/2026	Effective Maturity	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028	1,320,000.00		1,320,000.00
09/15/2026	Coupon	437076DH2	570,000.00	HOME DEPOT INC 3.75 09/15/2028		10,687.50	10,687.50
09/15/2026	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		2,315.68	2,315.68
09/15/2026	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	47,496.30		47,496.30
09/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
09/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
09/15/2026	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		818.03	818.03
09/15/2026	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	17,787.86		17,787.86
09/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
09/15/2026	Coupon	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028		421.71	421.71
09/15/2026	Principal Paydown	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028	42,750.04		42,750.04
09/15/2026	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		657.54	657.54
09/15/2026	Principal Paydown	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	36,860.37		36,860.37
09/15/2026	Coupon	91282CNY3	3,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028		50,625.00	50,625.00
09/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
09/18/2026	Coupon	857477CL5	1,210,000.00	STATE STREET CORP 4.993 03/18/2027		30,207.65	30,207.65
09/21/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
09/21/2026	Coupon	89236TKJ3	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027		22,750.00	22,750.00
09/21/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
09/22/2026	Coupon	3133EPWK7	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028		45,000.00	45,000.00
09/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
09/25/2026	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		1,539.22	1,539.22
09/25/2026	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	26,905.51		26,905.51
09/25/2026	Coupon	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026		2,194.02	2,194.02
09/25/2026	Principal Paydown	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026	123,947.24		123,947.24
09/25/2026	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		2,110.05	2,110.05
09/25/2026	Principal Paydown	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	1,726.83		1,726.83
09/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
09/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
09/25/2026	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,177.27	3,177.27
09/25/2026	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,148.74		2,148.74
09/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
09/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
09/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
09/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
09/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
09/28/2026	Coupon	3133EP6K6	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027		22,500.00	22,500.00
09/28/2026	Coupon	57629TBW6	1,340,000.00	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028		29,815.00	29,815.00
09/30/2026	Coupon	91282CFM8	1,600,000.00	UNITED STATES TREASURY 4.125 09/30/2027		33,000.00	33,000.00
09/30/2026	Coupon	91282CPA3	1,500,000.00	UNITED STATES TREASURY 3.625 09/30/2030		27,187.50	27,187.50
September 2026 Total					**6,119,622.88**	**580,141.87**	**6,699,764.75**
OCTOBER 2026							

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/01/2026	Coupon	64952WFJ7	1,000,000.00	NEW YORK LIFE GLOBAL FUNDING 3.9 10/01/2027		19,500.00	19,500.00
10/09/2026	Coupon	3130B0TY5	1,500,000.00	FEDERAL HOME LOAN BANKS 4.75 04/09/2027		35,625.00	35,625.00
10/13/2026	Coupon	713448FW3	510,000.00	PEPSICO INC 5.125 11/10/2026		10,890.63	10,890.63
10/13/2026	Effective Maturity	713448FW3	510,000.00	PEPSICO INC 5.125 11/10/2026	510,000.00		510,000.00
10/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
10/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
10/15/2026	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		2,109.47	2,109.47
10/15/2026	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	45,815.96		45,815.96
10/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
10/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
10/15/2026	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		744.50	744.50
10/15/2026	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	16,435.29		16,435.29
10/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
10/15/2026	Coupon	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028		271.01	271.01
10/15/2026	Principal Paydown	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028	38,894.10		38,894.10
10/15/2026	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		494.13	494.13
10/15/2026	Principal Paydown	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	38,476.72		38,476.72
10/15/2026	Coupon	91282CPC9	2,500,000.00	UNITED STATES TREASURY 3.5 10/15/2028		43,750.00	43,750.00
10/15/2026	Coupon	91324PDE9	1,250,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		18,437.50	18,437.50
10/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
10/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
10/19/2026	Coupon	61748UAK8	580,000.00	MORGAN STANLEY 4.133 10/18/2029		11,985.70	11,985.70
10/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
10/20/2026	Principal Paydown	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028	77,887.09		77,887.09
10/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
10/26/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
10/26/2026	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		1,423.08	1,423.08
10/26/2026	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	24,629.30		24,629.30
10/26/2026	Coupon	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026		1,848.31	1,848.31
10/26/2026	Principal Paydown	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026	280,957.11		280,957.11
10/26/2026	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		2,105.12	2,105.12

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/26/2026	Principal Paydown	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	69,863.12		69,863.12
10/26/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
10/26/2026	Principal Paydown	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027	83,485.53		83,485.53
10/26/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
10/26/2026	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,171.56	3,171.56
10/26/2026	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,286.86		2,286.86
10/26/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
10/26/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
10/26/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
10/26/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
10/26/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
October 2026 Total					**1,188,731.09**	**215,003.21**	**1,403,734.29**
NOVEMBER 2026							
11/02/2026	Coupon	74456QBU9	750,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		13,875.00	13,875.00
11/02/2026	Coupon	91282CDF5	2,500,000.00	UNITED STATES TREASURY 1.375 10/31/2028		17,187.50	17,187.50
11/02/2026	Coupon	91282CEM9	2,750,000.00	UNITED STATES TREASURY 2.875 04/30/2029		39,531.25	39,531.25
11/02/2026	Coupon	91282CFT3	1,700,000.00	UNITED STATES TREASURY 4.0 10/31/2029		34,000.00	34,000.00
11/02/2026	Coupon	91282CGZ8	3,000,000.00	UNITED STATES TREASURY 3.5 04/30/2030		52,500.00	52,500.00
11/05/2026	Coupon	459058LT8	1,335,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028		24,196.88	24,196.88
11/09/2026	Coupon	48125LRU8	1,575,000.00	JPMORGAN CHASE BANK NA 5.11 12/08/2026		33,534.38	33,534.38
11/09/2026	Effective Maturity	48125LRU8	1,575,000.00	JPMORGAN CHASE BANK NA 5.11 12/08/2026	1,575,000.00		1,575,000.00
11/10/2026	Coupon	665859AW4	1,000,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		20,000.00	20,000.00
11/16/2026	Coupon	009158AY2	1,500,000.00	AIR PRODUCTS AND CHEMICALS INC 1.85 05/15/2027		13,875.00	13,875.00
11/16/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
11/16/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
11/16/2026	Coupon	14913UBD1	1,000,000.00	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028		19,750.00	19,750.00
11/16/2026	Coupon	341081GN1	1,500,000.00	FLORIDA POWER & LIGHT CO 4.4 05/15/2028		33,000.00	33,000.00
11/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/16/2026	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		1,910.55	1,910.55
11/16/2026	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	44,822.37		44,822.37
11/16/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
11/16/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
11/16/2026	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		676.57	676.57
11/16/2026	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	19,607.08		19,607.08
11/16/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
11/16/2026	Coupon	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028		133.91	133.91
11/16/2026	Effective Maturity	58769GAD5	479,123.06	MBALT 2024-B A3 4.23 02/15/2028	37,989.51		37,989.51
11/16/2026	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		323.55	323.55
11/16/2026	Principal Paydown	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	29,723.37		29,723.37
11/16/2026	Coupon	90331HPS6	1,330,000.00	US BANK NA 4.73 05/15/2028		31,454.50	31,454.50
11/16/2026	Coupon	9128283F5	1,400,000.00	UNITED STATES TREASURY 2.25 11/15/2027		15,750.00	15,750.00
11/16/2026	Coupon	9128285M8	2,000,000.00	UNITED STATES TREASURY 3.125 11/15/2028		31,250.00	31,250.00
11/16/2026	Coupon	912828U24	3,000,000.00	UNITED STATES TREASURY 2.0 11/15/2026		30,000.00	30,000.00
11/16/2026	Final Maturity	912828U24	3,000,000.00	UNITED STATES TREASURY 2.0 11/15/2026	3,000,000.00		3,000,000.00
11/16/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
11/17/2026	Coupon	3130AXU63	1,750,000.00	FEDERAL HOME LOAN BANKS 4.625 11/17/2026		40,468.75	40,468.75
11/17/2026	Final Maturity	3130AXU63	1,750,000.00	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	1,750,000.00		1,750,000.00
11/20/2026	Coupon	3133ERFJ5	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		22,500.00	22,500.00
11/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,393.48	2,393.48
11/20/2026	Principal Paydown	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028	76,026.92		76,026.92
11/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
11/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
11/25/2026	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		1,316.76	1,316.76
11/25/2026	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	24,153.97		24,153.97
11/25/2026	Coupon	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026		1,064.67	1,064.67
11/25/2026	Final Maturity	3137BTUM1	849,126.92	FHMS K-061 A2 3.347 11/25/2026	381,716.84		381,716.84
11/25/2026	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		1,905.43	1,905.43

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/25/2026	Principal Paydown	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	144,813.66		144,813.66
11/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,476.88	2,476.88
11/25/2026	Principal Paydown	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027	5,955.94		5,955.94
11/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
11/25/2026	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,165.49	3,165.49
11/25/2026	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,163.57		2,163.57
11/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
11/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
11/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
11/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
11/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
11/30/2026	Coupon	91282CFY2	3,000,000.00	UNITED STATES TREASURY 3.875 11/30/2029		58,125.00	58,125.00
11/30/2026	Coupon	91282CHF1	3,500,000.00	UNITED STATES TREASURY 3.75 05/31/2030		65,625.00	65,625.00
November 2026 Total					**7,091,973.23**	**669,244.49**	**7,761,217.72**
DECEMBER 2026							
12/09/2026	Coupon	3130AVVX7	1,120,000.00	FEDERAL HOME LOAN BANKS 3.75 06/09/2028		21,000.00	21,000.00
12/09/2026	Coupon	3130AWC24	2,000,000.00	FEDERAL HOME LOAN BANKS 4.0 06/09/2028		40,000.00	40,000.00
12/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
12/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
12/15/2026	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		1,715.94	1,715.94
12/15/2026	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	42,849.62		42,849.62
12/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
12/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
12/15/2026	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		595.53	595.53
12/15/2026	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	13,283.64		13,283.64
12/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
12/15/2026	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		191.77	191.77
12/15/2026	Principal Paydown	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	32,035.77		32,035.77
12/15/2026	Coupon	87612EBU9	570,000.00	TARGET CORP 4.35 06/15/2028		12,397.50	12,397.50
12/15/2026	Coupon	91282CPP0	2,300,000.00	UNITED STATES TREASURY 3.5 12/15/2028		40,250.00	40,250.00
12/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
12/16/2026	Principal Paydown	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030	7,306.98		7,306.98
12/21/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,103.31	2,103.31
12/21/2026	Principal Paydown	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028	96,721.11		96,721.11
12/21/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
12/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
12/25/2026	Principal Paydown	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028	6,530.58		6,530.58
12/25/2026	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		1,212.49	1,212.49
12/25/2026	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	23,050.89		23,050.89
12/25/2026	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		1,491.50	1,491.50
12/25/2026	Principal Paydown	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	429,153.87		429,153.87
12/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,460.78	2,460.78
12/25/2026	Principal Paydown	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027	5,800.46		5,800.46
12/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
12/25/2026	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,159.74	3,159.74
12/25/2026	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,301.23		2,301.23
12/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
12/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
12/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
12/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
12/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
12/28/2026	Coupon	437076DB5	740,000.00	HOME DEPOT INC 4.875 06/25/2027		18,037.50	18,037.50
12/31/2026	Coupon	91282CGB1	3,000,000.00	UNITED STATES TREASURY 3.875 12/31/2029		58,125.00	58,125.00
December 2026 Total					**659,034.15**	**259,995.04**	**919,029.18**
JANUARY 2027							
01/07/2027	Coupon	24422EXZ7	700,000.00	JOHN DEERE CAPITAL CORP 4.65 01/07/2028		16,275.00	16,275.00
01/08/2027	Coupon	24422EXF1	1,000,000.00	JOHN DEERE CAPITAL CORP 4.5 01/08/2027		22,500.00	22,500.00
01/08/2027	Final Maturity	24422EXF1	1,000,000.00	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	1,000,000.00		1,000,000.00
01/11/2027	Coupon	64952WCX9	1,000,000.00	NEW YORK LIFE GLOBAL FUNDING 3.0 01/10/2028		15,000.00	15,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/12/2027	Coupon	459058KT9	500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		8,750.00	8,750.00
01/14/2027	Coupon	58989V2M5	750,000.00	MET TOWER GLOBAL FUNDING 4.0 01/14/2029		15,000.00	15,000.00
01/15/2027	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
01/15/2027	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
01/15/2027	Coupon	26444HAE1	1,000,000.00	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028		19,000.00	19,000.00
01/15/2027	Coupon	3130AYPN0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.125 01/15/2027		41,250.00	41,250.00
01/15/2027	Final Maturity	3130AYPN0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.125 01/15/2027	2,000,000.00		2,000,000.00
01/15/2027	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		1,529.91	1,529.91
01/15/2027	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	42,021.12		42,021.12
01/15/2027	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
01/15/2027	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
01/15/2027	Principal Paydown	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029	5,613.79		5,613.79
01/15/2027	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		540.62	540.62
01/15/2027	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	19,286.13		19,286.13
01/15/2027	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
01/15/2027	Coupon	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028		49.75	49.75
01/15/2027	Effective Maturity	58770JAD6	329,666.00	MBALT 2024-A A3 5.32 01/18/2028	11,221.73		11,221.73
01/15/2027	Coupon	713448GL6	1,000,000.00	PEPSICO INC 4.1 01/15/2029		20,500.00	20,500.00
01/15/2027	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
01/18/2027	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,293.61	1,293.61
01/18/2027	Principal Paydown	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030	15,382.87		15,382.87
01/19/2027	Coupon	78016HZT0	1,245,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027		30,346.88	30,346.88
01/19/2027	Final Maturity	78016HZT0	1,245,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027	1,245,000.00		1,245,000.00
01/20/2027	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		1,734.16	1,734.16
01/20/2027	Principal Paydown	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028	99,096.93		99,096.93
01/20/2027	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
01/22/2027	Coupon	06406RCG0	535,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030		10,769.55	10,769.55
01/25/2027	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,625.06	2,625.06

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/25/2027	Principal Paydown	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028	101,265.21		101,265.21
01/25/2027	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		1,112.99	1,112.99
01/25/2027	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	22,668.84		22,668.84
01/25/2027	Coupon	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027		264.83	264.83
01/25/2027	Final Maturity	3137BVZ82	853,926.53	FHMS K-063 A2 3.43 01/25/2027	92,653.61		92,653.61
01/25/2027	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,445.11	2,445.11
01/25/2027	Principal Paydown	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027	1,981.30		1,981.30
01/25/2027	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
01/25/2027	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,153.63	3,153.63
01/25/2027	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,178.49		2,178.49
01/25/2027	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
01/25/2027	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
01/25/2027	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
01/25/2027	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
01/25/2027	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
01/26/2027	Coupon	09290DAH4	750,000.00	BLACKROCK INC 4.6 07/26/2027		17,250.00	17,250.00
01/26/2027	Coupon	17275RBQ4	1,500,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		30,000.00	30,000.00
01/26/2027	Effective Maturity	17275RBQ4	1,500,000.00	CISCO SYSTEMS INC 4.8 02/26/2027	1,500,000.00		1,500,000.00
01/27/2027	Coupon	06368MJG0	1,500,000.00	BANK OF MONTREAL 5.004 01/27/2029		37,530.00	37,530.00
January 2027 Total					**6,158,370.02**	**352,208.72**	**6,510,578.73**
FEBRUARY 2027							
02/01/2027	Coupon	91282CFB2	2,000,000.00	UNITED STATES TREASURY 2.75 07/31/2027		27,500.00	27,500.00
02/01/2027	Coupon	91282CGH8	1,500,000.00	UNITED STATES TREASURY 3.5 01/31/2028		26,250.00	26,250.00
02/01/2027	Coupon	91282CGJ4	3,000,000.00	UNITED STATES TREASURY 3.5 01/31/2030		52,500.00	52,500.00
02/01/2027	Coupon	91282CHR5	1,500,000.00	UNITED STATES TREASURY 4.0 07/31/2030		30,000.00	30,000.00
02/01/2027	Coupon	91282CLC3	2,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029		40,000.00	40,000.00
02/08/2027	Coupon	63743HFW7	1,500,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.75 02/07/2028		35,625.00	35,625.00
02/15/2027	Coupon	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028		1,347.46	1,347.46
02/15/2027	Principal Paydown	437918AC9	811,159.26	HAROT 2024-1 A3 5.21 08/15/2028	41,375.28		41,375.28
02/15/2027	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
02/15/2027	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,341.96	2,341.96

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/15/2027	Principal Paydown	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029	45,703.96		45,703.96
02/15/2027	Coupon	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028		460.91	460.91
02/15/2027	Principal Paydown	47800RAD5	273,251.87	JDOT 2024 A3 4.96 11/15/2028	12,972.25		12,972.25
02/15/2027	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
02/15/2027	Principal Paydown	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029	31,902.61		31,902.61
02/16/2027	Coupon	02079KBJ5	570,000.00	ALPHABET INC 3.7 02/15/2029		10,545.00	10,545.00
02/16/2027	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
02/16/2027	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
02/16/2027	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,238.74	1,238.74
02/16/2027	Principal Paydown	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030	19,427.80		19,427.80
02/16/2027	Coupon	532457CP1	1,250,000.00	ELI LILLY AND CO 4.15 08/14/2027		25,937.50	25,937.50
02/16/2027	Coupon	9128283W8	2,750,000.00	UNITED STATES TREASURY 2.75 02/15/2028		37,812.50	37,812.50
02/16/2027	Coupon	9128284V9	2,500,000.00	UNITED STATES TREASURY 2.875 08/15/2028		35,937.50	35,937.50
02/16/2027	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
02/18/2027	Coupon	857477CL5	1,210,000.00	STATE STREET CORP 4.993 03/18/2027		25,173.04	25,173.04
02/18/2027	Effective Maturity	857477CL5	1,210,000.00	STATE STREET CORP 4.993 03/18/2027	1,210,000.00		1,210,000.00
02/22/2027	Coupon	023135BC9	1,000,000.00	AMAZON.COM INC 3.15 08/22/2027		15,750.00	15,750.00
02/22/2027	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		1,355.94	1,355.94
02/22/2027	Principal Paydown	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028	80,207.34		80,207.34
02/22/2027	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
02/25/2027	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,290.04	2,290.04
02/25/2027	Principal Paydown	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028	74,963.28		74,963.28
02/25/2027	Coupon	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029		1,015.14	1,015.14
02/25/2027	Principal Paydown	096919AD7	476,913.26	BMWOT 2024-A A3 5.18 02/26/2029	22,403.52		22,403.52
02/25/2027	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,439.75	2,439.75
02/25/2027	Principal Paydown	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027	23,856.81		23,856.81
02/25/2027	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
02/25/2027	Coupon	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027		3,147.84	3,147.84
02/25/2027	Principal Paydown	3137FBU79	1,207,232.73	FHMS K-069 A2 3.187 09/25/2027	2,185.77		2,185.77
02/25/2027	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
02/25/2027	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
02/25/2027	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/25/2027	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
02/25/2027	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
02/25/2027	Coupon	66815L2X6	1,000,000.00	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.125 08/25/2028		20,625.00	20,625.00
February 2027 Total					**1,564,998.60**	**450,219.20**	**2,015,217.81**
Grand Total			**601,403,054.67**		**38,821,135.92**	**4,979,778.70**	**43,800,914.62**

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Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Ratings: Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest.

LGIP Yields: Reported yields for local government investment pools may be presented as either the 30-day yield or the monthly distribution yield, as applicable. For certain funds, the 30-day yield is calculated using reported daily yield data. Yield calculations are subject to change and may not be directly comparable across funds.

LAIF Yields: Additional Disclosure for CA Clients - As a result of a reporting lag from the Local Agency Investment Fund (LAIF), reported LAIF yields represent the most recently available Daily Effective Yield and may reflect data from approximately 7–10 days prior to month-end.

Benchmark	Disclosure
ICE BofA 1-3 Yr US Treasury Index	The ICE BofA 1-3 Year US Treasury Index tracks the performance of US dollar-denominated sovereign debt publicly issued by the US government in its domestic market. Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, a fixed coupon schedule, and a minimum amount outstanding of $1 billion. Qualifying securities must have at least 18 months to final maturity at the time of issuance.

California State Treasurer
Fiona Ma, CPA

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

April 14, 2026

LAIF Home
PMIA Average Monthly Yields

CITY OF MURRIETA

FINANCE DIRECTOR
1 TOWNE SQUARE
MURRIETA, CA 92562

Tran Type Definitions

Account Number:

March 2026 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	62,164,285.61
Total Withdrawal:	0.00	Ending Balance:	62,164,285.61

STAGECOACH SWEEP

WELLS FARGO BANK, N.A.

CITY OF MURRIETA
GENERAL OPERATING ACCOUNT
1 TOWN SQ
MURRIETA CA 92562-7922

Account Number - DDA

THIS STATEMENT COVERS 03/01/2026 THROUGH 03/31/2026

FOR QUESTIONS, PLEASE CONTACT GLOBAL PAYMENTS AND LIQUIDITY SERVICE
AT 1-800-AT-WELLS (1-800-289-3557).

ALLSPRING GOVERNMENT FUND SELECT CLS

FUND SUMMARY

Dividends Earned YTD	463,151.18
Federal Withholding YTD	.00
7-Day Simple Yield	3.59708 %
Federal Withholding	.00

Beginning Balance	60,097,012.56
Shares Purchased	5,034,080.54 +
Shares Redeemed	11,234,488.29 -
Ending Balance	53,896,604.81
Prior Month Dividends Paid to Checking	155,074.66
Dividends Earned in Current Month	167,537.91
Funds Pending Redemption	1,733,263.58-

Transaction Detail

Date	Description	Amount
3-01-2026	Beginning Balance	60,097,012.56
3-02-2026	Next Day Sweep Purchase	385,093.24
3-03-2026	Sweep Funds Return To DDA	821,367.96
3-04-2026	Sweep Funds Return To DDA	1,774,527.86
3-05-2026	Sweep Funds Return To DDA	995,016.16
3-06-2026	Sweep Funds Return To DDA	50,899.43
3-09-2026	Sweep Funds Return To DDA	558,392.20
3-10-2026	Sweep Funds Return To DDA	219,951.26
3-11-2026	Sweep Funds Return To DDA	787,105.49
3-12-2026	Sweep Funds Return To DDA	89,726.62
3-13-2026	Next Day Sweep Purchase	24,796.53
3-16-2026	Next Day Sweep Purchase	208,615.50
3-17-2026	Sweep Funds Return To DDA	406,020.83
3-18-2026	Sweep Funds Return To DDA	2,290,103.11
3-19-2026	Sweep Funds Return To DDA	865,532.57
3-20-2026	Sweep Funds Return To DDA	280,607.62
3-23-2026	Next Day Sweep Purchase	3,014.23
3-24-2026	Sweep Funds Return To DDA	582,978.63
3-25-2026	Sweep Funds Return To DDA	1,196,665.26
3-26-2026	Next Day Sweep Purchase	4,337,095.48
3-27-2026	Sweep Funds Return To DDA	134,939.91
3-30-2026	Next Day Sweep Purchase	75,465.56
3-31-2026	Sweep Funds Return To DDA	180,653.38
3-31-2026	Ending Balance	53,896,604.81

Daily Balance Information

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
03-01*	60,097,012.56	3.629 %	.000099427	5,975.27
03-02	60,482,105.80	3.633 %	.000099541	6,020.45
03-03	59,660,737.84	3.627 %	.000099390	5,929.68
03-04	57,886,209.98	3.617 %	.000099112	5,737.22
03-05	56,891,193.82	3.602 %	.000098711	5,615.79

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
03-06	56,840,294.39	3.597 %	.000098563	5,602.35
03-07*	56,281,902.19	3.597 %	.000098563	5,547.31
03-08*	56,281,902.19	3.597 %	.000098563	5,547.31
03-09	56,281,902.19	3.599 %	.000098607	5,549.79
03-10	56,061,950.93	3.590 %	.000098374	5,515.04
03-11	55,274,845.44	3.590 %	.000098378	5,437.83
03-12	55,185,118.82	3.594 %	.000098487	5,435.02
03-13	55,209,915.35	3.597 %	.000098566	5,441.82
03-14*	55,209,915.35	3.597 %	.000098566	5,441.82
03-15*	55,209,915.35	3.597 %	.000098566	5,441.82
03-16	55,418,530.85	3.619 %	.000099158	5,495.19
03-17	55,012,510.02	3.605 %	.000098783	5,434.30
03-18	52,722,406.91	3.586 %	.000098249	5,179.92
03-19	51,856,874.34	3.579 %	.000098075	5,085.86
03-20	51,576,266.72	3.580 %	.000098091	5,059.17
03-21*	51,576,266.72	3.580 %	.000098091	5,059.17
03-22*	51,576,266.72	3.580 %	.000098091	5,059.17
03-23	51,579,280.95	3.582 %	.000098138	5,061.89
03-24	50,996,302.32	3.584 %	.000098212	5,008.45
03-25	49,799,637.06	3.596 %	.000098533	4,906.91
03-26	54,136,732.54	3.597 %	.000098558	5,335.61
03-27	54,001,792.63	3.595 %	.000098508	5,319.61
03-28*	54,001,792.63	3.595 %	.000098508	5,319.61
03-29*	54,001,792.63	3.595 %	.000098508	5,319.61
03-30	54,077,258.19	3.595 %	.000098495	5,326.34
03-31	53,896,604.81	3.608 %	.000098867	5,328.60
			TOTAL MTD	167,537.93

* Indicates non-business day

THANK YOU FOR BANKING WITH WELLS FARGO.

MONEY MARKET MUTUAL FUNDS (EACH, A "MMMF") ARE NOT FDIC INSURED, HAVE NO BANK GUARANTY AND MAY LOSE VALUE.

An Investment in a MMMF is not insured by the Federal Deposit Insurance Corporation or any other government agency. Although the MMMF's seek to preserve the value of customer's investment at $1.00 per share, it is possible to lose money by investing in a MMMF.

Allspring Funds Management, LLC, a wholly owned subsidiary of Allspring Global Investments Holdings, LLC ("Allspring Global"), provides investment advisory and administrative services for the Allspring Funds?. Other subsidiaries of Allspring Global provide sub-advisory and other services for the funds. The funds are distributed by Allspring Funds Distributor, LLC, Member FINRA/SIPC, a subsidiary of Allspring Global.

This material must be accompanied or preceded by a current prospectus for name of the Fund(s) selected. Please read the prospectus carefully before investing.

JPMorganChase

JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus OH 43218-2051

For the Period 3/1/26 to 3/31/26
Advice Date: March 31, 2026
Account:

CUSTOMER SERVICE INFORMATION

If you have any questions about this notice, please contact your Customer Service Professional.

04779 LIA 703 020 09026 - NNNNNNNNNNN 0000
CITY OF MURRIETA
GENERAL
1 TOWN SQUARE
MURRIETA CA 92562

Commercial Checking With Interest

Interest Payment Summary

Annual Percentage Yield *	2.68%
Rate	0.00%
Day Basis	365
Compounding Method	Monthly
Average Daily Balance	$3,341,401.00

** Annual Percentage Yield - the percentage rate earned if balances remain on deposit for a full year with compounding, no change in the interest rate and all interest is left in the account.*

JPMorganChase

For the Period 3/1/26 to 3/31/26
Advice Date: March 31, 2026
Account:

Daily Details

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
3/01	0.000072	2.65%		3,341,401.00	242.58	242.58	0.00
3/02	0.000072	2.65%		3,341,401.00	242.58	485.17	0.00
3/03	0.000072	2.65%		3,341,401.00	242.58	727.75	0.00
3/04	0.000072	2.65%		3,341,401.00	242.58	970.34	0.00
3/05	0.000072	2.65%		3,341,401.00	242.58	1,212.92	0.00
3/06	0.000072	2.65%		3,341,401.00	242.58	1,455.51	0.00
3/07	0.000072	2.65%		3,341,401.00	242.58	1,698.09	0.00
3/08	0.000072	2.65%		3,341,401.00	242.58	1,940.68	0.00
3/09	0.000072	2.65%		3,341,401.00	242.58	2,183.27	0.00
3/10	0.000072	2.65%		3,341,401.00	242.58	2,425.85	0.00
3/11	0.000072	2.65%		3,341,401.00	242.58	2,668.44	0.00
3/12	0.000072	2.65%		3,341,401.00	242.58	2,911.02	0.00
3/13	0.000072	2.65%		3,341,401.00	242.58	3,153.61	0.00
3/14	0.000072	2.65%		3,341,401.00	242.58	3,396.19	0.00
3/15	0.000072	2.65%		3,341,401.00	242.58	3,638.78	0.00
3/16	0.000072	2.65%		3,341,401.00	242.58	3,881.37	0.00
3/17	0.000072	2.65%		3,341,401.00	242.58	4,123.95	0.00
3/18	0.000072	2.65%		3,341,401.00	242.58	4,366.54	0.00

JPMorganChase

For the Period 3/1/26 to 3/31/26
Advice Date: March 31, 2026
Account:

Daily Details *(Continued)*

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
3/19	0.000072	2.65%		3,341,401.00	242.58	4,609.12	0.00
3/20	0.000072	2.65%		3,341,401.00	242.58	4,851.71	0.00
3/21	0.000072	2.65%		3,341,401.00	242.58	5,094.29	0.00
3/22	0.000072	2.65%		3,341,401.00	242.58	5,336.88	0.00
3/23	0.000072	2.65%		3,341,401.00	242.58	5,579.47	0.00
3/24	0.000072	2.65%		3,341,401.00	242.58	5,822.05	0.00
3/25	0.000072	2.65%		3,341,401.00	242.58	6,064.64	0.00
3/26	0.000072	2.65%		3,341,401.00	242.58	6,307.22	0.00
3/27	0.000072	2.65%		3,341,401.00	242.58	6,549.81	0.00
3/28	0.000072	2.65%		3,341,401.00	242.58	6,792.39	0.00
3/29	0.000072	2.65%		3,341,401.00	242.58	7,034.98	0.00
3/30	0.000072	2.65%		3,341,401.00	242.58	7,277.57	0.00
3/31	0.000072	2.65%		3,341,401.00	242.58	7,520.16	0.00

TOTAL AMOUNT CREDITED FOR THIS PERIOD: $7,520.16

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CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 4.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Javier Carcamo, Finance Director

PREPARED BY: Tanner Benson, Financial Analyst

SUBJECT:
Treasurer's Report - Quarter 3 of Fiscal Year 2025/26

ABSTRACT

The Fiscal Year 2025/26 Treasurer's Report for Quarter 3 (January-March 2026) is presented in compliance with California Government Code Section 53646(b) and the City's Investment Policy. As of March 31, 2026, the City's investment portfolio had a total market value of $158.9 million, a book value of $156.1 million, and a stable yield-to-maturity of 4.32%. The LAIF balance totaled $62.1 million, after a $60 million transfer to the account late in the quarter, and had a yield of 3.876%. The Wells Fargo Cash Sweep Program and JPMorgan Account generated $479k in quarterly earnings.

RECOMMENDATION

Receive the Fiscal Year 2025/26 Treasurer's Reports for Quarter 3 (January - March 2026.)

PRIOR ACTION/VOTE

On August 19, 2025, the City Council received the Treasurer's Report for Quarter 4 of Fiscal Year 2024/25.

On November 18, 2025, the City Council received the Treasurer's Report for Quarter 1 of Fiscal Year 2025/26.

On February 17, 2026, the City Council received the Treasurer's Report for Quarter 2 of Fiscal Year 2025/26.

STRATEGIC ALIGNMENT

This item aligns with the City Council to: maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency relating to an administrative priority.

DISCUSSION

Pursuant to Government Code Section 53646(b) and the City of Murrieta (City) Investment Policy, the Finance Department renders a quarterly investment report to the City Council concerning the investment portfolio's earnings and performance results. The City contracts with Chandler Asset Management to manage the City's

investment portfolio and to advise on all investment-related matters. The purpose of this report is to present the investment earnings for the period January 1, 2026, through March 31, 2026 (Quarter 3).

Total Portfolio Composition

The portfolio comprises available cash balances from over 100 separate funds. The balances are tracked in the City's financial records individually but combined for the purpose of investing cash to maximize investment returns. The City's investment manager invests funds not needed in the near future into securities with maturities of less than five years. The City also utilizes the Local Agency Investment Fund (LAIF), an investment pool operated by the State of California and used by most cities in California to manage the City's short-term cash flow requirements. Wells Fargo's "Cash Sweep Program" is the City's third investment tool and it allows the City to earn a return on uninvested cash balances in our General Checking Account by automatically "sweeping" cash balances into a Sweep investment vehicle until such balances are otherwise needed to satisfy obligations arising in the account. The Cash Sweep Program exclusively targets high-quality, short-term, U.S. dollar-denominated money market instruments that consist of U.S. Government obligations and repurchase agreements collateralized by U.S. Government obligations. The City is beginning the process of transferring banking services from Wells Fargo to JPMorgan. Once banking services are fully transferred, JPMorgan will be taking over as the City's primary banking service provider. This complies with our Investment Policy and California Government Code
Section 53607.

Investment Portfolio Performance

As of March 31, 2026, the City's total market value (including accrued interest) of operating funds and liquidity investments totaled $158,971,132.11. The book value, or what the City actually paid for the investments, totaled $156,102,085.29. The fair market value of the City's portfolio, less accrued interest, totaled $157,790,414.73. The value of fixed-income securities may fluctuate with changes in interest rates. As interest rates go up, the market value of the securities may go down, and the reverse is true; when interest rates go down, the market value of the securities may go up. The difference between the book and fair market value is considered an unrealized gain or loss. The unrealized gain for this reporting period is $1,688,329.44. It is important to note that a loss or gain is realized when an investment is redeemed or sold before its maturity date. City's investments are retained until the maturity date. Nonetheless, the City may elect to sell an investment before its maturity and record a capital gain or loss to manage the portfolio's quality, liquidity, or yield in response to market conditions or the City's risk preferences. The portfolio's total market value (including accrued interest), compared with the previous quarter, increased by $672,598.70, driven by higher investment income, offset by higher interest rates.

As of March 31, 2026, the portfolio's yield to maturity remained at 4.32% from December 31, 2025. During the third quarter of FY 2025-26, US Treasury yields increased across the curve on oil-related inflation concerns. The 2-year US Treasury Note yield increased to 3.79% from 3.48%, while the 5-year Treasury increased to 3.92% from 3.73% over the reporting period. The Iranian conflict and the disruption of traffic through the Strait of Hormuz have increased crude oil prices injecting a potential inflationary shock into an economy already contending with sticky core prices around 3%. The Federal Reserve is signaling a cautionary stance, keeping open the option of delaying cuts if oil-related inflation proves to be persistent. The portfolio benefited from purchasing securities at wider spreads and higher US Treasury yields in March amid inflationary concerns driven by rising oil prices. The portfolio remains stable due to its high-quality assets.

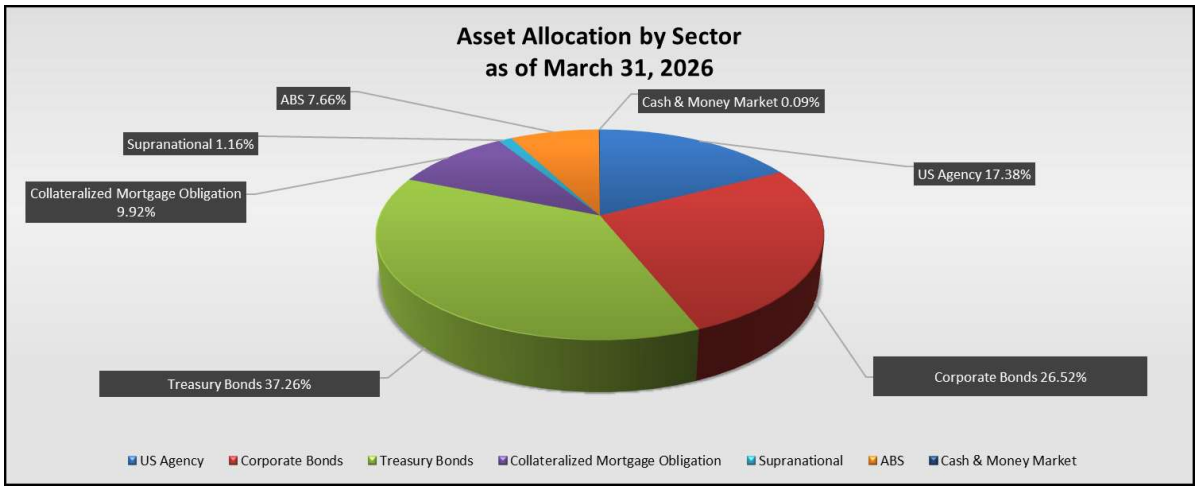
Portfolio Duration

The investment portfolio had an average duration of 1.83 years as of March 31, 2026. The portfolio duration remains within an acceptable range. The City continues to implement a disciplined, conservative approach to its portfolio in this time of financial market volatility.

Asset Allocation

The investment portfolio is allocated in compliance with California Government Code 53601. The sector allocation of the portfolio on March 31, 2026, was 17.38% in US Government Agency bonds, 26.52% in high-grade Corporate Bonds, 37.26% in U.S. Treasury bonds, 7.66% in Asset-Backed Securities (ABS), 1.16% in Supranational, 9.92% in Agency Collateralized Mortgage-Backed Securities, and 0.09% Money Market Fund. Supranational is a financial institution owned by member countries to promote international development.

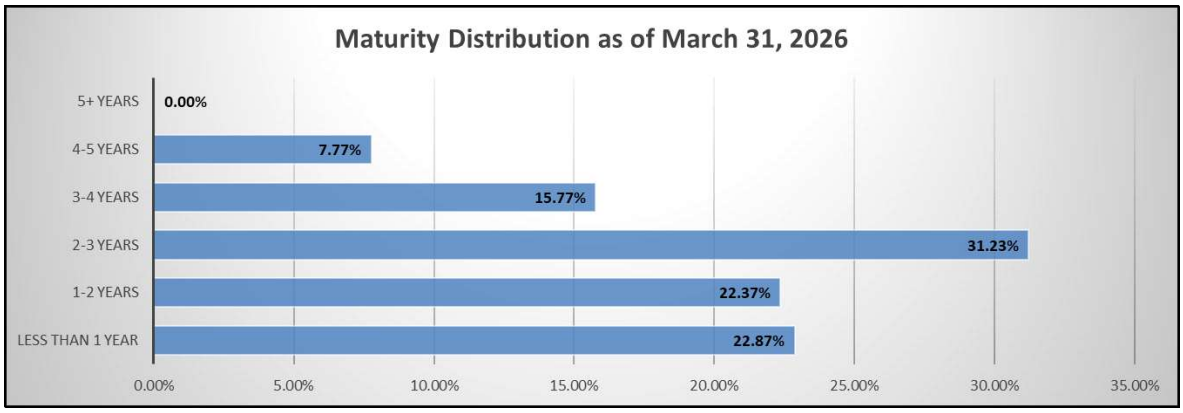
The following pie chart summarizes the asset allocation by sector.



(The chart above may not sum to 100% due to rounding.)

Maturity Distribution

As of March 31, 2026, approximately 22.87% of the portfolio will mature in less than 1 year, 22.37% will mature in 1-2 years, 31.23% from 2-3 years, 15.77% from 3-4 years, and 7.77% from 4-5 years. The City's portfolio maintains liquid funds through bank deposits, money market funds, and local government investment pools to satisfy its near-term liquidity needs.



(The chart above may not sum to 100% due to rounding.)

LAIF Balance

Funds deposited with LAIF serve as the City's savings account, enabling the regular investment of short-term cash balances. LAIF complements our investment program by maximizing the earnings on liquid balances not needed for immediate disbursement. It also allows the City's investment manager to focus on maximizing the return on its longer-term investments.

The balance in LAIF, as of March 31, 2026, was $62,164,285.61. The annual yield on the LAIF portfolio was 3.876%, down 0.461% from the 4.313% earned at the end of March 2025.

Wells Fargo Cash Sweep Program

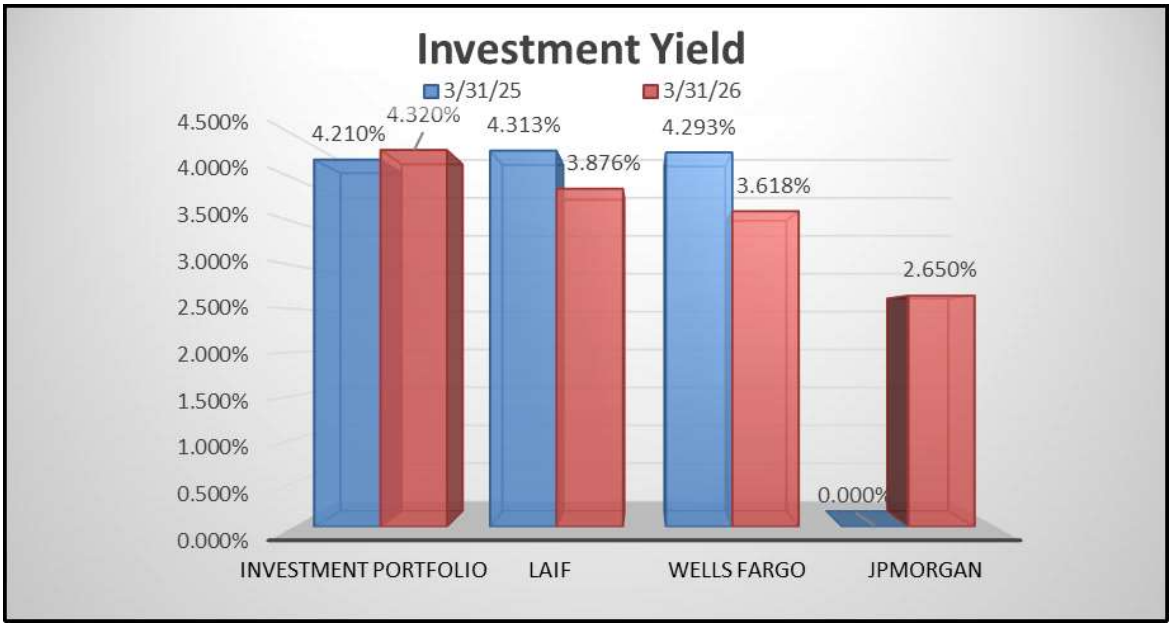
The Cash Sweep Program may include fixed, floating, or variable interest rates. The security selections for the Cash Sweep Program are based on several factors, including credit quality, yield, and maturity, while considering the fund's overall liquidity and its weighted average maturity. The securities purchased are considered to present minimal credit risk. For the quarter ending March 31, 2026, the total cumulative earnings from the Cash Sweep Program were $463,151.18, with an Average Daily Yield of 3.618%.

JPMorgan Chase Balance

JPMorgan is not using a classic sweep account, but rather a Hybrid checking account. The Hybrid checking account offers functionality similar to an overnight sweep service. In the Hybrid checking account, balances earn an earnings credit allowance up to a predetermined threshold to offset bank service fees, with balances above that threshold earning hard-dollar interest. Thus, instead of sweeping the excess balance to a separate account each night, it remains in the checking account and earns interest.

In January, the City transferred $5,000,000 to begin the transition from Wells Fargo to JPMorgan. The balance in JPMorgan, as of March 31, 2026, was $ 3,341,401.00. The City began earning interest on the transferred funds and ended the quarter with cumulative interest earnings of $15,980.08 and an Average Daily Yield of 2.65%.

The graph below compares the investment yields for the Investment Portfolio, LAIF, and the Cash Sweep Program for the period ending March 31, 2025, to March 31, 2026. As shown in the table below, investment yields are responding to the Fed's rate reductions. The yield has decreased by approximately 50 basis points on average compared to last year.



This report presents only the results of the operating portfolio managed by Chandler Asset Management, LAIF, and the Cash Sweep Program. The City's and developer bond portfolios are available for review in the Finance Department or may be sent to the City Council upon request.

In compliance with the California Government Code Section 53646, the Treasurer of the City of Murrieta hereby certifies that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditure requirements for the subsequent six months, April through September 2026. All investments in the City's portfolio comply with state law and the City's adopted Investment Policy.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

ATT 1 - City of Murrieta Investment Report March 31, 2026
ATT 2 - LAIF Regular Monthly Statement March 31, 2026
ATT 3 - Wells Fargo Sweep Account Statements for January, February, and March 31, 2026
ATT 4 - JPMorgan Chase Account Statements for January, February, and March 31, 2026
ATT 5 - Portfolio Composition Chart as of March 31, 2026

CHANDLER ASSET MANAGEMENT

INVESTMENT REPORT

City of Murrieta | As of March 31, 2026

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

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ECONOMIC UPDATE

ACCOUNT PROFILE

PORTFOLIO HOLDINGS

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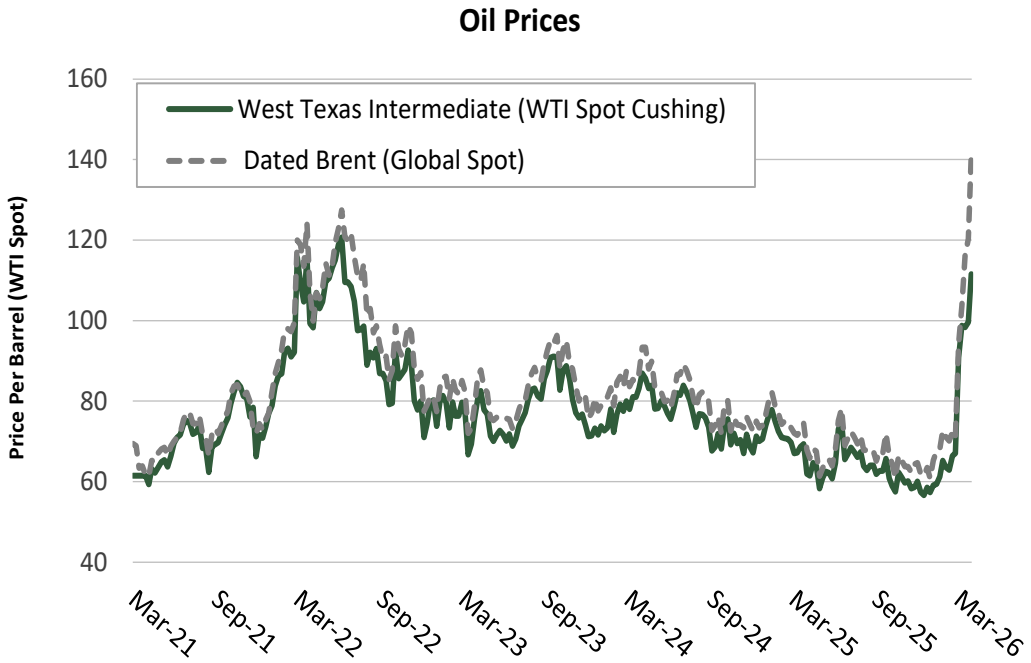
CHANDLER ASSET MANAGEMENT

ECONOMIC UPDATE

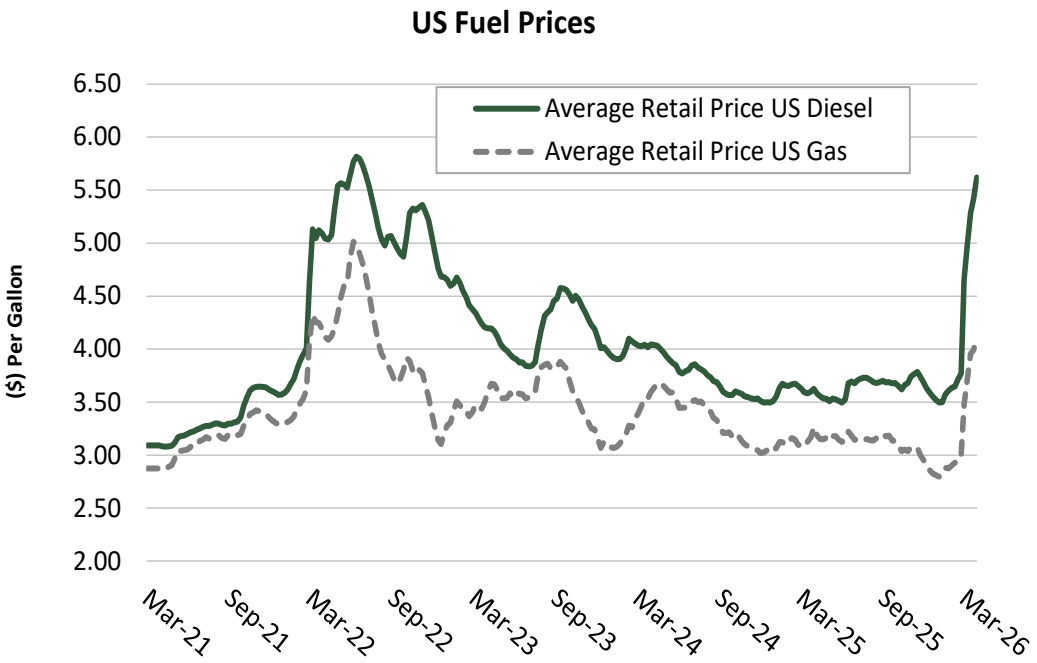
- March payrolls rebounded by 178,000 after February's revised 133,000 decline, but the war in Iran and its disruption of the Strait of Hormuz have pushed crude oil above $112, injecting a potential inflationary shock into an economy contending with sticky core prices above 3%. The Federal Reserve has held the funds rate at 3.50–3.75% and is signaling a cautionary stance, keeping open the option of delaying cuts if oil-related inflation proves persistent rather than transitory. As the data flow normalizes, the Chandler team anticipates additional yield curve steepening as the Federal Reserve gradually guides the policy rate toward a more neutral range. The Federal Reserve's March dot plot still projects one cut this year, yet the Iran-driven energy shock has narrowed the path toward easing.

- The Federal Reserve's March 2026 FOMC meeting ended with policymakers again holding the target range at 3.50%–3.75%, as the Committee maintained its pause following three late-2025 rate cuts. Governor Stephen Miran dissented in favor of an additional quarter-point reduction, while Christopher Waller joined the majority, tipping the vote 11–1 to leave the benchmark rate unchanged. Meanwhile, President Trump's nomination of Kevin Warsh to succeed Jerome Powell as chair has hit a roadblock after a Republican senator vowed to block Warsh's confirmation amid the Justice Department's ongoing probe of the central bank.

- Treasury yields exhibited considerable first-quarter volatility as the Iran conflict injected energy-driven inflation fears into a market grappling with sticky core prices. At March month-end, the 2-year yield stood at 3.79%, up 32 basis points year-to-date, the 10-year at 4.32%, and the 30-year at 4.86%. The 2-year to 10-year spread narrowed to 52 basis points, reflecting pronounced flattening as short rates rose faster than longer maturities. One year ago, that spread stood near 32 basis points, providing context on normalization since the 2022 through 2024 yield curve inversion. The 3-month to 10-year spread was approximately 64 basis points at March month-end.

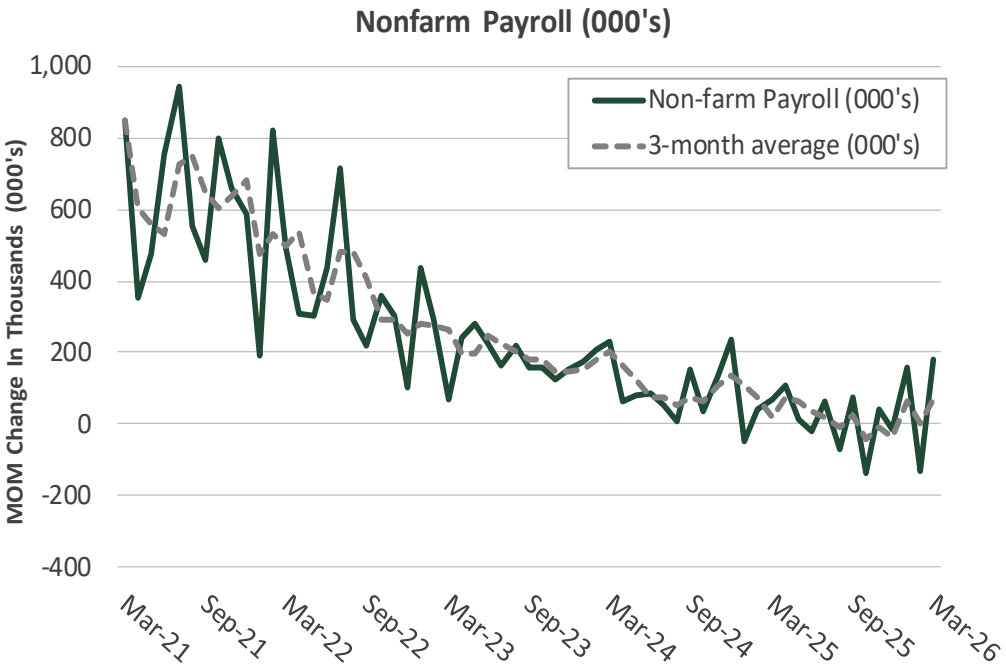


Source: Bloomberg Indices

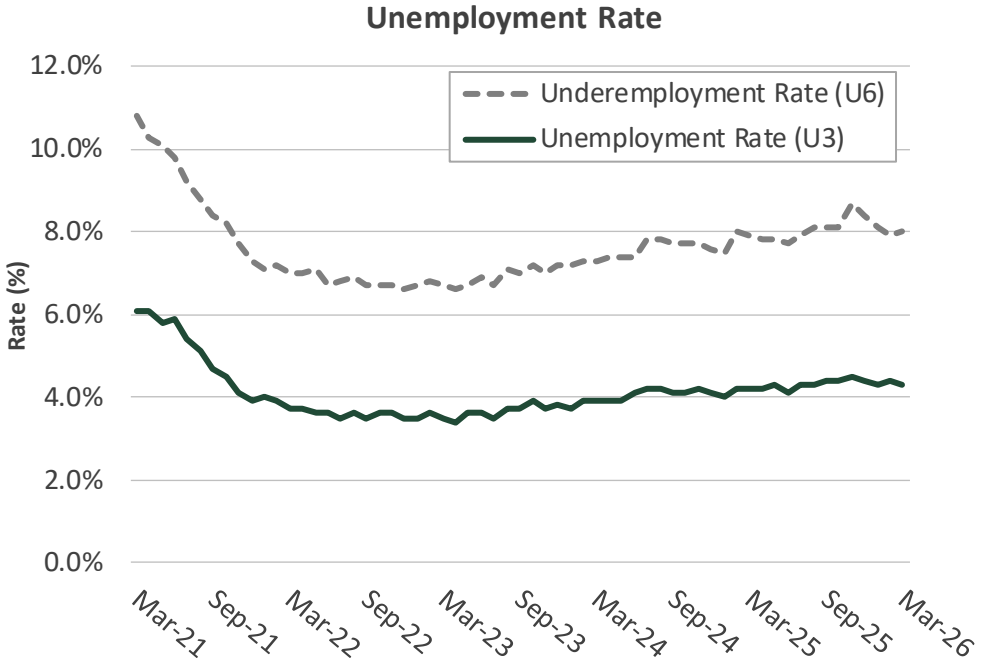


Source: Bloomberg Indices

U.S. energy markets proved volatile in March, as ongoing Middle East tensions pushed both Brent and WTI crude to a monthly high of $113 per barrel before prices pulled back, with Brent settling near $104 and WTI closing closer to $92, offering consumers modest relief. Gasoline averaged $3.96 per gallon nationally while diesel sat at $5.38, with West Coast prices climbing above $6.00. According to the U.S. Energy Information Administration's (EIA) March 2026 Short-Term Energy Outlook, domestic output averaged 13.6 million barrels per day, helping buffer Americans from more severe price swings. The EIA projected fuel costs to ease through the second half of 2026 as conditions stabilized. Whether geopolitical tensions will subside quickly enough to bring lasting relief remains uncertain, and only time will tell how 2026 unfolds.

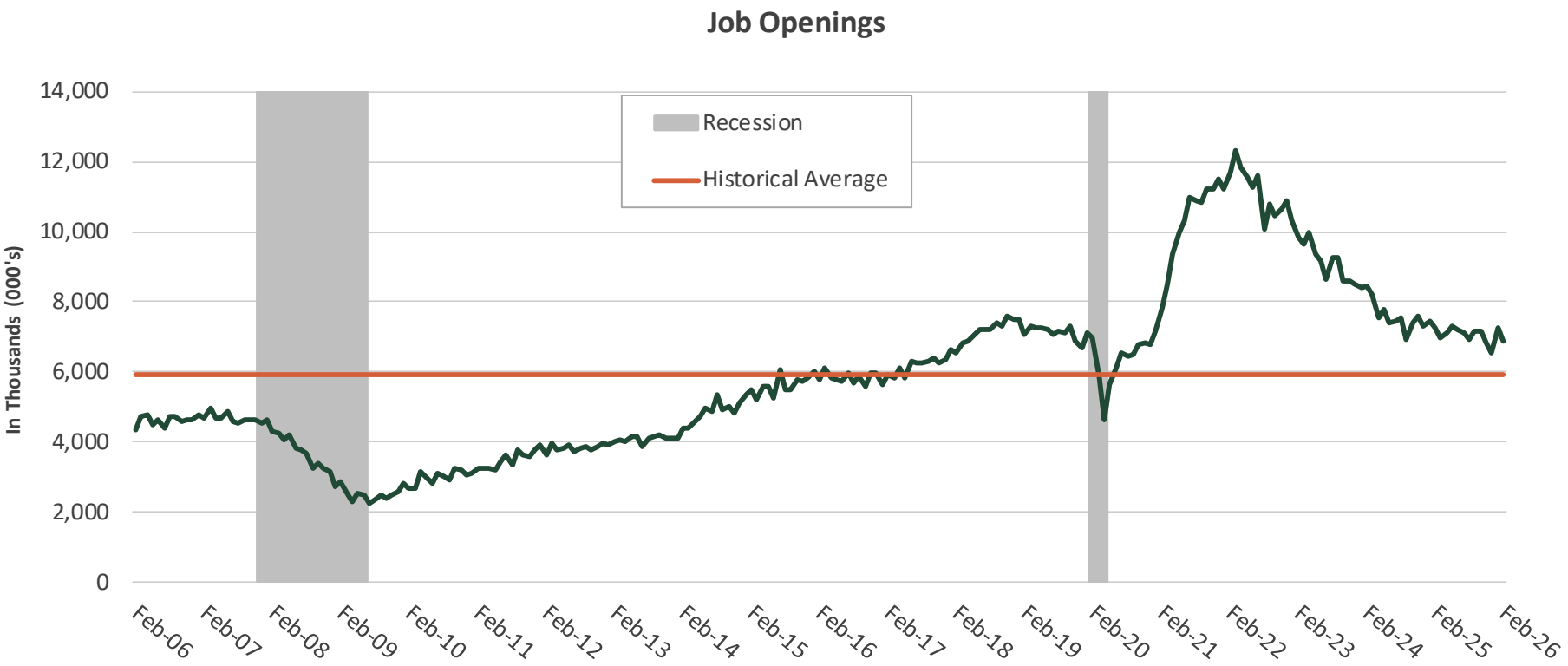


Source: US Department of Labor



Source: US Department of Labor

March nonfarm payrolls rose by 178,000, a decisive reversal from February's revised 133,000 decline that had been distorted by a Kaiser Permanente strike affecting over 30,000 healthcare workers and severe winter weather. Healthcare contributed 76,000 positions as striking nurses returned, while construction and leisure rebounded from weather-induced troughs. The unemployment rate edged lower to 4.3%, though partly from a labor force reduction rather than a hiring acceleration. Meanwhile, the underemployment rate edged up to 8.0% from 7.9% in February. Average hourly earnings rose 0.2% over the month and 3.5% year over year—the slowest annual pace since May 2021.

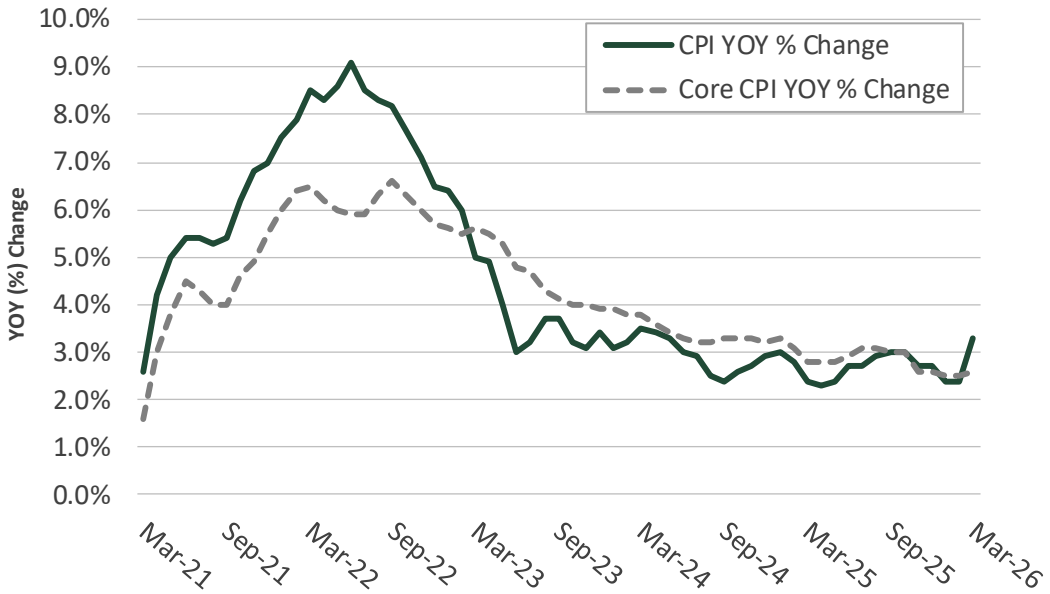


Source: US Department of Labor

Job openings fell to 6.9 million in February from a revised 7.2 million in January, according to the Bureau of Labor Statistics' Job Openings and Labor Turnover Survey. The ratio of openings to unemployed workers slipped to 0.9, reinforcing the gradual rebalancing of demand and supply. Hires decreased to 4.8 million, the lowest since April 2020, suggesting employers have grown selective about adding headcount. Quits were little changed at 3 million. The data reflects a labor market consistent with the Federal Reserve's characterization of a no-hire, no-fire environment.

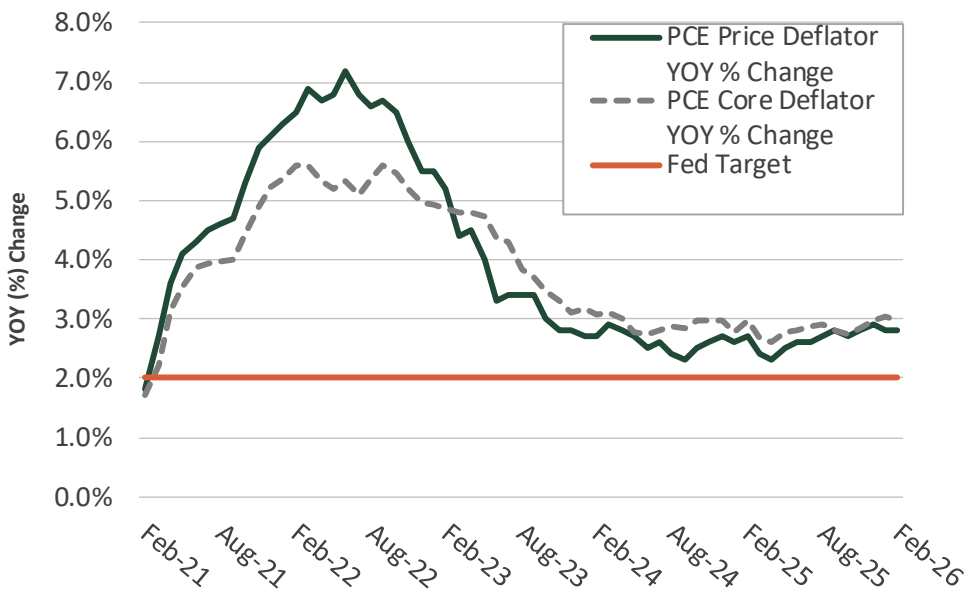
CHANDLER ASSET MANAGEMENT

Consumer Price Index (CPI)



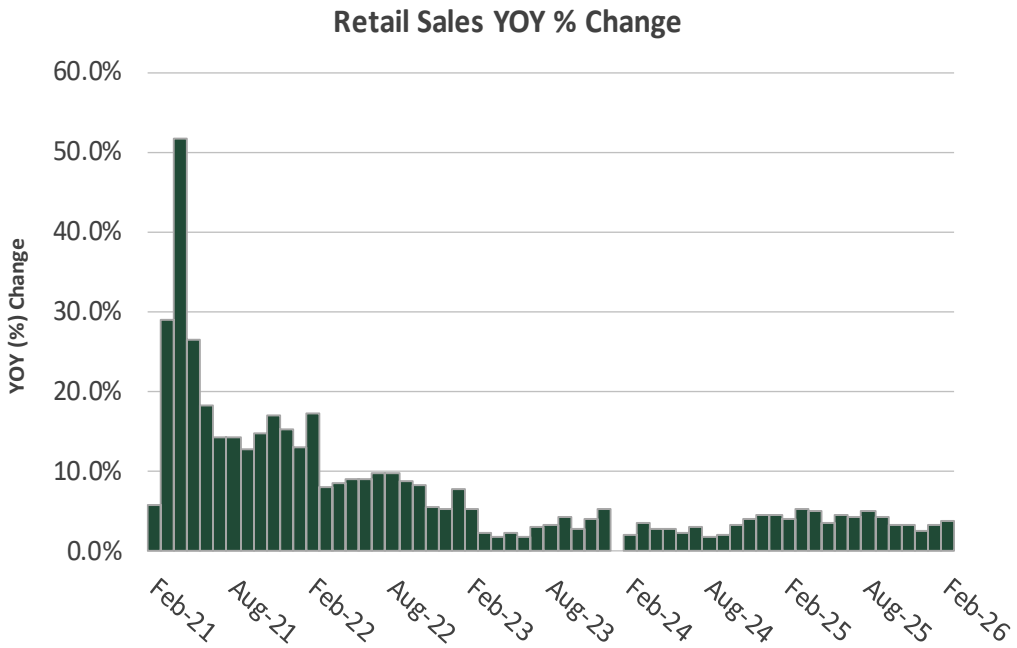
Source: US Department of Labor

Personal Consumption Expenditures (PCE)

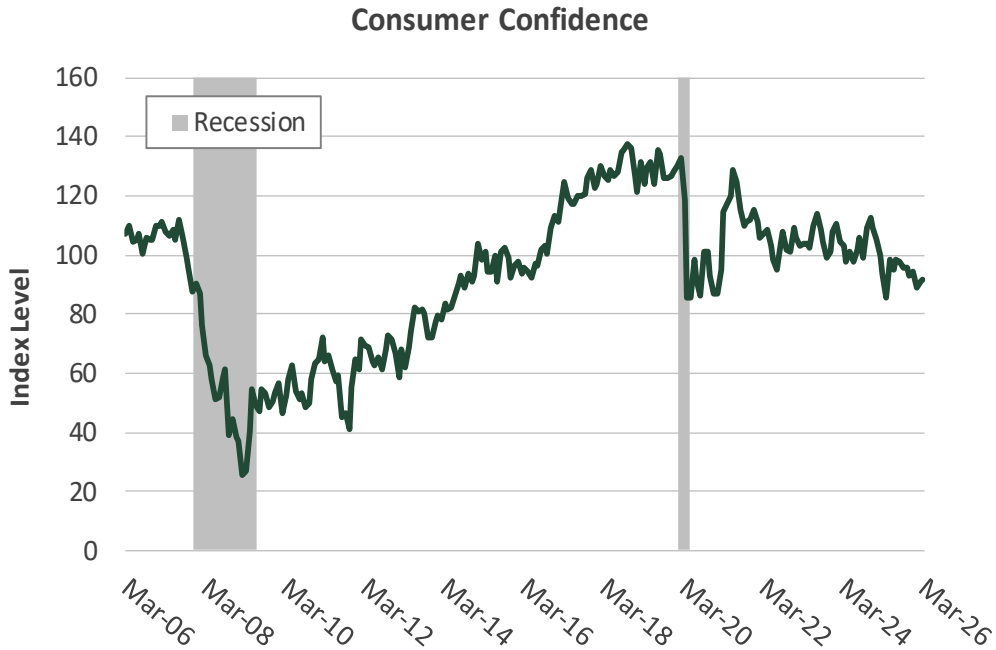


Source: US Department of Commerce

Consumer Price Index (CPI) for March surged 0.9%, the highest monthly rate since June 2022, and was up 3.3% on an annual basis primarily due to spikes in energy and airfare prices. Notably, Core CPI was little changed with a monthly increase of 0.2% and an annual rise of 2.6% as costs for services and other goods remained subdued. Personal Consumption Expenditures (PCE) were little changed in February, with the headline PCE Price Index up 0.4% month-over-month and 2.8% year-over-year. The Fed's preferred metric, Core PCE, which excludes food and energy, rose 0.4% during the month and 3.0% from February of 2025.

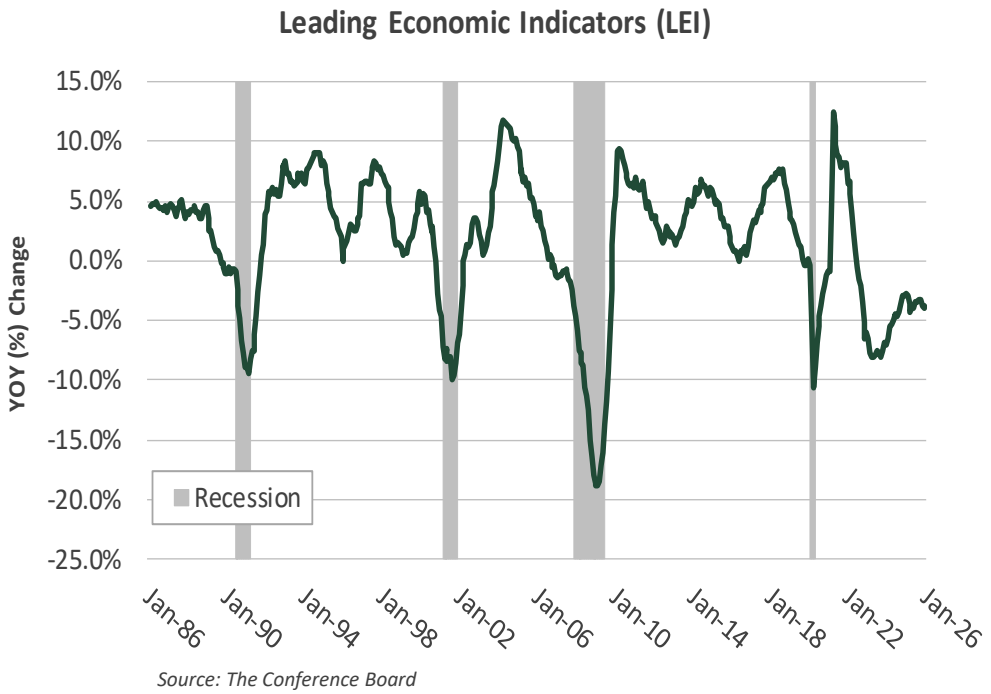


Source: US Department of Commerce

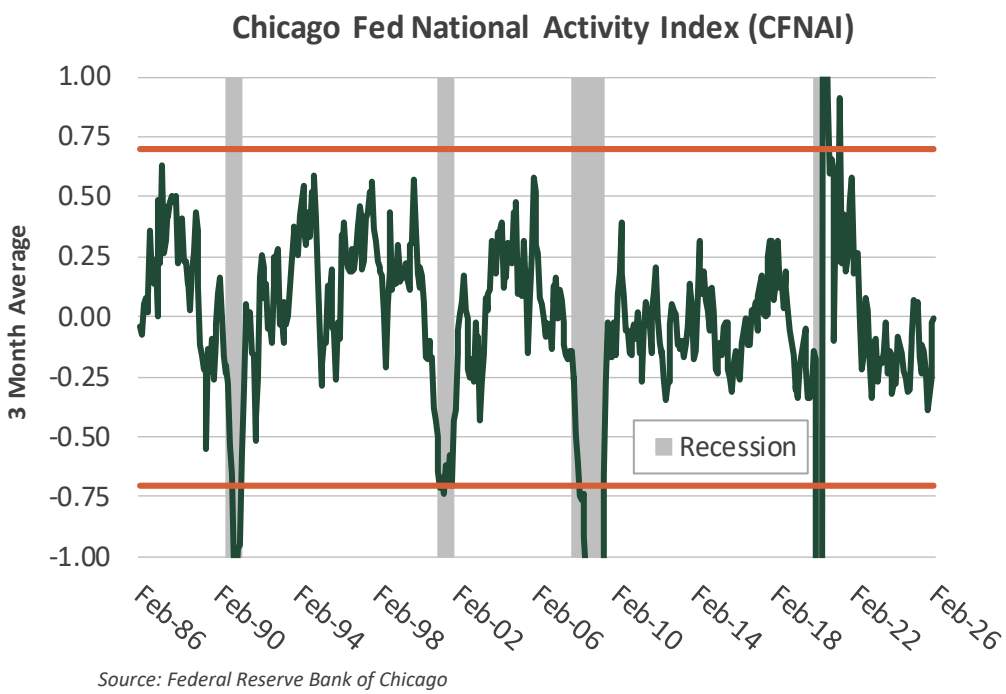


Source: The Conference Board
All time high is 144.70 (1/31/00); All time low is 25.30 (2/28/09)

The Conference Board's Consumer Confidence Index edged up to 91.8 in March from 91.0 in February, a second consecutive gain that nonetheless sits well below the all-time peak of 144.7 from early 2000. The Present Situation component rose 4.6 points to 123.3 on favorable assessments of business and labor conditions, while the Expectations Index slipped 1.7 points to 70.9. Inflation expectations climbed to their highest since August 2025, reflecting tariff passthrough and elevated gasoline prices. February retail sales rebounded 0.6% from January, with stronger auto and broad-based discretionary spending offsetting January's weather- and vehicle-related weakness; the control group also advanced 0.5%, signaling firmer underlying consumer demand.

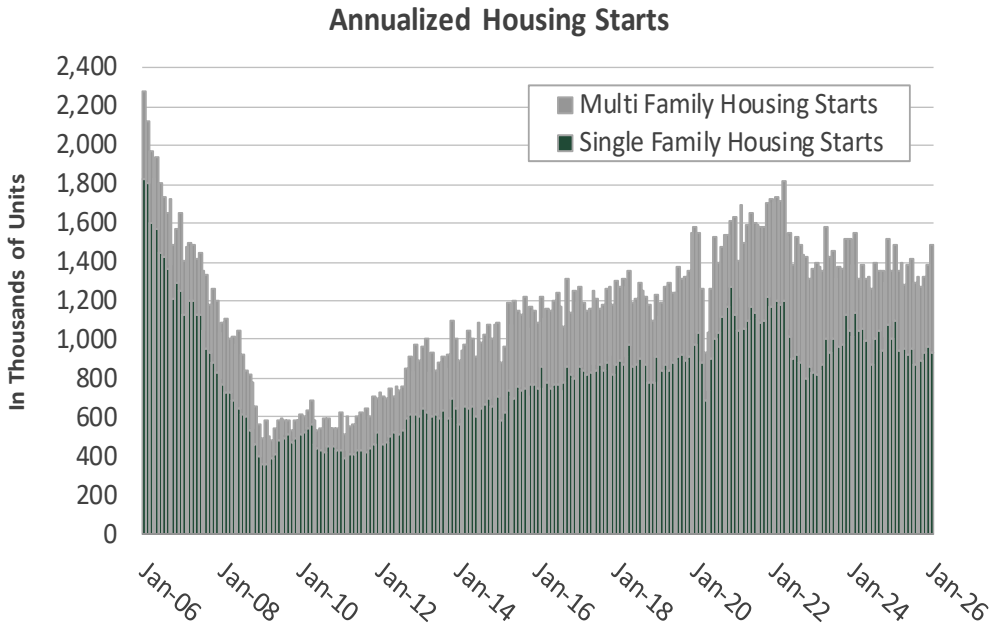


Source: The Conference Board

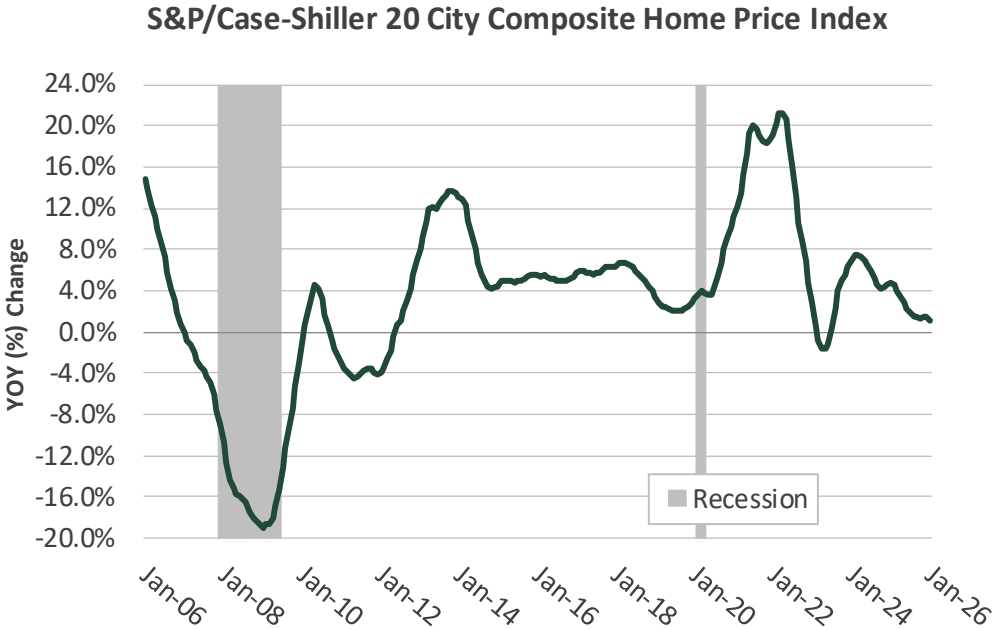


Source: Federal Reserve Bank of Chicago

The Chicago Fed National Activity Index (CFNAI) fell to -0.11 in February, following a positive revision to 0.20 in January. The index's three-month moving average edged up to -0.01 from -0.02 the prior month. Production and employment related indicators turned negative in February, while sales, orders, and inventories also remained in negative territory. The personal consumption and housing categories slipped modestly but stayed in positive territory. The Conference Board's Leading Economic Index (LEI) declined 0.1% in January, an improvement from -0.2% in December, with consumer expectations and building permits the largest drags on the index. On a year-over-year basis, the LEI fell 3.8%, continuing to signal slower economic growth heading into 2026. Notably, the latest LEI data do not yet reflect the impact of the war in Iran.

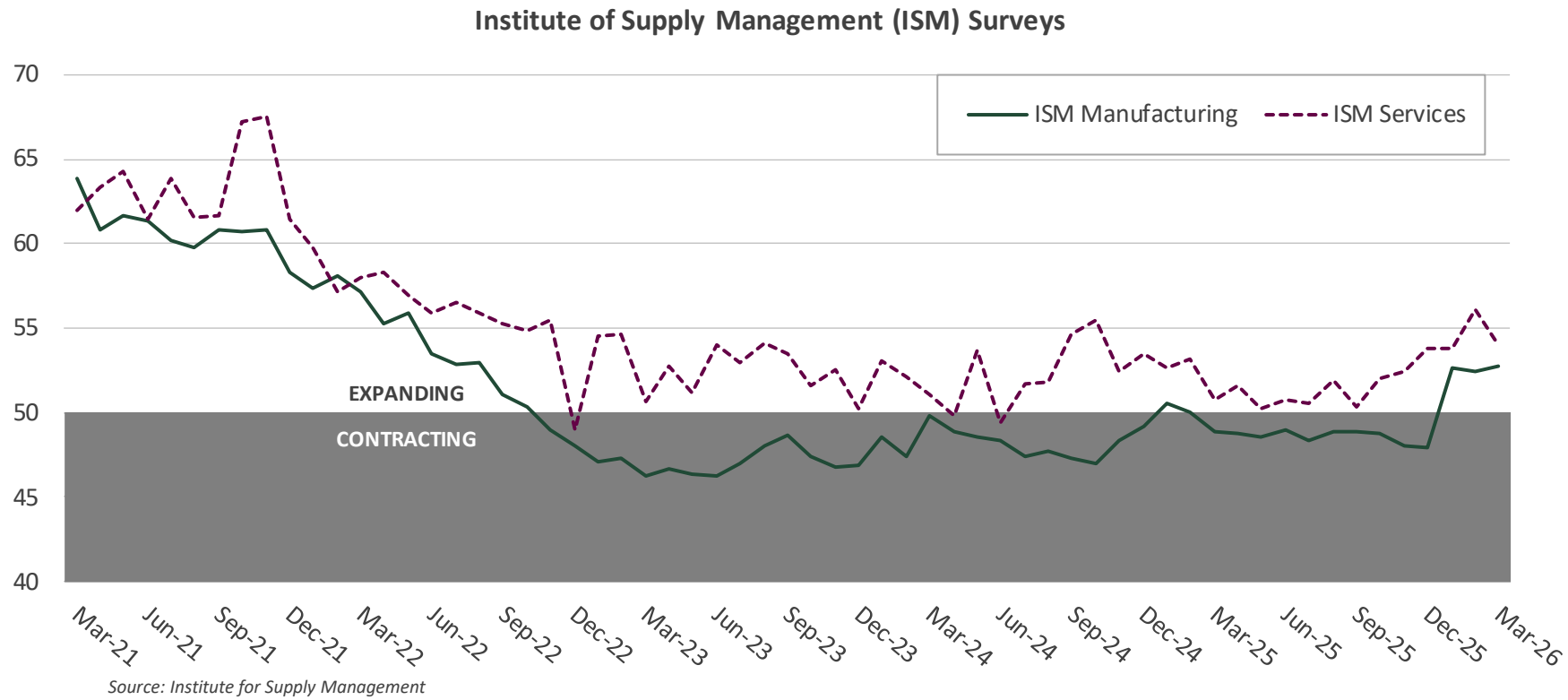


Source: US Department of Commerce



Source: S&P

Housing starts rose 7.2% in January to an annualized pace of 1.487 million units, including 935,000 single-family and 552,000 multifamily starts. The January S&P Cotality Case-Shiller 20-City Composite posted a 1.18% year-over-year gain, continuing deceleration from December's revised 1.43% annual increase. Inflation again outpaced home price appreciation, extending the erosion of real housing returns that began in the second half of 2025. The Freddie Mac 30-year fixed mortgage rate climbed to 6.46% as of April 2, its fifth consecutive weekly rise, reversing progress made when rates dipped below 6% in February. Higher borrowing costs and elevated prices continue to constrain affordability.

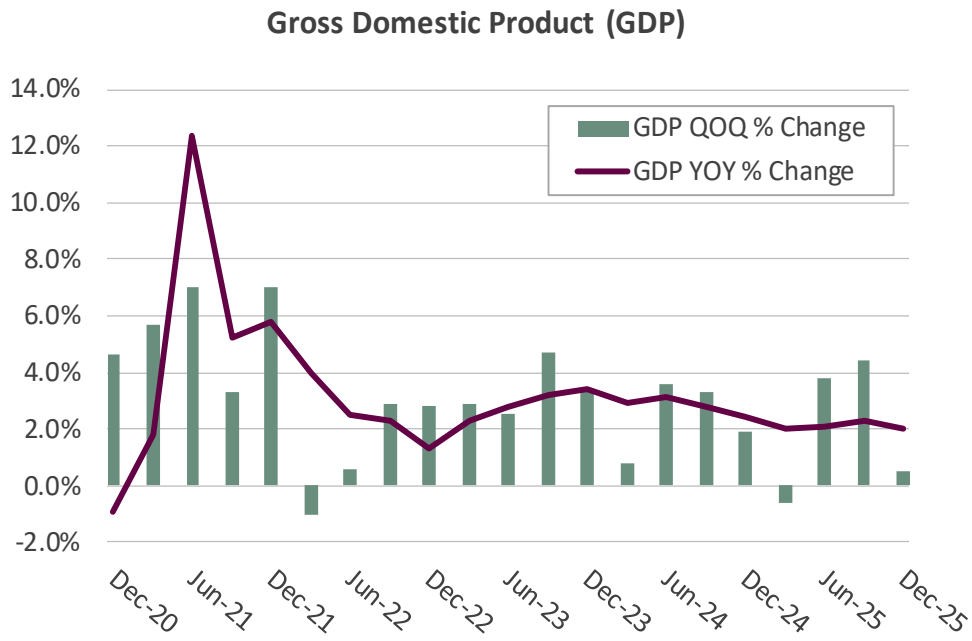


Source: Institute for Supply Management

The Institute for Supply Management's Manufacturing Index rose to 52.7 in March from 52.4, the fastest factory expansion since August 2022 and a third consecutive month above 50. Production accelerated to 55.1 from 53.5, though new orders decelerated to 53.5 from 55.8. The prices subindex leaped to 78.3 from 70.5, reflecting elevated energy costs, metals tariffs, and Iran-related supply disruptions. Employment remained in contraction at 48.7. The Services Index eased to 54.0 in March from 56.1 in February but still posted its 21st consecutive month of expansion. The expansion was mainly from an increase in prices, amid higher oil and fuel costs. With both measures above the 50 threshold, ISM data point toward a resilient if cost-pressured economy.

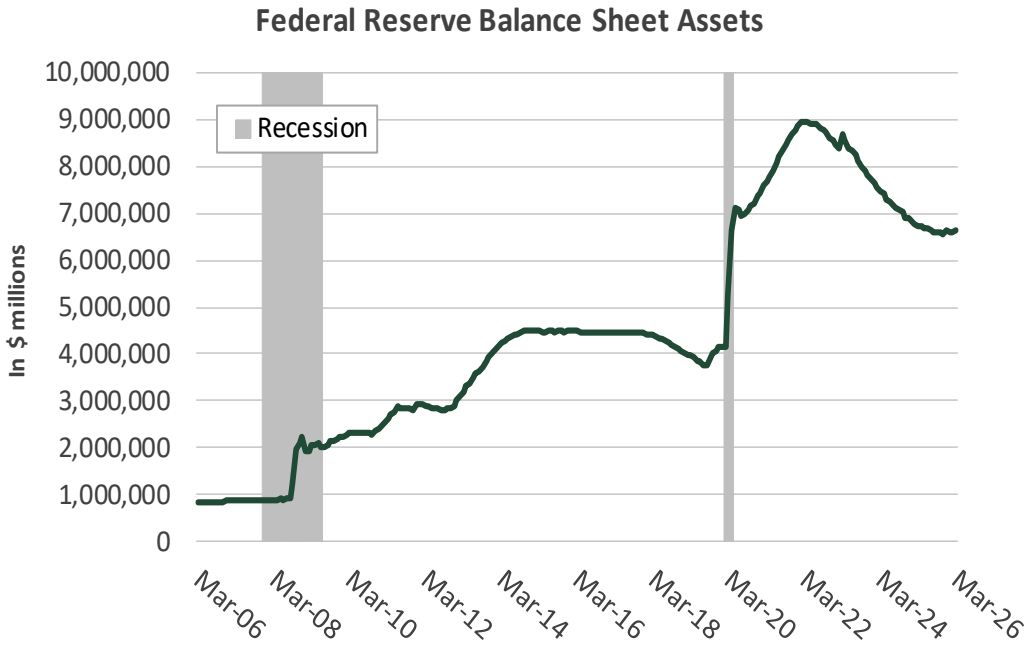
Components of GDP	3/25	6/25	9/25	12/25
Personal Consumption Expenditures	0.4%	1.7%	2.3%	1.3%
Gross Private Domestic Investment	3.8%	-2.7%	0.0%	0.4%
Net Exports and Imports	-4.7%	4.8%	1.6%	-0.2%
Federal Government Expenditures	-0.4%	-0.4%	0.2%	-1.2%
State and Local (Consumption and Gross Investment)	0.2%	0.3%	0.2%	0.2%
Total	**-0.6%**	**3.8%**	**4.4%**	**0.5%**

Source: US Department of Commerce

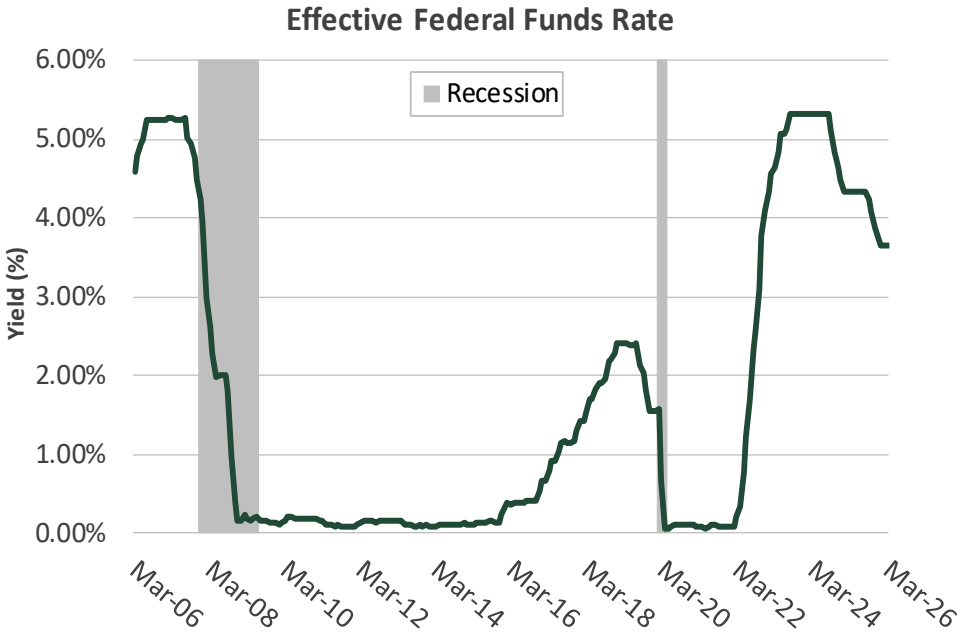


Source: US Department of Commerce

The third and final estimate of real gross domestic product (GDP) showed fourth-quarter growth revised down to 0.5% from the initial 1.4% estimate. The slowdown from 4.4% in the third quarter primarily reflected a sharp pullback in government spending, as the federal government shutdown weighed on activity. The Bureau of Labor Statistics expects statistical distortions will persist into the spring due to data collection disruptions. Personal Consumption Expenditures also declined across both goods and services.

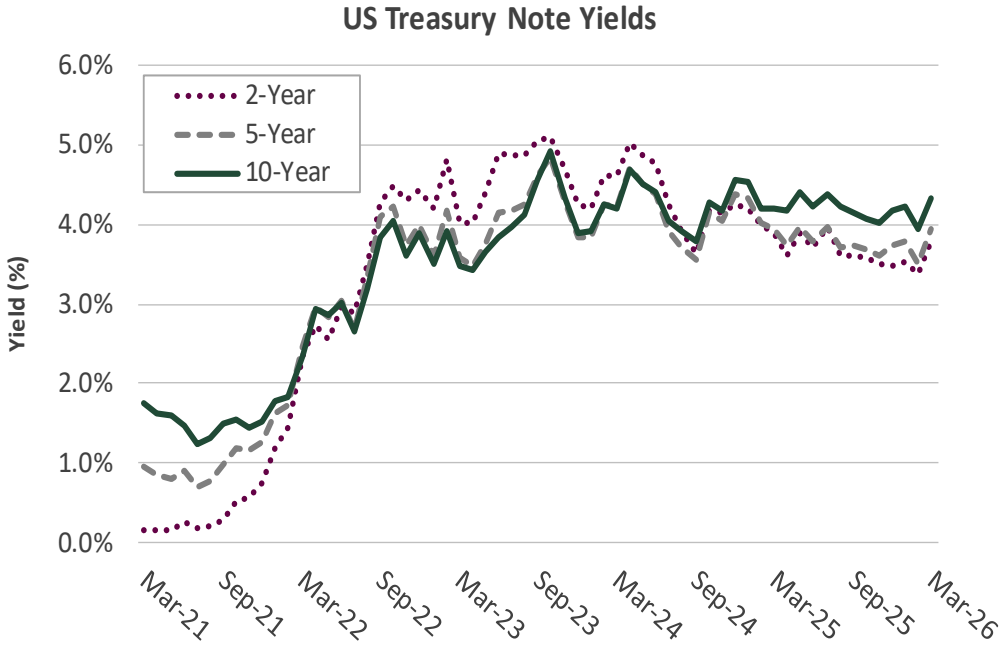


Source: Federal Reserve

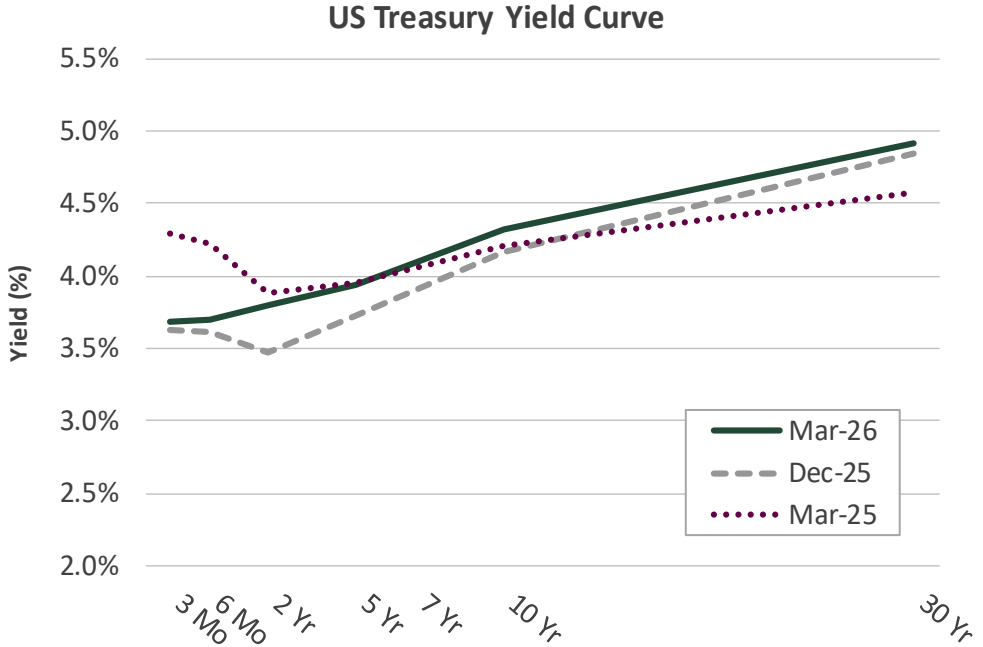


Source: Bloomberg

The Federal Reserve left its benchmark interest rate unchanged in March, keeping the target range at 3.50% to 3.75% following three late-2025 rate cuts that were justified by signs of softening in the labor market. The Federal Open Market Committee minutes showed some participants supported two-sided language on future rate direction given the upside risks to inflation and downside risks to employment being elevated. However, policymakers have grown wary of potential inflationary pressures stemming from tariffs, the war in Iran, and the ensuing spike in commodity prices. The Federal Reserve now projects just one rate cut in 2026, even as inflation expectations rise. The Committee also reaffirmed its December decision to halt balance sheet runoff and to reinvest principal and interest payments from its securities holdings, signaling a continued emphasis on maintaining ample reserves and supporting orderly market functioning.



Source: Bloomberg



Source: Bloomberg

At March month-end, the 2-year Treasury yield stood at 3.79%, down approximately 9 basis points from one year ago, while the 10-year finished at 4.32%, roughly 11 basis points higher year-over-year. The spread between the two narrowed to 52 basis points, wider by 20 basis points year-over-year. The prior 2-year to 10-year inversion from July 2022 through August 2024 was historically long. The average spread since 2005 is approximately 95 basis points, suggesting the current slope sits well below its long-run norm. The 3-month to 10-year spread stood near 64 basis points at March month-end.

CHANDLER ASSET MANAGEMENT

ACCOUNT PROFILE

Investment Objectives

The City of Murrieta's investment objectives, in order of priority, are to provide safety to ensure the preservation of capital in the overall portfolio, provide sufficient liquidity for cash needs and a market rate of return consistent with the investment program.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to achieve a rate of return over a market cycle that equals or exceeds the return on a market index of similar duration and sector allocation.

Strategy

In order to achieve these objectives, the portfolio invests in high quality fixed income securities consistent with the investment policy and California Government Code.

STATEMENT OF COMPLIANCE

City of Murrieta | Account | As of March 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	20.0	9.9	Compliant	
Max % Issuer (MV)	30.0	9.9	Compliant	
Max Maturity (Years)	5.0	4.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	7.7	Compliant	
Max % Issuer (MV)	5.0	0.8	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	26.5	Compliant	

STATEMENT OF COMPLIANCE

City of Murrieta | Account | As of March 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % Issuer (MV)	5.0	1.3	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	17.4	Compliant	
Max % Issuer (MV)	30.0	11.4	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	2	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.1	Compliant	
Max % Issuer (MV)	10.0	0.1	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of Murrieta | Account | As of March 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	1.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	1.2	Compliant	
Max % Issuer (MV)	10.0	1.2	Compliant	
Max Maturity (Years)	5	2	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	37.3	Compliant	
Max Maturity (Years)	5	4	Compliant	

PORTFOLIO CHARACTERISTICS

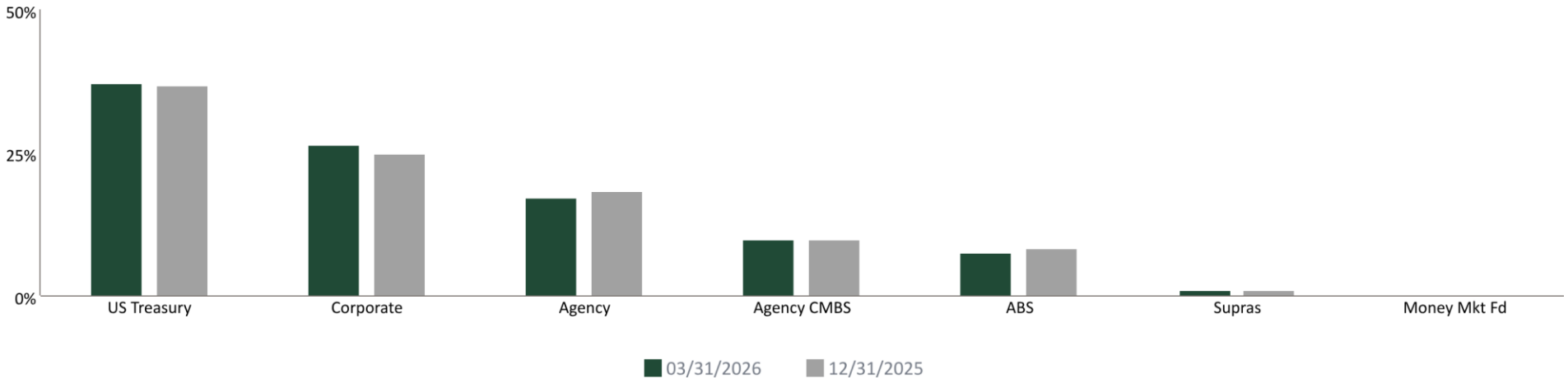
City of Murrieta | Account | As of March 31, 2026

	Benchmark*	3/31/2026 Portfolio	12/31/2025 Portfolio
Average Maturity (yrs)	1.85	2.15	2.13
Average Modified Duration	1.76	1.83	1.81
Average Purchase Yield		4.32%	4.35%
Average Market Yield	3.81%	3.97%	3.69%
Average Quality**	AA+	AA+	AA+
Total Market Value		158,971,132	158,298,533

*Benchmark: ICE BofA 1-3 Year US Treasury Index
**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

SECTOR DISTRIBUTION

City of Murrieta | Account | As of March 31, 2026



Sector as a Percentage of Market Value

Sector	03/31/2026	12/31/2025
US Treasury	37.26%	36.89%
Corporate	26.52%	25.00%
Agency	17.38%	18.45%
Agency CMBS	9.92%	10.03%
ABS	7.66%	8.35%
Supras	1.16%	1.17%
Money Mkt Fd	0.09%	0.10%

ISSUERS

City of Murrieta | Account | As of March 31, 2026

Issuer	Investment Type	% Portfolio
United States	US Treasury	37.26%
Federal Home Loan Banks	Agency	11.38%
Federal Home Loan Mortgage Corp	Agency CMBS	9.92%
Farm Credit System	Agency	6.00%
Massachusetts Mutual Life Insurance	Corporate	1.33%
Abbott Laboratories	Corporate	1.25%
New York Life Insurance Company	Corporate	1.25%
American Express Credit Master Trust	ABS	1.21%
International Bank for Recon and Dev	Supras	1.16%
Met Tower Global Funding	Corporate	1.11%
Public Service Enterprise Group	Corporate	1.09%
Deere & Company	Corporate	1.08%
JPMorgan Chase & Co.	Corporate	1.00%
Bank of Montreal	Corporate	0.96%
PepsiCo, Inc.	Corporate	0.96%
National Rural Utilities Cooperative	Corporate	0.96%
Cisco Systems, Inc.	Corporate	0.96%
Florida Power & Light	Corporate	0.95%
Air Products and Chemicals, Inc.	Corporate	0.93%
PACCAR Inc	Corporate	0.92%
U.S. Bancorp	Corporate	0.85%
Chase Issuance Trust	ABS	0.84%
The Home Depot, Inc.	Corporate	0.83%
Eli Lilly and Company	Corporate	0.79%
Royal Bank of Canada	Corporate	0.79%
UnitedHealth Group Incorporated	Corporate	0.78%
State Street Corporation	Corporate	0.77%
WF Card Issuance Trust	ABS	0.77%
Verizon Master Trust	ABS	0.67%
BMW Vehicle Lease Trust	ABS	0.64%

ISSUERS

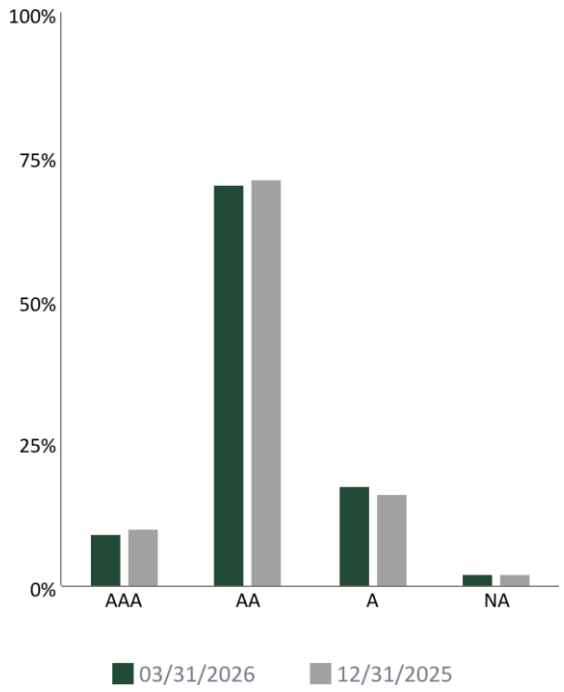
City of Murrieta | Account | As of March 31, 2026

Issuer	Investment Type	% Portfolio
Toyota Motor Corporation	Corporate	0.64%
Bank of America Corporation	Corporate	0.64%
Chubb Limited	Corporate	0.63%
Northern Trust Corporation	Corporate	0.63%
Northwestern Mutual Global Funding	Corporate	0.63%
Caterpillar Inc.	Corporate	0.63%
Duke Energy Corporation	Corporate	0.63%
Amazon.com, Inc.	Corporate	0.63%
John Deere Owner Trust	ABS	0.60%
Honda Auto Receivables Owner Trust	ABS	0.52%
Mercedes-Benz Auto Lease Trust	ABS	0.51%
GM Financial Auto Leasing Trust	ABS	0.50%
Mercedes-Benz Auto Receivables Trust	ABS	0.49%
Blackrock, Inc.	Corporate	0.48%
Hyundai Auto Receivables Trust	ABS	0.37%
Morgan Stanley	Corporate	0.36%
Target Corporation	Corporate	0.36%
Alphabet Inc.	Corporate	0.36%
BNY Mellon Corp	Corporate	0.34%
BMW Vehicle Owner Trust	ABS	0.30%
GM Financial Securitized Term	ABS	0.23%
First American Govt Oblig Fund	Money Mkt Fd	0.09%
Cash	Cash	0.00%
TOTAL		**100.00%**

QUALITY DISTRIBUTION

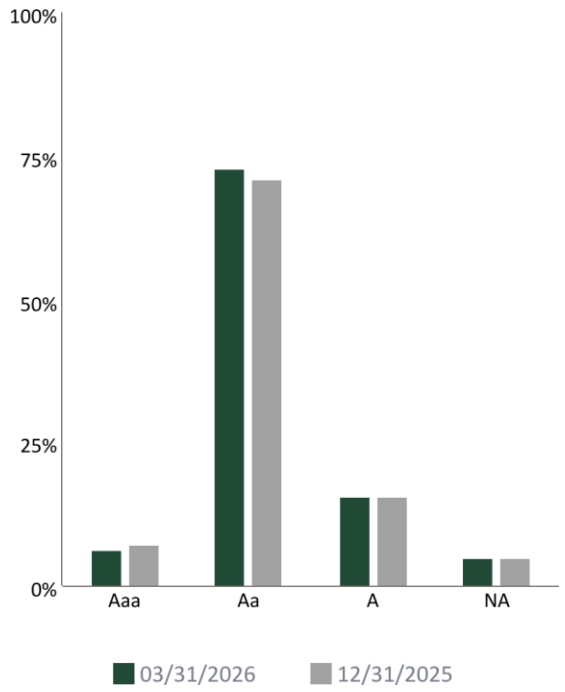
City of Murrieta | Account | As of March 31, 2026

S&P Rating



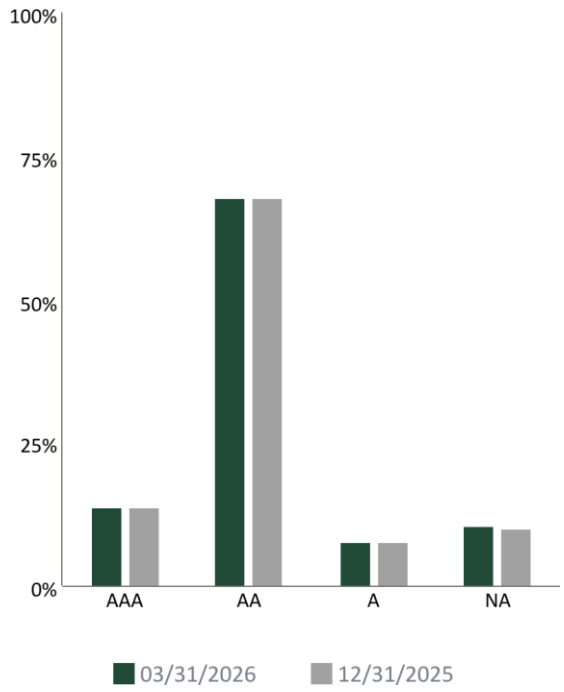
Rating	03/31/2026	12/31/2025
AAA	9.39%	10.05%
AA	70.32%	70.96%
A	17.86%	16.48%
NA	2.43%	2.51%

Moody's Rating



Rating	03/31/2026	12/31/2025
Aaa	6.44%	7.62%
Aa	72.94%	71.38%
A	15.66%	15.85%
NA	4.97%	5.15%

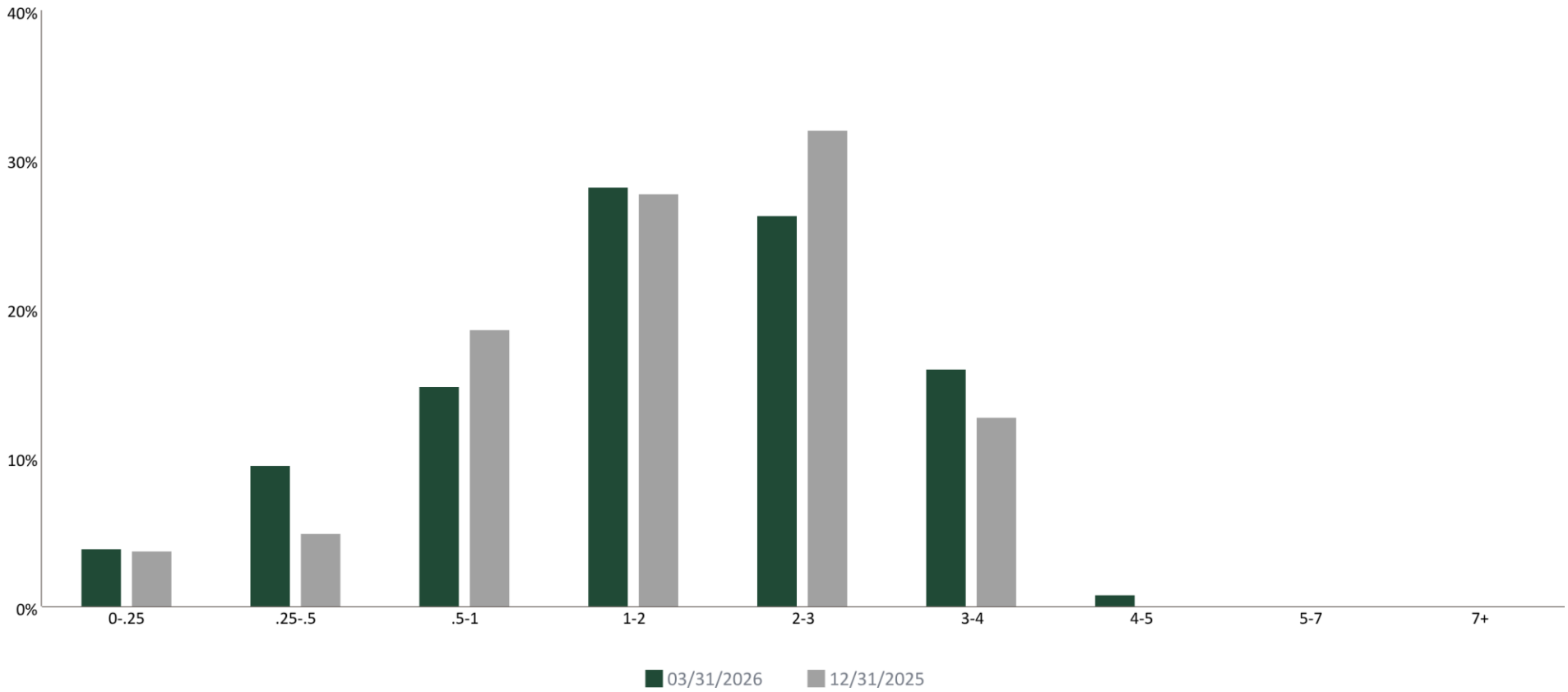
Fitch Rating



Rating	03/31/2026	12/31/2025
AAA	13.77%	14.10%
AA	67.73%	67.76%
A	7.79%	7.86%
NA	10.71%	10.29%

DURATION DISTRIBUTION

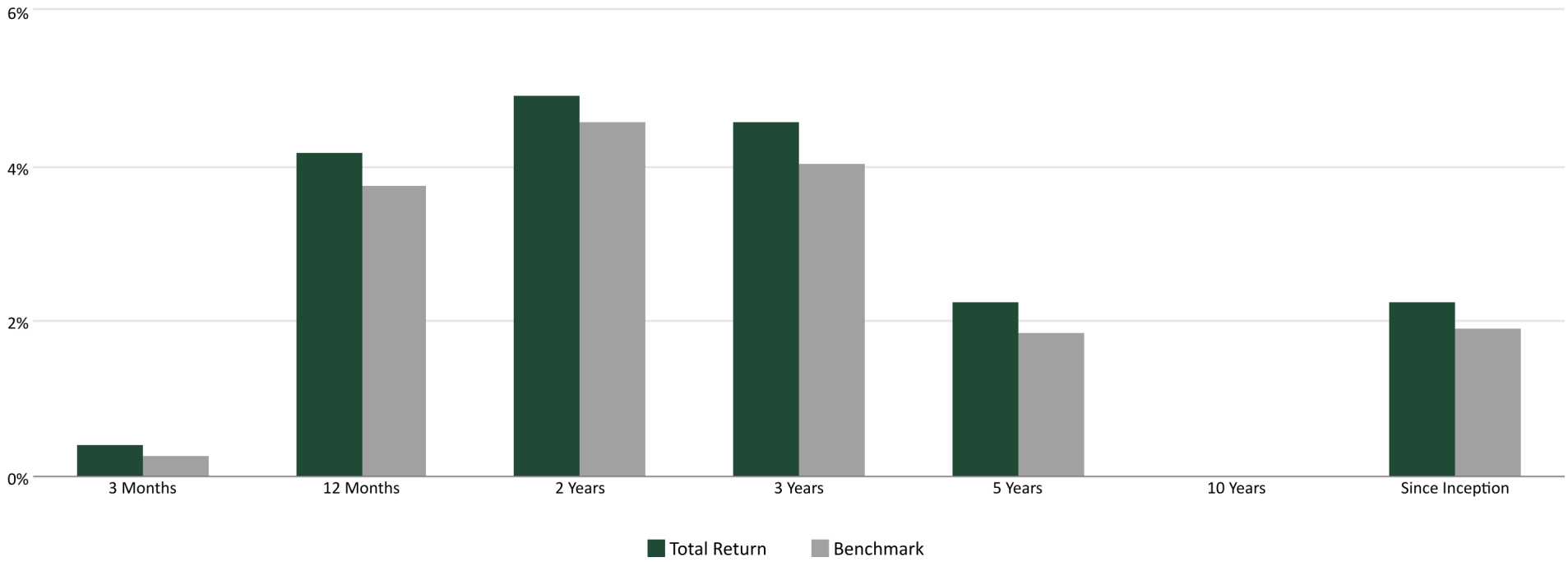
City of Murrieta | Account | As of March 31, 2026



Date	0-.25	.25-.5	.5-1	1-2	2-3	3-4	4-5	5-7	7+
03/31/2026	4.0%	9.5%	14.9%	28.3%	26.4%	16.1%	0.9%	0.0%	0.0%
12/31/2025	3.8%	4.9%	18.6%	27.8%	32.0%	12.8%	0.0%	0.0%	0.0%

City of Murrieta | Account | As of March 31, 2026

Total Rate of Return : Inception | 02/01/2020



TOTAL RATE OF RETURN*	3 Months	12 Months	2 Years	3 Years	5 Years	10 Years	Since Inception
City of Murrieta	0.43%	4.18%	4.92%	4.57%	2.26%		2.26%
Benchmark	*0.29%*	*3.75%*	*4.59%*	*4.04%*	*1.86%*		*1.91%*

*Periods over 1 year are annualized.
Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending market value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.
Benchmark: ICE BofA 1-3 Year US Treasury Index

CHANDLER ASSET MANAGEMENT

PORTFOLIO HOLDINGS

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
36269FAD8	GMALT 2024-1 A3 5.09 03/22/2027	78,251.21	02/08/2024 5.09%	78,241.43 78,241.43	100.06 4.34%	78,300.90 121.70	0.05% 59.47	NA/AAA AAA	0.97 0.08
05611UAD5	BMWLT 2024-1 A3 4.98 03/25/2027	213,235.82	06/20/2024 5.19%	212,103.00 212,103.00	100.10 4.06%	213,456.09 176.99	0.14% 1,353.09	Aaa/AAA NA	0.98 0.11
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	329,666.00	05/17/2024 5.32%	329,627.43 329,627.43	100.53 4.12%	331,412.24 779.48	0.21% 1,784.81	Aaa/NA AAA	1.80 0.42
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	479,123.06	09/17/2024 4.24%	479,042.42 479,042.42	100.04 4.20%	479,305.12 900.75	0.30% 262.70	NA/AAA AAA	1.88 0.54
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	705,000.00	05/20/2025 4.58%	704,988.30 704,988.30	100.47 4.11%	708,345.93 986.61	0.45% 3,357.63	NA/AAA AAA	2.14 0.92
437918AC9	HAROT 2024-1 A3 5.21 08/15/2028	811,159.26	02/13/2024 5.21%	811,123.98 811,123.98	100.67 4.14%	816,585.91 1,878.28	0.52% 5,461.94	Aaa/AAA NA	2.38 0.58
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	1,320,000.00	09/07/2023 5.23%	1,319,634.10 1,319,634.10	100.54 3.99%	1,327,161.00 3,027.20	0.84% 7,526.90	NA/AAA AAA	2.46 0.44
05594HAD5	BMWLT 2025-2 A3 3.97 09/25/2028	800,000.00	10/08/2025 3.97%	799,997.76 799,997.76	99.87 4.11%	798,920.00 529.33	0.51% (1,077.76)	NA/AAA AAA	2.49 1.26
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	273,251.87	03/11/2024 4.96%	273,236.56 273,236.56	100.58 4.15%	274,845.47 602.37	0.17% 1,608.91	Aaa/NA AAA	2.63 0.67
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	476,913.26	06/04/2024 5.18%	476,840.82 476,840.82	100.66 4.30%	480,055.17 411.74	0.30% 3,214.35	Aaa/AAA NA	2.91 0.70
58768YAD7	MBALT 2025-A A3 4.61 04/16/2029	770,000.00	05/14/2025 4.61%	769,906.14 769,906.14	100.72 4.21%	775,577.88 1,577.64	0.49% 5,671.74	NA/AAA AAA	3.04 1.61
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	640,000.00	04/16/2024 5.23%	639,868.80 639,868.80	101.32 3.97%	648,422.40 1,487.64	0.41% 8,553.60	NA/AAA AAA	3.04 0.99
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	670,000.00	03/04/2025 4.23%	669,957.86 669,957.86	100.28 4.08%	671,871.98 1,259.60	0.43% 1,914.12	Aaa/NA AAA	3.47 1.49
44935XAD7	HART 2025-B A3 4.36 12/17/2029	585,000.00	06/03/2025 4.36%	584,947.18 584,947.18	100.38 4.15%	587,207.21 1,133.60	0.37% 2,260.03	NA/AAA AAA	3.71 1.49
92348KDY6	VZMT 2025-3 A1A 4.51 03/20/2030	1,050,000.00	03/25/2025 4.51%	1,049,954.85 1,049,954.85	100.45 4.31%	1,054,691.40 1,446.96	0.67% 4,736.55	Aaa/NA AAA	3.97 0.93
02582JKP4	AMXCA 2025-2 A 4.28 04/15/2030	1,255,000.00	05/06/2025 4.28%	1,254,977.28 1,254,977.28	100.35 4.14%	1,259,344.81 2,387.29	0.80% 4,367.53	NA/AAA AAA	4.04 1.91

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
362549AD9	GMCAR 2025-2 A3 4.28 04/16/2030	370,000.00	05/06/2025 4.28%	369,945.54 369,945.54	100.19 4.17%	370,686.35 659.83	0.23% 740.81	Aaa/AAA NA	4.04 1.28
92970QAJ4	WFCIT 2025-1 A 4.34 05/15/2030	1,210,000.00	06/03/2025 4.33%	1,209,979.91 1,209,979.91	100.52 4.12%	1,216,284.74 2,333.96	0.77% 6,304.83	NA/AAA AAA	4.12 1.99
Total ABS		**12,036,600.47**	**4.64%**	**12,034,373.36** **12,034,373.36**	**100.47** **4.13%**	**12,092,474.60** **21,700.97**	**7.66%** **58,101.24**		**3.08** **1.13**
AGENCY									
3133ERDZ1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/08/2026	1,000,000.00	05/20/2024 4.87%	997,690.00 997,690.00	100.10 3.72%	1,000,979.00 18,868.06	0.63% 3,289.00	Aa1/AA+ AA+	0.10 0.10
3130AWLZ1	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	2,000,000.00	08/16/2023 4.78%	1,998,620.00 1,998,620.00	100.18 3.76%	2,003,674.00 28,763.89	1.27% 5,054.00	Aa1/AA+ AA+	0.20 0.20
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	2,000,000.00	11/09/2023 4.85%	2,007,480.00 2,007,480.00	100.42 3.70%	2,008,310.00 16,944.44	1.27% 830.00	Aa1/AA+ AA+	0.33 0.33
3133EPSW6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026	2,405,000.00	08/09/2023 4.58%	2,399,468.50 2,399,468.50	100.22 3.88%	2,410,204.42 14,129.38	1.53% 10,735.92	Aa1/AA+ AA+	0.37 0.36
3130AWTQ3	FEDERAL HOME LOAN BANKS 4.625 09/11/2026	4,500,000.00	-- 4.81%	4,476,030.00 4,476,030.00	100.39 3.73%	4,517,487.00 11,562.50	2.86% 41,457.00	Aa1/AA+ AA+	0.45 0.44
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	1,750,000.00	11/30/2023 4.53%	1,754,427.50 1,754,427.50	100.54 3.74%	1,759,483.25 30,126.74	1.12% 5,055.75	Aa1/AA+ AA+	0.63 0.61
3130AYPN0	FEDERAL HOME LOAN BANKS 4.125 01/15/2027	2,000,000.00	01/30/2024 4.21%	1,995,560.00 1,995,560.00	100.29 3.75%	2,005,704.00 17,416.67	1.27% 10,144.00	Aa1/AA+ AA+	0.79 0.76
3133EP6K6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027	1,000,000.00	04/08/2024 4.66%	995,520.00 995,520.00	100.67 3.80%	1,006,672.00 625.00	0.64% 11,152.00	Aa1/AA+ AA+	0.99 0.96
3130B0TY5	FEDERAL HOME LOAN BANKS 4.75 04/09/2027	1,500,000.00	04/10/2024 4.84%	1,496,115.00 1,496,115.00	101.00 3.74%	1,514,998.50 34,041.67	0.96% 18,883.50	Aa1/AA+ AA+	1.02 0.97
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	1,000,000.00	05/20/2024 4.69%	994,830.00 994,830.00	100.80 3.77%	1,007,964.00 16,375.00	0.64% 13,134.00	Aa1/AA+ AA+	1.14 1.08
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	3,000,000.00	03/24/2025 4.02%	3,039,480.00 3,039,480.00	101.21 3.84%	3,036,393.00 7,875.00	1.92% (3,087.00)	Aa1/AA+ AA+	1.94 1.84
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	2,000,000.00	07/06/2023 4.49%	1,956,940.00 1,956,940.00	100.35 3.83%	2,007,052.00 24,888.89	1.27% 50,112.00	Aa1/AA+ AA+	2.19 2.05

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3130AVVX7	FEDERAL HOME LOAN BANKS 3.75 06/09/2028	1,120,000.00	06/07/2023 4.00%	1,107,243.20 1,107,243.20	99.88 3.80%	1,118,697.44 13,066.67	0.71% 11,454.24	Aa1/AA+ AA+	2.19 2.06
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	2,000,000.00	10/12/2023 4.71%	1,981,460.00 1,981,460.00	101.55 3.84%	2,031,046.00 2,250.00	1.29% 49,586.00	Aa1/AA+ AA+	2.48 2.32
Total Agency		**27,275,000.00**	**4.57%**	**27,200,864.20** **27,200,864.20**	**100.57** **3.78%**	**27,428,664.61** **236,933.89**	**17.38%** **227,800.41**		**1.03** **0.98**
AGENCY CMBS									
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	2,000,000.00	02/09/2023 4.35%	1,890,546.88 1,890,546.88	99.38 3.93%	1,987,628.00 4,421.67	1.26% 97,081.12	Aa1/AA+ AAA	0.40 0.35
3137BTUM1	FHMS K-061 A2 3.347 11/25/2026	849,126.92	09/22/2022 4.23%	818,644.60 818,644.60	99.47 3.93%	844,584.94 2,368.36	0.54% 25,940.35	Aa1/AA+ AAA	0.65 0.56
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	853,926.53	-- 4.09%	831,736.83 831,736.83	99.47 3.92%	849,401.57 2,440.81	0.54% 17,664.74	Aa1/AA+ AAA	0.82 0.65
3137F1G44	FHMS K-065 A2 3.243 04/25/2027	1,000,000.00	09/19/2022 4.08%	965,468.75 965,468.75	99.19 3.89%	991,905.00 2,702.50	0.63% 26,436.25	Aa1/AA+ AAA	1.07 0.95
3137FBU79	FHMS K-069 A2 3.187 09/25/2027	1,207,232.73	05/18/2023 4.13%	1,159,650.79 1,159,650.79	98.74 3.97%	1,192,005.90 3,206.21	0.76% 32,355.11	Aa1/AAA AA+	1.49 1.39
3137F4X72	FHMS K-075 A2 3.65 02/25/2028	1,165,000.00	09/14/2023 4.92%	1,107,478.13 1,107,478.13	99.09 4.06%	1,154,377.53 3,543.54	0.73% 46,899.40	Aa1/AA+ AAA	1.91 1.77
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	1,250,000.00	05/28/2024 4.94%	1,197,265.63 1,197,265.63	99.41 4.08%	1,242,653.75 4,062.50	0.79% 45,388.12	Aa1/AA+ AAA	2.40 2.22
3137FK4M5	FHMS K-085 A2 4.06 10/25/2028	2,000,000.00	05/07/2025 4.12%	1,990,703.13 1,990,703.13	99.76 4.08%	1,995,124.00 6,766.67	1.26% 4,420.87	Aaa/AA+ AA+	2.57 2.36
3137H5YC5	FHMS K-748 A2 2.26 01/25/2029	1,500,000.00	08/19/2024 4.12%	1,385,332.03 1,385,332.03	95.16 4.12%	1,427,335.50 2,825.00	0.90% 42,003.47	Aa1/AA+ AAA	2.82 2.59
3137FLMV3	FHMS K-090 A2 3.422 02/25/2029	2,000,000.00	03/27/2025 4.30%	1,932,500.00 1,932,500.00	98.08 4.09%	1,961,580.00 5,703.33	1.24% 29,080.00	Aa1/AAA AA+	2.91 2.66
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	2,000,000.00	03/26/2025 4.37%	1,997,890.63 1,997,890.63	100.60 4.18%	2,011,984.00 7,353.33	1.28% 14,093.37	Aaa/AA+ AA+	3.98 3.29
Total Agency CMBS		**15,825,286.17**	**4.33%**	**15,277,217.39** **15,277,217.39**	**98.97** **4.04%**	**15,658,580.19** **45,393.91**	**9.92%** **381,362.80**		**2.10** **1.88**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	2,119.98	--	2,119.98 2,119.98	1.00	2,119.98 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**2,119.98**		**2,119.98** **2,119.98**	**1.00**	**2,119.98** **0.00**	**0.00%** **0.00**		**0.00** **0.00**
CORPORATE									
57629W6F2	MASSMUTUAL GLOBAL FUNDING II 4.5 04/10/2026	750,000.00	04/04/2023 4.52%	749,482.50 749,482.50	100.01 4.03%	750,072.00 16,031.25	0.48% 589.50	Aa3/AA+ AA+	0.03 0.03
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	1,000,000.00	09/13/2023 5.23%	954,220.00 954,220.00	99.90 4.38%	999,035.00 13,772.22	0.63% 44,815.00	A2/A A	0.09 0.09
58989V2F0	MET TOWER GLOBAL FUNDING 5.4 06/20/2026	1,000,000.00	06/12/2023 5.38%	1,000,440.00 1,000,440.00	100.29 4.01%	1,002,900.00 15,150.00	0.64% 2,460.00	Aa3/AA- AA-	0.22 0.22
69371RS56	PACCAR FINANCIAL CORP 5.05 08/10/2026	1,450,000.00	-- 4.99%	1,451,925.00 1,451,925.00	100.30 4.17%	1,454,368.85 10,373.54	0.92% 2,443.85	A1/A+ NA	0.36 0.35
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	1,000,000.00	09/13/2023 5.57%	998,810.00 998,810.00	100.43 4.34%	1,004,319.00 6,600.50	0.64% 5,509.00	Aa2/A+ AA	0.38 0.29
713448FW3	PEPSICO INC 5.125 11/10/2026	510,000.00	11/08/2023 5.13%	509,862.30 509,862.30	100.53 4.23%	512,698.41 10,237.19	0.32% 2,836.11	A1/A+ NA	0.61 0.50
48125LRU8	JPMORGAN CHASE BANK NA 5.11 12/08/2026	1,575,000.00	-- 5.08%	1,576,460.00 1,576,460.00	100.56 4.26%	1,583,823.15 25,262.56	1.00% 7,363.15	Aa2/AA- AA	0.69 0.58
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	1,000,000.00	01/10/2024 4.52%	999,460.00 999,460.00	100.31 4.08%	1,003,131.00 10,375.00	0.64% 3,671.00	A1/A A+	0.77 0.74
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	1,245,000.00	01/10/2024 4.88%	1,244,688.75 1,244,688.75	100.52 4.20%	1,251,502.64 12,138.75	0.79% 6,813.89	A1/A AA-	0.80 0.77
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	1,500,000.00	02/29/2024 4.78%	1,500,810.00 1,500,810.00	100.61 4.10%	1,509,123.00 7,000.00	0.96% 8,313.00	A1/AA- NA	0.91 0.79
857477CL5	STATE STREET CORP 4.993 03/18/2027	1,210,000.00	03/13/2024 4.99%	1,210,000.00 1,210,000.00	100.68 4.26%	1,218,280.03 2,181.66	0.77% 8,280.03	Aa3/A AA-	0.96 0.85
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	1,000,000.00	09/14/2022 4.23%	990,460.00 990,460.00	99.88 4.11%	998,806.00 15,666.67	0.63% 8,346.00	A2/A+ A+	1.11 1.06
009158AY2	AIR PRODUCTS AND CHEMICALS INC 1.85 05/15/2027	1,500,000.00	02/09/2024 4.71%	1,371,945.00 1,371,945.00	97.63 4.03%	1,464,415.50 10,483.33	0.93% 92,470.50	A2/A NA	1.12 1.09

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
437076DB5	HOME DEPOT INC 4.875 06/25/2027	740,000.00	-- 4.95%	738,545.60 738,545.60	100.96 4.06%	747,138.04 9,620.00	0.47% 8,592.44	A2/A A	1.24 1.10
09290DAH4	BLACKROCK INC 4.6 07/26/2027	750,000.00	07/18/2024 4.57%	750,645.00 750,645.00	100.68 4.06%	755,094.75 6,229.17	0.48% 4,449.75	Aa3/AA- NA	1.32 1.18
532457CP1	ELI LILLY AND CO 4.15 08/14/2027	1,250,000.00	08/22/2024 4.10%	1,251,637.50 1,251,637.50	100.13 4.05%	1,251,573.75 6,772.57	0.79% (63.75)	Aa3/A+ NA	1.37 1.23
023135BC9	AMAZON.COM INC 3.15 08/22/2027	1,000,000.00	07/30/2024 4.55%	960,450.00 960,450.00	98.79 4.05%	987,901.00 3,412.50	0.63% 27,451.00	A1/AA AA-	1.39 1.34
89236TKJ3	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027	1,000,000.00	06/20/2024 4.89%	989,900.00 989,900.00	100.57 4.15%	1,005,697.00 1,390.28	0.64% 15,797.00	A1/A+ A+	1.47 1.41
64952WFJ7	NEW YORK LIFE GLOBAL FUNDING 3.9 10/01/2027	1,000,000.00	09/25/2024 3.91%	999,820.00 999,820.00	99.50 4.25%	994,994.00 19,500.00	0.63% (4,826.00)	Aa1/AA+ AAA	1.50 1.44
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	1,250,000.00	07/30/2024 4.60%	1,189,300.00 1,189,300.00	98.19 4.18%	1,227,313.75 17,003.47	0.78% 38,013.75	A2/A+ A	1.54 1.46
24422EXZ7	JOHN DEERE CAPITAL CORP 4.65 01/07/2028	700,000.00	01/06/2025 4.66%	699,790.00 699,790.00	100.91 4.10%	706,398.70 7,595.00	0.45% 6,608.70	A1/A A+	1.77 1.67
64952WCX9	NEW YORK LIFE GLOBAL FUNDING 3.0 01/10/2028	1,000,000.00	08/26/2025 4.04%	976,720.00 976,720.00	97.91 4.23%	979,085.00 6,750.00	0.62% 2,365.00	Aa1/AA+ AAA	1.78 1.69
63743HFW7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.75 02/07/2028	1,500,000.00	06/17/2025 4.40%	1,512,345.00 1,512,345.00	100.74 4.33%	1,511,104.50 10,687.50	0.96% (1,240.50)	A2/NA A	1.86 1.67
57629TBW6	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028	1,340,000.00	03/20/2025 4.49%	1,338,405.40 1,338,405.40	100.32 4.28%	1,344,274.60 662.56	0.85% 5,869.20	Aa3/AA+ AA+	1.99 1.88
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	750,000.00	06/22/2023 4.79%	715,005.00 715,005.00	98.82 4.30%	741,136.50 11,562.50	0.47% 26,131.50	A1/A NA	2.08 1.95
90331HPS6	US BANK NA 4.73 05/15/2028	1,330,000.00	05/12/2025 4.88%	1,330,000.00 1,330,000.00	100.36 4.47%	1,334,835.88 23,765.62	0.85% 4,835.88	A2/A+ A+	2.12 1.06
341081GN1	FLORIDA POWER & LIGHT CO 4.4 05/15/2028	1,500,000.00	05/22/2023 4.64%	1,484,025.00 1,484,025.00	100.40 4.20%	1,506,010.50 24,933.33	0.95% 21,985.50	Aa2/A+ AA-	2.12 1.83
87612EBU9	TARGET CORP 4.35 06/15/2028	570,000.00	06/05/2025 4.35%	569,994.30 569,994.30	100.47 4.12%	572,652.21 7,300.75	0.36% 2,657.91	A2/A A	2.21 1.98
26444HAE1	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028	1,000,000.00	06/04/2025 4.32%	985,120.00 985,120.00	99.03 4.24%	990,346.00 8,022.22	0.63% 5,226.00	A1/A NA	2.29 2.15

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
66815L2X6	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.125 08/25/2028	1,000,000.00	08/25/2025 4.03%	1,002,660.00 1,002,660.00	99.67 4.27%	996,696.00 4,125.00	0.63% (5,964.00)	Aa1/AA+ AAA	2.40 2.25
74456QBX3	PUBLIC SERVICE ELECTRIC AND GAS CO 3.65 09/01/2028	1,000,000.00	07/24/2025 4.23%	983,400.00 983,400.00	98.62 4.26%	986,202.00 3,041.67	0.63% 2,802.00	A1/A NA	2.42 2.28
437076DH2	HOME DEPOT INC 3.75 09/15/2028	570,000.00	09/08/2025 3.77%	569,629.50 569,629.50	99.36 4.02%	566,367.96 950.00	0.36% (3,261.54)	A2/A A	2.46 2.32
14913UBD1	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028	1,000,000.00	11/26/2025 3.83%	1,003,180.00 1,003,180.00	99.52 4.14%	995,213.00 15,031.94	0.63% (7,967.00)	A2/A A+	2.62 2.43
58989V2M5	MET TOWER GLOBAL FUNDING 4.0 01/14/2029	750,000.00	01/07/2026 4.05%	749,032.50 749,032.50	98.95 4.40%	742,137.75 6,416.67	0.47% (6,894.75)	Aa3/AA- AA-	2.79 2.59
713448GL6	PEPSICO INC 4.1 01/15/2029	1,000,000.00	07/24/2025 4.19%	997,190.00 997,190.00	99.94 4.12%	999,422.00 8,655.56	0.63% 2,232.00	A1/A+ NA	2.79 2.59
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	1,500,000.00	01/24/2025 4.96%	1,501,860.00 1,501,860.00	100.90 4.43%	1,513,452.00 13,344.00	0.96% 11,592.00	A2/A- AA-	2.83 1.71
02079KBJ5	ALPHABET INC 3.7 02/15/2029	570,000.00	02/09/2026 3.83%	567,930.90 567,930.90	99.14 4.02%	565,101.42 2,812.00	0.36% (2,829.48)	Aa2/AA+ NA	2.88 2.68
002824BR0	ABBOTT LABORATORIES 3.7 03/09/2029	2,000,000.00	03/23/2026 4.17%	1,974,180.00 1,974,180.00	98.81 4.13%	1,976,212.00 4,522.22	1.25% 2,032.00	Aa3/A+ NA	2.94 2.75
61748UAK8	MORGAN STANLEY 4.133 10/18/2029	580,000.00	10/17/2025 4.36%	580,000.00 580,000.00	98.84 4.61%	573,270.84 10,587.37	0.36% (6,729.16)	A1/A- A+	3.55 2.35
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	535,000.00	01/14/2026 4.09%	535,000.00 535,000.00	99.00 4.36%	529,644.65 4,128.33	0.34% (5,355.35)	Aa3/A AA-	3.81 2.61
Total Corporate		**41,925,000.00**	**4.58%**	**41,514,329.25** **41,514,329.25**	**99.83** **4.20%**	**41,851,750.38** **394,094.90**	**26.52%** **337,421.13**		**1.64** **1.43**
MONEY MARKET FUND									
31846V567	FIRST AMER:GVT OBLG Z	136,000.50	-- 3.55%	136,000.50 136,000.50	1.00 3.55%	136,000.50 0.00	0.09% 0.00	Aaa/AAAm AAA	0.00 0.00
Total Money Market Fund		**136,000.50**	**3.55%**	**136,000.50** **136,000.50**	**1.00** **3.55%**	**136,000.50** **0.00**	**0.09%** **0.00**		**0.00** **0.00**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
SUPRANATIONAL									
459058LT8	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028	1,335,000.00	04/29/2025 3.70%	1,332,036.30 1,332,036.30	99.62 3.81%	1,329,969.72 19,626.35	0.84% (2,066.58)	Aaa/AAA NA	2.10 1.97
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	500,000.00	07/24/2023 4.26%	483,115.00 483,115.00	99.32 3.81%	496,580.00 3,840.28	0.31% 13,465.00	Aaa/AAA NA	2.28 2.15
Total Supranational		**1,835,000.00**	**3.86%**	**1,815,151.30** **1,815,151.30**	**99.54** **3.81%**	**1,826,549.72** **23,466.63**	**1.16%** **11,398.42**		**2.15** **2.02**
US TREASURY									
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	3,000,000.00	09/13/2023 4.66%	2,767,031.25 2,767,031.25	98.92 3.77%	2,967,552.00 22,707.18	1.88% 200,520.75	Aa1/AA+ AA+	0.63 0.61
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	2,000,000.00	07/26/2023 4.30%	1,887,109.38 1,887,109.38	98.60 3.84%	1,971,954.00 9,116.02	1.25% 84,844.62	Aa1/AA+ AA+	1.33 1.29
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	2,500,000.00	01/24/2023 3.65%	2,445,117.19 2,445,117.19	99.02 3.84%	2,475,487.50 6,793.48	1.57% 30,370.31	Aa1/AA+ AA+	1.42 1.36
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	1,600,000.00	02/22/2023 4.19%	1,595,500.00 1,595,500.00	100.41 3.84%	1,606,563.20 180.33	1.02% 11,063.20	Aa1/AA+ AA+	1.50 1.44
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,400,000.00	06/07/2023 4.05%	1,298,937.50 1,298,937.50	97.51 3.85%	1,365,163.80 11,921.27	0.87% 66,226.30	Aa1/AA+ AA+	1.63 1.56
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	1,500,000.00	11/26/2024 4.24%	1,467,070.31 1,467,070.31	99.43 3.82%	1,491,445.50 8,701.66	0.95% 24,375.19	Aa1/AA+ AA+	1.84 1.75
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	2,750,000.00	09/27/2024 3.51%	2,684,257.81 2,684,257.81	98.08 3.82%	2,697,255.00 9,400.90	1.71% 12,997.19	Aa1/AA+ AA+	1.88 1.80
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	2,500,000.00	11/12/2024 4.34%	2,374,804.69 2,374,804.69	97.89 3.81%	2,447,265.00 8,934.74	1.55% 72,460.31	Aa1/AA+ AA+	2.38 2.26
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	3,000,000.00	09/29/2025 3.64%	2,978,203.13 2,978,203.13	98.97 3.82%	2,969,064.00 4,677.31	1.88% (9,139.13)	Aa1/AA+ AA+	2.46 2.33
91282CPC9	UNITED STATES TREASURY 3.5 10/15/2028	2,500,000.00	11/10/2025 3.58%	2,494,433.59 2,494,433.59	99.22 3.82%	2,480,567.50 40,384.62	1.57% (13,866.09)	Aa1/AA+ AA+	2.54 2.37
91282CDF5	UNITED STATES TREASURY 1.375 10/31/2028	2,500,000.00	09/16/2025 3.50%	2,344,433.59 2,344,433.59	94.04 3.82%	2,350,977.50 14,433.70	1.49% 6,543.91	Aa1/AA+ AA+	2.59 2.48

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	2,000,000.00	04/22/2024 4.72%	1,870,625.00 1,870,625.00	98.26 3.83%	1,965,156.00 23,653.31	1.25% 94,531.00	Aa1/AA+ AA+	2.63 2.46
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	2,300,000.00	12/30/2025 3.50%	2,299,820.31 2,299,820.31	99.17 3.82%	2,280,953.70 23,663.46	1.45% (18,866.61)	Aa1/AA+ AA+	2.71 2.53
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	2,250,000.00	01/30/2025 4.31%	2,244,726.56 2,244,726.56	101.15 3.83%	2,275,839.00 8,315.22	1.44% 31,112.44	Aa1/AA+ AA+	2.91 2.71
91282CEM9	UNITED STATES TREASURY 2.875 04/30/2029	2,750,000.00	10/30/2025 3.64%	2,681,787.11 2,681,787.11	97.22 3.84%	2,673,517.00 33,197.51	1.69% (8,270.11)	Aa1/AA+ AA+	3.08 2.88
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	2,000,000.00	10/29/2024 4.10%	1,991,093.75 1,991,093.75	100.45 3.86%	2,008,906.00 13,259.67	1.27% 17,812.25	Aa1/AA+ AA+	3.33 3.08
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	2,750,000.00	12/17/2024 4.26%	2,618,730.47 2,618,730.47	97.64 3.87%	2,685,223.75 7,472.83	1.70% 66,493.28	Aa1/AA+ AA+	3.42 3.19
91282CFT3	UNITED STATES TREASURY 4.0 10/31/2029	1,700,000.00	02/12/2025 4.49%	1,665,203.13 1,665,203.13	100.40 3.88%	1,706,772.80 28,552.49	1.08% 41,569.67	Aa1/AA+ AA+	3.59 3.25
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	3,000,000.00	03/24/2025 4.06%	2,976,679.69 2,976,679.69	99.98 3.88%	2,999,298.00 38,962.91	1.90% 22,618.31	Aa1/AA+ AA+	3.67 3.34
91282CGB1	UNITED STATES TREASURY 3.875 12/31/2029	3,000,000.00	07/30/2025 3.91%	2,995,312.50 2,995,312.50	99.93 3.89%	2,998,008.00 29,223.07	1.90% 2,695.50	Aa1/AA+ AA+	3.75 3.43
91282CGJ4	UNITED STATES TREASURY 3.5 01/31/2030	3,000,000.00	02/25/2026 3.55%	2,994,375.00 2,994,375.00	98.61 3.89%	2,958,282.00 17,403.31	1.87% (36,093.00)	Aa1/AA+ AA+	3.84 3.53
91282CGZ8	UNITED STATES TREASURY 3.5 04/30/2030	3,000,000.00	12/09/2025 3.75%	2,969,296.88 2,969,296.88	98.48 3.91%	2,954,298.00 44,088.40	1.87% (14,998.88)	Aa1/AA+ AA+	4.08 3.71
91282CHF1	UNITED STATES TREASURY 3.75 05/31/2030	3,500,000.00	03/13/2026 3.83%	3,488,789.06 3,488,789.06	99.39 3.91%	3,478,671.00 43,990.38	2.20% (10,118.06)	Aa1/AA+ AA+	4.17 3.77
91282CHR5	UNITED STATES TREASURY 4.0 07/31/2030	1,500,000.00	03/26/2026 4.02%	1,498,945.31 1,498,945.31	100.32 3.92%	1,504,746.00 9,944.75	0.95% 5,800.69	Aa1/AA+ AA+	4.33 3.92
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	1,500,000.00	01/29/2026 3.79%	1,489,746.09 1,489,746.09	98.75 3.93%	1,481,308.50 148.57	0.94% (8,437.59)	Aa1/AA+ AA+	4.50 4.11
Total US Treasury		**59,500,000.00**	**3.95%**	**58,122,029.30** **58,122,029.30**	**98.83** **3.85%**	**58,794,274.75** **459,127.08**	**37.26%** **672,245.45**		**2.85** **2.64**
Total Portfolio		**158,535,007.12**	**4.32%**	**156,102,085.29** **156,102,085.29**	**99.46** **3.97%**	**157,790,414.73** **1,180,717.39**	**100.00%** **1,688,329.44**		**2.15** **1.83**
Total Market Value + Accrued						**158,971,132.11**			

CHANDLER ASSET MANAGEMENT

TRANSACTIONS

TRANSACTION LEDGER

City of Murrieta | Account |01/01/2026 Through 03/31/2026|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/14/2026	58989V2M5	750,000.00	MET TOWER GLOBAL FUNDING 4.0 01/14/2029	99.871	4.05%	(749,032.50)	0.00	(749,032.50)	0.00
Purchase	01/22/2026	06406RCG0	535,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	100.000	4.09%	(535,000.00)	0.00	(535,000.00)	0.00
Purchase	01/30/2026	91282CPA3	1,500,000.00	UNITED STATES TREASURY 3.625 09/30/2030	99.316	3.79%	(1,489,746.09)	(18,224.59)	(1,507,970.68)	0.00
Purchase	02/13/2026	02079KBJ5	570,000.00	ALPHABET INC 3.7 02/15/2029	99.637	3.83%	(567,930.90)	0.00	(567,930.90)	0.00
Purchase	02/26/2026	91282CGJ4	3,000,000.00	UNITED STATES TREASURY 3.5 01/31/2030	99.813	3.55%	(2,994,375.00)	(7,541.43)	(3,001,916.43)	0.00
Purchase	03/16/2026	91282CHF1	3,500,000.00	UNITED STATES TREASURY 3.75 05/31/2030	99.680	3.83%	(3,488,789.06)	(38,221.15)	(3,527,010.21)	0.00
Purchase	03/24/2026	002824BR0	2,000,000.00	ABBOTT LABORATORIES 3.7 03/09/2029	98.709	4.17%	(1,974,180.00)	(3,083.34)	(1,977,263.34)	0.00
Purchase	03/27/2026	91282CHR5	1,500,000.00	UNITED STATES TREASURY 4.0 07/31/2030	99.930	4.02%	(1,498,945.31)	(9,116.02)	(1,508,061.33)	0.00
Total Purchase			**13,355,000.00**				**(13,297,998.86)**	**(76,186.53)**	**(13,374,185.39)**	**0.00**
TOTAL ACQUISITIONS			**13,355,000.00**				**(13,297,998.86)**	**(76,186.53)**	**(13,374,185.39)**	**0.00**
DISPOSITIONS										
Maturity	01/22/2026	3133EPW68	(1,400,000.00)	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.125 01/22/2026	100.000	4.40%	1,400,000.00	0.00	1,400,000.00	7,140.00
Maturity	02/23/2026	037833BY5	(1,000,000.00)	APPLE INC 3.25 02/23/2026	100.000	4.72%	1,000,000.00	0.00	1,000,000.00	40,610.00
Total Maturity			**(2,400,000.00)**				**2,400,000.00**	**0.00**	**2,400,000.00**	**47,750.00**

TRANSACTION LEDGER

City of Murrieta | Account |01/01/2026 Through 03/31/2026|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Sale	01/09/2026	9128286L9	(600,000.00)	UNITED STATES TREASURY 2.25 03/31/2026	99.711	3.74%	598,265.63	3,745.88	602,011.51	27,585.94
Sale	02/11/2026	9128286L9	(1,900,000.00)	UNITED STATES TREASURY 2.25 03/31/2026	99.816	3.74%	1,896,511.72	15,737.64	1,912,249.36	89,359.38
Sale	03/16/2026	91282CEF4	(2,500,000.00)	UNITED STATES TREASURY 2.5 03/31/2027	98.809	4.02%	2,470,214.84	28,674.45	2,498,889.29	120,800.78
Sale	03/16/2026	91282CEW7	(1,300,000.00)	UNITED STATES TREASURY 3.25 06/30/2027	99.391	3.87%	1,292,078.13	8,753.45	1,300,831.58	25,390.63
Sale	03/24/2026	91282CGV7	(2,000,000.00)	UNITED STATES TREASURY 3.75 04/15/2026	100.004	4.63%	2,000,078.13	32,967.03	2,033,045.16	34,375.00
Total Sale			**(8,300,000.00)**				**8,257,148.45**	**89,878.45**	**8,347,026.90**	**297,511.73**
TOTAL DISPOSITIONS			**(10,700,000.00)**				**10,657,148.45**	**89,878.45**	**10,747,026.90**	**345,261.73**

IMPORTANT DISCLOSURES

2026 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by ICE Data Services Inc ("IDS"), an independent pricing source. In the event IDS does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

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Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest.

LGIP Yields: Reported yields for local government investment pools may be presented as either the 30-day yield or the monthly distribution yield, as applicable. For certain funds, the 30-day yield is calculated using reported daily yield data. Yield calculations are subject to change and may not be directly comparable across funds.

LAIF Yields: Additional Disclosure for CA Clients - As a result of a reporting lag from the Local Agency Investment Fund (LAIF), reported LAIF yields represent the most recently available Daily Effective Yield and may reflect data from approximately 7–10 days prior to month-end.

BENCHMARK DISCLOSURES

Benchmark	Disclosure
ICE BofA 1-3 Yr US Treasury Index	The ICE BofA 1-3 Year US Treasury Index tracks the performance of US dollar-denominated sovereign debt publicly issued by the US government in its domestic market. Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, a fixed coupon schedule, and a minimum amount outstanding of $1 billion. Qualifying securities must have at least 18 months to final maturity at the time of issuance.

MALIA M. COHEN

California State Controller

LOCAL AGENCY INVESTMENT FUND
REMITTANCE ADVICE

Agency Name	MURRIETA
Account Number	

As of 4/15/2026, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 3/31/2026.

Earnings Ratio		0.00010906180047888
Interest Rate		3.98%
Dollar Day Total	$	5,593,097,132.00
Quarter End Principal Balance	$	62,164,285.61
Quarterly Interest Earned	$	609,993.24

STAGECOACH SWEEP

WELLS FARGO BANK, N.A.

CITY OF MURRIETA
GENERAL OPERATING ACCOUNT
1 TOWN SQ
MURRIETA CA 92562-7922

Account Number - DDA

THIS STATEMENT COVERS 01/01/2026 THROUGH 01/31/2026

FOR QUESTIONS, PLEASE CONTACT GLOBAL PAYMENTS AND LIQUIDITY SERVICE
AT 1-800-AT-WELLS (1-800-289-3557).

ALLSPRING GOVERNMENT FUND SELECT CLS

FUND SUMMARY

Dividends Earned YTD	140,538.61
Federal Withholding YTD	.00
7-Day Simple Yield	3.62686 %
Federal Withholding	.00

Beginning Balance	44,458,416.17
Shares Purchased	22,571,304.79 +
Shares Redeemed	7,857,773.91 -
Ending Balance	59,171,947.05
Prior Month Dividends Paid to Checking	245,220.63
Dividends Earned in Current Month	140,538.61
Funds Pending Redemption	19,476.44-

Transaction Detail

Date	Description	Amount
1-01-2026	Beginning Balance	44,458,416.17
1-02-2026	Next Day Sweep Purchase	66,379.26
1-05-2026	Next Day Sweep Purchase	387,181.54
1-06-2026	Next Day Sweep Purchase	2,703,452.32
1-07-2026	Sweep Funds Return To DDA	825,774.38
1-08-2026	Sweep Funds Return To DDA	2,142,853.93
1-09-2026	Sweep Funds Return To DDA	17,827.25
1-12-2026	Next Day Sweep Purchase	604,580.62
1-13-2026	Sweep Funds Return To DDA	319,894.47
1-14-2026	Sweep Funds Return To DDA	459,228.32
1-15-2026	Sweep Funds Return To DDA	116,910.85
1-16-2026	Sweep Funds Return To DDA	60,970.15
1-20-2026	Sweep Funds Return To DDA	97,774.91
1-21-2026	Sweep Funds Return To DDA	2,135,935.80
1-22-2026	Next Day Sweep Purchase	467,745.21
1-23-2026	Next Day Sweep Purchase	457,441.07
1-26-2026	Sweep Funds Return To DDA	683,273.58
1-27-2026	Sweep Funds Return To DDA	489,719.43
1-28-2026	Sweep Funds Return To DDA	507,610.84
1-29-2026	Next Day Sweep Purchase	17,859,126.90
1-30-2026	Next Day Sweep Purchase	25,397.87
1-31-2026	Ending Balance	59,171,947.05

Daily Balance Information

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
01-01*	44,458,416.17	3.742 %	.000102547	4,559.08
01-02	44,524,795.43	3.684 %	.000100946	4,494.60
01-03*	44,524,795.43	3.684 %	.000100946	4,494.60
01-04*	44,524,795.43	3.684 %	.000100946	4,494.60
01-05	44,911,976.97	3.675 %	.000100692	4,522.28
01-06	47,615,429.29	3.639 %	.000099724	4,748.40
01-07	46,789,654.91	3.629 %	.000099439	4,652.72

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
01-08	44,646,800.98	3.616 %	.000099090	4,424.05
01-09	44,628,973.73	3.619 %	.000099172	4,425.94
01-10*	44,628,973.73	3.619 %	.000099172	4,425.94
01-11*	44,628,973.73	3.619 %	.000099172	4,425.94
01-12	45,233,554.35	3.625 %	.000099342	4,493.59
01-13	44,913,659.88	3.625 %	.000099331	4,461.32
01-14	44,454,431.56	3.622 %	.000099243	4,411.79
01-15	44,337,520.71	3.626 %	.000099344	4,404.67
01-16	44,276,550.56	3.626 %	.000099350	4,398.88
01-17*	44,178,775.65	3.626 %	.000099350	4,389.16
01-18*	44,178,775.65	3.626 %	.000099350	4,389.16
01-19*	44,178,775.65	3.626 %	.000099350	4,389.16
01-20	44,178,775.65	3.623 %	.000099264	4,385.36
01-21	42,042,839.85	3.618 %	.000099125	4,167.50
01-22	42,510,585.06	3.617 %	.000099100	4,212.80
01-23	42,968,026.13	3.628 %	.000099398	4,270.94
01-24*	42,284,752.55	3.628 %	.000099398	4,203.02
01-25*	42,284,752.55	3.628 %	.000099398	4,203.02
01-26	42,284,752.55	3.635 %	.000099608	4,211.90
01-27	41,795,033.12	3.633 %	.000099560	4,161.11
01-28	41,287,422.28	3.623 %	.000099264	4,098.35
01-29	59,146,549.18	3.622 %	.000099254	5,870.53
01-30	59,171,947.05	3.624 %	.000099288	5,875.06
01-31*	59,152,470.61	3.624 %	.000099288	5,873.13
			TOTAL MTD	140,538.60

* Indicates non-business day

THANK YOU FOR BANKING WITH WELLS FARGO.

MONEY MARKET MUTUAL FUNDS (EACH, A "MMMF") ARE NOT FDIC INSURED, HAVE NO BANK GUARANTY AND MAY LOSE VALUE.

An Investment in a MMMF is not insured by the Federal Deposit Insurance Corporation or any other government agency. Although the MMMF's seek to preserve the value of customer's investment at $1.00 per share, it is possible to lose money by investing in a MMMF.

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STAGECOACH SWEEP

WELLS FARGO BANK, N.A.

CITY OF MURRIETA
GENERAL OPERATING ACCOUNT
1 TOWN SQ
MURRIETA CA 92562-7922

Account Number - DDA

THIS STATEMENT COVERS 02/01/2026 THROUGH 02/28/2026

FOR QUESTIONS, PLEASE CONTACT GLOBAL PAYMENTS AND LIQUIDITY SERVICE
AT 1-800-AT-WELLS (1-800-289-3557).

ALLSPRING GOVERNMENT FUND SELECT CLS

FUND SUMMARY

Dividends Earned YTD	295,613.27
Federal Withholding YTD	.00
7-Day Simple Yield	3.62730 %
Federal Withholding	.00

Beginning Balance	59,171,947.05
Shares Purchased	10,893,020.58 +
Shares Redeemed	9,967,955.07 -
Ending Balance	60,097,012.56
Prior Month Dividends Paid to Checking	140,538.61
Dividends Earned in Current Month	155,074.66
Funds Pending Investment	385,093.24

Transaction Detail

Date	Description	Amount
2-01-2026	Beginning Balance	59,171,947.05
2-02-2026	Sweep Funds Return To DDA	19,476.44
2-03-2026	Next Day Sweep Purchase	863,097.16
2-04-2026	Next Day Sweep Purchase	100,705.16
2-05-2026	Sweep Funds Return To DDA	2,252,593.81
2-06-2026	Next Day Sweep Purchase	112,246.83
2-09-2026	Sweep Funds Return To DDA	3,920,732.28
2-10-2026	Sweep Funds Return To DDA	1,853,393.10
2-11-2026	Next Day Sweep Purchase	221,323.68
2-12-2026	Next Day Sweep Purchase	7,015.92
2-13-2026	Sweep Funds Return To DDA	153,965.80
2-17-2026	Sweep Funds Return To DDA	468,416.20
2-18-2026	Next Day Sweep Purchase	4,264,310.81
2-19-2026	Sweep Funds Return To DDA	75,298.74
2-20-2026	Sweep Funds Return To DDA	275,511.18
2-23-2026	Sweep Funds Return To DDA	393,540.96
2-24-2026	Next Day Sweep Purchase	73,601.37
2-25-2026	Next Day Sweep Purchase	5,250,719.65
2-26-2026	Sweep Funds Return To DDA	512,677.43
2-27-2026	Sweep Funds Return To DDA	42,349.13
2-28-2026	Ending Balance	60,097,012.56

Daily Balance Information

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
02-01*	59,152,470.61	3.624 %	.000099288	5,873.13
02-02	59,152,470.61	3.636 %	.000099624	5,893.01
02-03	60,015,567.77	3.635 %	.000099592	5,977.07
02-04	60,116,272.93	3.611 %	.000098948	5,948.38
02-05	57,863,679.12	3.609 %	.000098885	5,721.85
02-06	57,975,925.95	3.608 %	.000098876	5,732.43
02-07*	54,055,193.67	3.608 %	.000098876	5,344.76
02-08*	54,055,193.67	3.608 %	.000098876	5,344.76

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
02-09	54,055,193.67	3.604 %	.000098748	5,337.84
02-10	52,201,800.57	3.608 %	.000098867	5,161.04
02-11	52,423,124.25	3.610 %	.000098924	5,185.91
02-12	52,430,140.17	3.610 %	.000098905	5,185.60
02-13	52,276,174.37	3.618 %	.000099129	5,182.08
02-14*	51,807,758.17	3.618 %	.000099129	5,135.65
02-15*	51,807,758.17	3.618 %	.000099129	5,135.65
02-16*	51,807,758.17	3.618 %	.000099129	5,135.65
02-17	51,807,758.17	3.634 %	.000099578	5,158.91
02-18	56,072,068.98	3.664 %	.000100397	5,629.47
02-19	55,996,770.24	3.628 %	.000099407	5,566.47
02-20	55,721,259.06	3.619 %	.000099151	5,524.82
02-21*	55,327,718.10	3.619 %	.000099151	5,485.80
02-22*	55,327,718.10	3.619 %	.000099151	5,485.80
02-23	55,327,718.10	3.619 %	.000099163	5,486.46
02-24	55,401,319.47	3.624 %	.000099306	5,501.68
02-25	60,652,039.12	3.624 %	.000099312	6,023.48
02-26	60,139,361.69	3.621 %	.000099210	5,966.43
02-27	60,097,012.56	3.629 %	.000099427	5,975.27
02-28*	60,097,012.56	3.629 %	.000099427	5,975.27
			TOTAL MTD	155,074.67

* Indicates non-business day

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STAGECOACH SWEEP

WELLS FARGO BANK, N.A.

CITY OF MURRIETA
GENERAL OPERATING ACCOUNT
1 TOWN SQ
MURRIETA CA 92562-7922

Account Number - DDA

THIS STATEMENT COVERS 03/01/2026 THROUGH 03/31/2026

FOR QUESTIONS, PLEASE CONTACT GLOBAL PAYMENTS AND LIQUIDITY SERVICE
AT 1-800-AT-WELLS (1-800-289-3557).

ALLSPRING GOVERNMENT FUND SELECT CLS

FUND SUMMARY

Dividends Earned YTD	463,151.18
Federal Withholding YTD	.00
7-Day Simple Yield	3.59708 %
Federal Withholding	.00

Beginning Balance	60,097,012.56
Shares Purchased	5,034,080.54 +
Shares Redeemed	11,234,488.29 -
Ending Balance	53,896,604.81
Prior Month Dividends Paid to Checking	155,074.66
Dividends Earned in Current Month	167,537.91
Funds Pending Redemption	1,733,263.58-

Transaction Detail

Date	Description	Amount
3-01-2026	Beginning Balance	60,097,012.56
3-02-2026	Next Day Sweep Purchase	385,093.24
3-03-2026	Sweep Funds Return To DDA	821,367.96
3-04-2026	Sweep Funds Return To DDA	1,774,527.86
3-05-2026	Sweep Funds Return To DDA	995,016.16
3-06-2026	Sweep Funds Return To DDA	50,899.43
3-09-2026	Sweep Funds Return To DDA	558,392.20
3-10-2026	Sweep Funds Return To DDA	219,951.26
3-11-2026	Sweep Funds Return To DDA	787,105.49
3-12-2026	Sweep Funds Return To DDA	89,726.62
3-13-2026	Next Day Sweep Purchase	24,796.53
3-16-2026	Next Day Sweep Purchase	208,615.50
3-17-2026	Sweep Funds Return To DDA	406,020.83
3-18-2026	Sweep Funds Return To DDA	2,290,103.11
3-19-2026	Sweep Funds Return To DDA	865,532.57
3-20-2026	Sweep Funds Return To DDA	280,607.62
3-23-2026	Next Day Sweep Purchase	3,014.23
3-24-2026	Sweep Funds Return To DDA	582,978.63
3-25-2026	Sweep Funds Return To DDA	1,196,665.26
3-26-2026	Next Day Sweep Purchase	4,337,095.48
3-27-2026	Sweep Funds Return To DDA	134,939.91
3-30-2026	Next Day Sweep Purchase	75,465.56
3-31-2026	Sweep Funds Return To DDA	180,653.38
3-31-2026	Ending Balance	53,896,604.81

Daily Balance Information

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
03-01*	60,097,012.56	3.629 %	.000099427	5,975.27
03-02	60,482,105.80	3.633 %	.000099541	6,020.45
03-03	59,660,737.84	3.627 %	.000099390	5,929.68
03-04	57,886,209.98	3.617 %	.000099112	5,737.22
03-05	56,891,193.82	3.602 %	.000098711	5,615.79

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
03-06	56,840,294.39	3.597 %	.000098563	5,602.35
03-07*	56,281,902.19	3.597 %	.000098563	5,547.31
03-08*	56,281,902.19	3.597 %	.000098563	5,547.31
03-09	56,281,902.19	3.599 %	.000098607	5,549.79
03-10	56,061,950.93	3.590 %	.000098374	5,515.04
03-11	55,274,845.44	3.590 %	.000098378	5,437.83
03-12	55,185,118.82	3.594 %	.000098487	5,435.02
03-13	55,209,915.35	3.597 %	.000098566	5,441.82
03-14*	55,209,915.35	3.597 %	.000098566	5,441.82
03-15*	55,209,915.35	3.597 %	.000098566	5,441.82
03-16	55,418,530.85	3.619 %	.000099158	5,495.19
03-17	55,012,510.02	3.605 %	.000098783	5,434.30
03-18	52,722,406.91	3.586 %	.000098249	5,179.92
03-19	51,856,874.34	3.579 %	.000098075	5,085.86
03-20	51,576,266.72	3.580 %	.000098091	5,059.17
03-21*	51,576,266.72	3.580 %	.000098091	5,059.17
03-22*	51,576,266.72	3.580 %	.000098091	5,059.17
03-23	51,579,280.95	3.582 %	.000098138	5,061.89
03-24	50,996,302.32	3.584 %	.000098212	5,008.45
03-25	49,799,637.06	3.596 %	.000098533	4,906.91
03-26	54,136,732.54	3.597 %	.000098558	5,335.61
03-27	54,001,792.63	3.595 %	.000098508	5,319.61
03-28*	54,001,792.63	3.595 %	.000098508	5,319.61
03-29*	54,001,792.63	3.595 %	.000098508	5,319.61
03-30	54,077,258.19	3.595 %	.000098495	5,326.34
03-31	53,896,604.81	3.608 %	.000098867	5,328.60
			TOTAL MTD	167,537.93

* Indicates non-business day

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CHASE

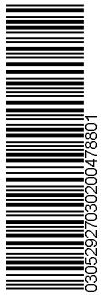
JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus OH 43218-2051

For the Period 1/1/26 to 1/31/26
Advice Date: January 31, 2026
Account:

CUSTOMER SERVICE INFORMATION

If you have any questions about this notice, please contact your Customer Service Professional.

04788 LIA 703 020 03026 - NNNNNNNNNNN 0000
CITY OF MURRIETA
GENERAL
1 TOWN SQUARE
MURRIETA CA 92562



Commercial Checking With Interest

Interest Payment Summary

Annual Percentage Yield *	2.68%
Rate	0.00%
Day Basis	365
Compounding Method	Monthly
Average Daily Balance	$739,181.80

** Annual Percentage Yield - the percentage rate earned if balances remain on deposit for a full year with compounding, no change in the interest rate and all interest is left in the account.*

Daily Details

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
1/01	0.000072	2.65%		0.00	0.00	0.00	0.00
1/02	0.000072	2.65%		0.00	0.00	0.00	0.00
1/03	0.000072	2.65%		0.00	0.00	0.00	0.00
1/04	0.000072	2.65%		0.00	0.00	0.00	0.00
1/05	0.000072	2.65%		0.00	0.00	0.00	0.00
1/06	0.000072	2.65%		0.00	0.00	0.00	0.00
1/07	0.000072	2.65%		0.00	0.00	0.00	0.00
1/08	0.000072	2.65%		0.00	0.00	0.00	0.00
1/09	0.000072	2.65%		0.00	0.00	0.00	0.00
1/10	0.000072	2.65%		0.00	0.00	0.00	0.00
1/11	0.000072	2.65%		0.00	0.00	0.00	0.00
1/12	0.000072	2.65%		0.00	0.00	0.00	0.00
1/13	0.000072	2.65%		0.00	0.00	0.00	0.00
1/14	0.000072	2.65%		0.00	0.00	0.00	0.00
1/15	0.000072	2.65%		0.00	0.00	0.00	0.00
1/16	0.000072	2.65%		0.00	0.00	0.00	0.00
1/17	0.000072	2.65%		0.00	0.00	0.00	0.00
1/18	0.000072	2.65%		0.00	0.00	0.00	0.00

Daily Details *(Continued)*

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
1/19	0.000072	2.65%		0.00	0.00	0.00	0.00
1/20	0.000072	2.65%		0.00	0.00	0.00	0.00
1/21	0.000072	2.65%		0.00	0.00	0.00	0.00
1/22	0.000072	2.65%		0.00	0.00	0.00	0.00
1/23	0.000072	2.65%		0.00	0.00	0.00	0.00
1/24	0.000072	2.65%		0.00	0.00	0.00	0.00
1/25	0.000072	2.65%		0.00	0.00	0.00	0.00
1/26	0.000072	2.65%		4,453,591.51	323.33	323.33	0.00
1/27	0.000072	2.65%		4,066,165.39	295.20	618.53	0.00
1/28	0.000072	2.65%		4,037,548.42	293.12	911.66	0.00
1/29	0.000072	2.65%		3,512,023.20	254.97	1,166.63	0.00
1/30	0.000072	2.65%		3,422,653.78	248.48	1,415.11	0.00
1/31	0.000072	2.65%		3,422,653.78	248.48	1,663.60	0.00

TOTAL AMOUNT CREDITED FOR THIS PERIOD: $1,663.60

JPMorganChase

JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus OH 43218-2051

For the Period 2/1/26 to 2/28/26
Advice Date: February 28, 2026
Account:

CUSTOMER SERVICE INFORMATION

If you have any questions about this notice, please contact your Customer Service Professional.

04767 LIA 703 020 05826 - NNNNNNNNNNN 0000
CITY OF MURRIETA
GENERAL
1 TOWN SQUARE
MURRIETA CA 92562

Commercial Checking With Interest

Interest Payment Summary

Annual Percentage Yield *	2.68%
Rate	0.00%
Day Basis	365
Compounding Method	Monthly
Average Daily Balance	$3,343,328.60

** Annual Percentage Yield - the percentage rate earned if balances remain on deposit for a full year with compounding, no change in the interest rate and all interest is left in the account.*

Daily Details

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
2/01	0.000072	2.65%		3,424,317.38	248.60	248.60	0.00
2/02	0.000072	2.65%		3,375,806.30	245.08	493.68	0.00
2/03	0.000072	2.65%		3,356,239.71	243.66	737.35	0.00
2/04	0.000072	2.65%		3,356,133.74	243.65	981.00	0.00
2/05	0.000072	2.65%		3,350,410.39	243.23	1,224.24	0.00
2/06	0.000072	2.65%		3,349,915.39	243.20	1,467.45	0.00
2/07	0.000072	2.65%		3,349,915.39	243.20	1,710.65	0.00
2/08	0.000072	2.65%		3,349,915.39	243.20	1,953.85	0.00
2/09	0.000072	2.65%		3,338,495.10	242.37	2,196.23	0.00
2/10	0.000072	2.65%		3,338,495.10	242.37	2,438.60	0.00
2/11	0.000072	2.65%		3,334,209.11	242.06	2,680.67	0.00
2/12	0.000072	2.65%		3,334,209.11	242.06	2,922.73	0.00
2/13	0.000072	2.65%		3,334,209.11	242.06	3,164.79	0.00
2/14	0.000072	2.65%		3,334,209.11	242.06	3,406.86	0.00
2/15	0.000072	2.65%		3,334,209.11	242.06	3,648.92	0.00
2/16	0.000072	2.65%		3,334,209.11	242.06	3,890.98	0.00
2/17	0.000072	2.65%		3,334,909.29	242.11	4,133.10	0.00
2/18	0.000072	2.65%		3,334,909.29	242.11	4,375.21	0.00

Daily Details *(Continued)*

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
2/19	0.000072	2.65%		3,334,909.29	242.11	4,617.33	0.00
2/20	0.000072	2.65%		3,334,909.29	242.11	4,859.44	0.00
2/21	0.000072	2.65%		3,334,909.29	242.11	5,101.56	0.00
2/22	0.000072	2.65%		3,334,909.29	242.11	5,343.67	0.00
2/23	0.000072	2.65%		3,334,909.29	242.11	5,585.79	0.00
2/24	0.000072	2.65%		3,334,909.29	242.11	5,827.90	0.00
2/25	0.000072	2.65%		3,334,909.29	242.11	6,070.01	0.00
2/26	0.000072	2.65%		3,334,909.29	242.11	6,312.13	0.00
2/27	0.000072	2.65%		3,334,604.68	242.09	6,554.22	0.00
2/28	0.000072	2.65%		3,334,604.68	242.09	6,796.32	0.00

TOTAL AMOUNT CREDITED FOR THIS PERIOD: $6,796.32

JPMorganChase

JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus OH 43218-2051

For the Period 3/1/26 to 3/31/26
Advice Date: March 31, 2026
Account:

CUSTOMER SERVICE INFORMATION

If you have any questions about this notice, please contact your Customer Service Professional.

04779 LIA 703 020 09026 - NNNNNNNNNNN 0000
CITY OF MURRIETA
GENERAL
1 TOWN SQUARE
MURRIETA CA 92562

Commercial Checking With Interest

Interest Payment Summary

Annual Percentage Yield *	2.68%
Rate	0.00%
Day Basis	365
Compounding Method	Monthly
Average Daily Balance	$3,341,401.00

** Annual Percentage Yield - the percentage rate earned if balances remain on deposit for a full year with compounding, no change in the interest rate and all interest is left in the account.*

150

JPMorganChase

For the Period 3/1/26 to 3/31/26
Advice Date: March 31, 2026
Account:

Daily Details

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
3/01	0.000072	2.65%		3,341,401.00	242.58	242.58	0.00
3/02	0.000072	2.65%		3,341,401.00	242.58	485.17	0.00
3/03	0.000072	2.65%		3,341,401.00	242.58	727.75	0.00
3/04	0.000072	2.65%		3,341,401.00	242.58	970.34	0.00
3/05	0.000072	2.65%		3,341,401.00	242.58	1,212.92	0.00
3/06	0.000072	2.65%		3,341,401.00	242.58	1,455.51	0.00
3/07	0.000072	2.65%		3,341,401.00	242.58	1,698.09	0.00
3/08	0.000072	2.65%		3,341,401.00	242.58	1,940.68	0.00
3/09	0.000072	2.65%		3,341,401.00	242.58	2,183.27	0.00
3/10	0.000072	2.65%		3,341,401.00	242.58	2,425.85	0.00
3/11	0.000072	2.65%		3,341,401.00	242.58	2,668.44	0.00
3/12	0.000072	2.65%		3,341,401.00	242.58	2,911.02	0.00
3/13	0.000072	2.65%		3,341,401.00	242.58	3,153.61	0.00
3/14	0.000072	2.65%		3,341,401.00	242.58	3,396.19	0.00
3/15	0.000072	2.65%		3,341,401.00	242.58	3,638.78	0.00
3/16	0.000072	2.65%		3,341,401.00	242.58	3,881.37	0.00
3/17	0.000072	2.65%		3,341,401.00	242.58	4,123.95	0.00
3/18	0.000072	2.65%		3,341,401.00	242.58	4,366.54	0.00

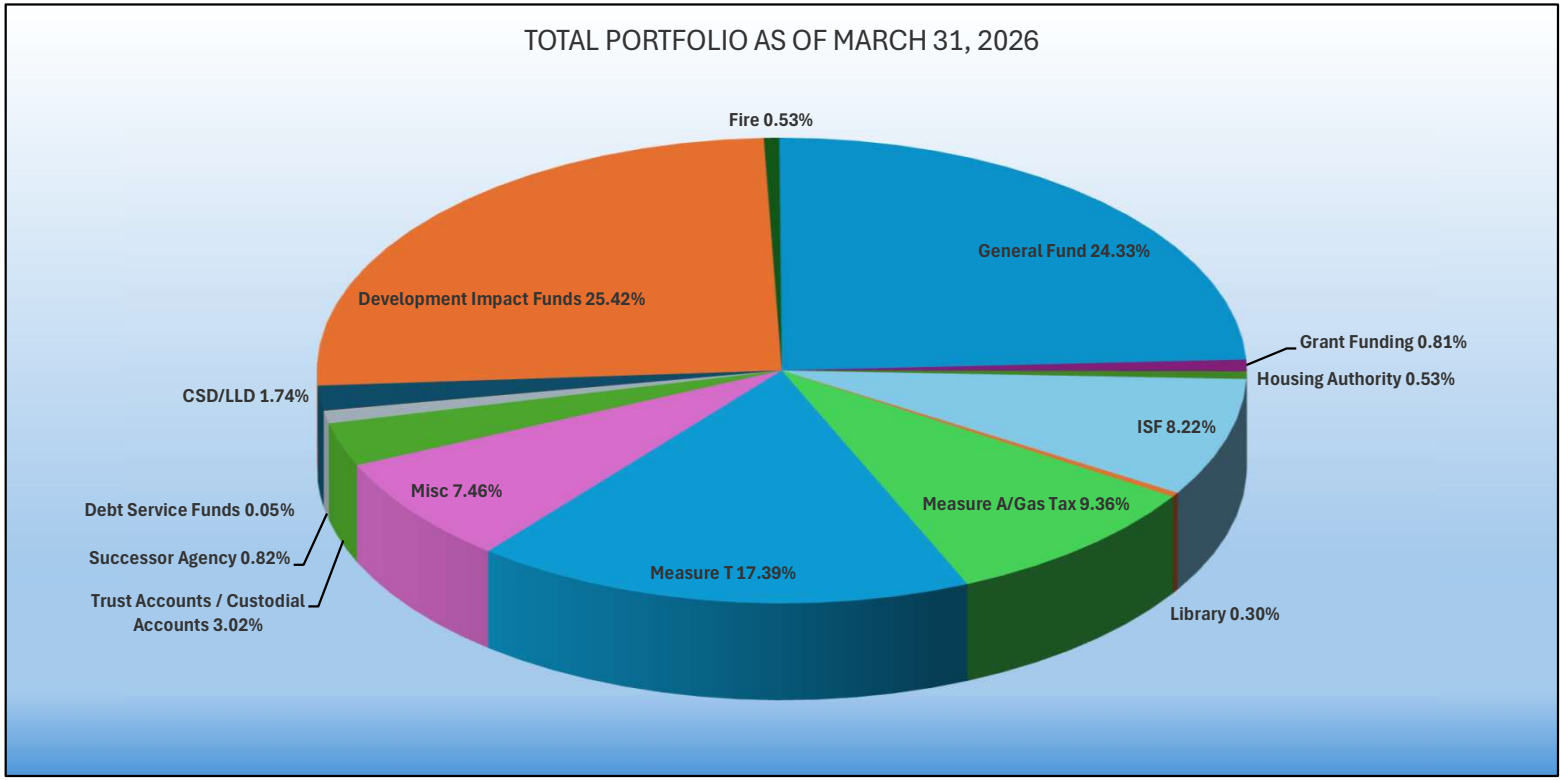
JPMorganChase

For the Period 3/1/26 to 3/31/26
Advice Date: March 31, 2026
Account:

Daily Details *(Continued)*

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
3/19	0.000072	2.65%		3,341,401.00	242.58	4,609.12	0.00
3/20	0.000072	2.65%		3,341,401.00	242.58	4,851.71	0.00
3/21	0.000072	2.65%		3,341,401.00	242.58	5,094.29	0.00
3/22	0.000072	2.65%		3,341,401.00	242.58	5,336.88	0.00
3/23	0.000072	2.65%		3,341,401.00	242.58	5,579.47	0.00
3/24	0.000072	2.65%		3,341,401.00	242.58	5,822.05	0.00
3/25	0.000072	2.65%		3,341,401.00	242.58	6,064.64	0.00
3/26	0.000072	2.65%		3,341,401.00	242.58	6,307.22	0.00
3/27	0.000072	2.65%		3,341,401.00	242.58	6,549.81	0.00
3/28	0.000072	2.65%		3,341,401.00	242.58	6,792.39	0.00
3/29	0.000072	2.65%		3,341,401.00	242.58	7,034.98	0.00
3/30	0.000072	2.65%		3,341,401.00	242.58	7,277.57	0.00
3/31	0.000072	2.65%		3,341,401.00	242.58	7,520.16	0.00

TOTAL AMOUNT CREDITED FOR THIS PERIOD: $7,520.16


TOTAL PORTFOLIO AS OF MARCH 31, 2026
Fire 0.53%
General Fund 24.33%
Development Impact Funds 25.42%
Grant Funding 0.81%
Housing Authority 0.53%
CSD/LLD 1.74%
ISF 8.22%
Misc 7.46%
Measure A/Gas Tax 9.36%
Debt Service Funds 0.05%
Successor Agency 0.82%
Measure T 17.39%
Trust Accounts / Custodial Accounts 3.02%
Library 0.30%

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 5.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Diego Chavez, Administrative Services Director

PREPARED BY: Michelle Tamez, Human Resources Analyst

SUBJECT:

Amendment to CalPERS Contracts to include Public Employees' Pension Reform Act (PEPRA) Language for the City of Murrieta and the Murrieta Fire District

ABSTRACT

The proposed action would initiate the process of amending the City and Murrieta Fire District contracts with the California Public Employees' Retirement System (CalPERS) to include Public Employees' Pension Reform Act (PEPRA) language. The amendment ensures the CalPERS contracts reflect current statutory requirements related to pension benefits, retirement contributions, and compensation limitations applicable to public employees who are CalPERS members. The amendment is administrative in nature and intended to ensure consistency with applicable state law.

RECOMMENDATION

Adopt Resolution No. 26-4937 entitled: *A Resolution of Intention of the City Council of the City of Murrieta, California, to Approve An Amendment to Contract Between the Board of Administration of the California Public Employees' Retirement System and the City Council of City of Murrieta;*

Introduce and conduct the first reading of Ordinance No. 633-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Approving an Amendment to the Contract Between the City Council of the City of Murrieta and the Board of Administration of the California Public Employees' Retirement System to Include Public Employees' Pension Reform Act (PEPRA) Language;*

Acting as Board of Directors for the Murrieta Fire Protection District, take the following actions:

Adopt Resolution No. MFD 26-227 entitled: *A Resolution of Intention of the Board of Directors of the Murrieta Fire District to Approve An Amendment to Contract Between the Board of Administration Of The California Public Employees' Retirement System and the Board of Directors of the Murrieta Fire District; and*

Introduce and conduct the first reading of Ordinance No. 634-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Acting as the Murrieta Fire District Approving an Amendment to the Contract Between the Board of Directors of the Murrieta Fire District and the Board of Administration of the California Public Employees' Retirement System to Include Public Employees' Pension Reform Act (PEPRA) Language*.

PRIOR ACTION/VOTE

None.

STRATEGIC ALIGNMENT

This item aligns with the City Council goal of: maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency relating to an administrative priority. Amending the City's contract with the California Public Employees' Retirement System to incorporate Public Employees' Pension Reform Act language ensures legal compliance, strengthening internal controls, and standardizing pension administration. Incorporating PEPRA provisions helps manage long-term pension liabilities, improves financial predictability, and reduces risk.

DISCUSSION

The Public Employees' Pension Reform Act (PEPRA), which became effective in 2013, established pension reform measures for public employers participating in CalPERS to address unfunded public pension liabilities across the state. PEPRA implemented several provisions affecting retirement benefits, including a new pension formula for "new members" (2% at 62 for miscellaneous members and 2.7% at 57 for safety members), employee contribution requirements, and compensation limits used to calculate retirement benefits. As defined by PEPRA, "new members" include: i) those who are new hires who have joined CalPERS for the first time on or after January 1, 2013, and who have no prior membership in another California public retirement system and ii) those who joined CalPERS prior to January 1, 2013, but after this date are hired by a different CalPERS employer following a break in service of more than six months.

At the time of PEPRA's implementation, no formal contract amendment was required for CalPERS contracting agencies because PEPRA's requirements apply as a matter of State law. Since PEPRA was enacted, the City has implemented PEPRA requirements through its payroll and retirement reporting processes.

Recently, CalPERS has been reaching out to contracting agencies and requesting that they formally update their agreements to reflect PEPRA compliance. More detail on CalPERS' reasoning for requesting contract updates is available here: <https://www.calpers.ca.gov/employers/contracts/pension-contract-amendments-agency-updates>, under "Amend Your Contract to Include PEPRA Provisions".

CalPERS is requesting that all agencies execute these formal amendments within the next year. The first step in this process is for the City Council to adopt Resolutions of Intent and conduct a first reading of the Ordinances amending the CalPERS contracts for the City (Attachments 1 and 2) and the Murrieta Fire District (Attachments 3 and 4). The Ordinances will return for second reading and adoption on July 7, 2026.

Incorporating PEPRA language into the CalPERS contracts will clarify that the contract is subject to state pension reform laws and ensures alignment with current statutory requirements. The proposed amendments do not change employee retirement benefits, City or employee CalPERS contribution rates, or pensionable compensation limits, as these will continue to be administered in accordance with applicable provisions of PEPRA and CalPERS regulations.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which

the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

There is no direct fiscal impact associated with the proposed amendments. The amendments simply clarify that the CalPERS contracts are subject to applicable provisions of PEPRA and CalPERS regulations. Retirement benefits and contributions will continue to be administered in accordance with state law and existing City policies.

ATTACHMENTS

ATT 1 - Resolution No. 26-4937
ATT 2 - Ordinance No. 633-26
ATT 3 - Resolution No. MFD 26-227
ATT 4 - Ordinance No. 634-26

RESOLUTION NO. 26-4937

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF CITY OF MURRIETA

WHEREAS, the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract, and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said law; and

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the changes proposed in said contract; and

WHEREAS, the following is a statement of the proposed change:

To include language from the Public Employees' Pension Reform Act.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Council of the City of Murrieta gives notice of the intention to approve an amendment to the contract between the City of Murrieta and the Board of Administration of the Public Employees' Retirement System, a copy of said amendment being attached hereto, as "Exhibit A" and by this reference made a part hereof.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4937 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

CalPERS

EXHIBIT A

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the Board of Administration California Public Employees' Retirement System and the City Council City of Murrieta

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective February 9, 1992, and witnessed January 13, 1992, and as amended effective February 7, 1993, June 26, 1994, September 16, 1994, June 22, 1997, October 5, 2001, November 1, 2002, July 13, 2003, November 7, 2004, June 24, 2007, and December 30, 2012, which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 15 are hereby stricken from said contract as executed, effective December 30, 2012, and hereby replaced by the following paragraphs numbered 1 through 17 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for classic local miscellaneous members entering membership in the miscellaneous classification on or prior to December 30, 2012, age 60 for classic local miscellaneous members entering membership for the first time in the miscellaneous classification after December 30, 2012, age 62 for new local miscellaneous members, age 50 for classic local safety members entering membership in the safety classification on or prior to December 30, 2012, age 55 for classic local safety members entering membership for the first time in the safety classification after December 30, 2012, and age 57 for new local safety members.

2. Public Agency shall participate in the Public Employees' Retirement System from and after February 9, 1992, making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorney fees that may arise as a result of any of the following:

   (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.

   (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.

   (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.

4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Local Police Officers (herein referred to as local safety members);

   b. Employees other than local safety members (herein referred to as local miscellaneous members).

5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

   a. FIREFIGHTERS.

6. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment before and not on or after June 24, 2007, shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).

7. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment on or after June 24, 2007, and not entering membership for the first time in the miscellaneous classification after December 30, 2012, shall be determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).

8. The percentage of final compensation to be provided for each year of credited current service as a classic local miscellaneous member entering membership for the first time in the miscellaneous classification after December 30, 2012, shall be determined in accordance with Section 21353 of said Retirement Law (2% at age 60 Full).

9. The percentage of final compensation to be provided for each year of credited prior and current service as a new local miscellaneous member shall be determined in accordance with Section 7522.20 of said Retirement Law (2% at age 62 Full).

10. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local safety member entering membership in the safety classification on or prior to December 30, 2012, shall be determined in accordance with Section 21362.2 of said Retirement Law (3% at age 50 Full).

11. The percentage of final compensation to be provided for each year of credited current service as a classic local safety member entering membership for the first time in the safety classification after December 30, 2012, shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55 Full).

12. The percentage of final compensation to be provided for each year of credited prior and current service as a new local safety member shall be determined in accordance with Section 7522.25(d) of said Retirement Law (2.7% at age 57 Full).

13. Public Agency elected and elects to be subject to the following optional provisions:

    a. Section 20042 (One-Year Final Compensation) for those classic local miscellaneous members and classic local safety members entering membership on or prior to December 30, 2012.

    b. Section 20965 (Credit for Unused Sick Leave).

c. Section 21151 (Industrial Disability Retirement for Local Miscellaneous Members).

d. Section 20938 (Limit Prior Service to Members Employed on Contract Date) for local safety members only.

e. Section 21574 (Fourth Level of 1959 Survivor Benefits).

f. Section 21024 (Military Service Credit as Public Service) for local miscellaneous members only.

g. Section 20475 (Different Level of Benefits): Section 21353 (2% @ 60 Full formula) and Section 20037 (Three-Year Final Compensation) are applicable to classic local miscellaneous members entering membership for the first time with this agency in the miscellaneous classification after December 30, 2012.

Section 21363.1 (3% @ 55 Full formula) and Section 20037 (Three-Year Final Compensation) are applicable to classic local safety members entering membership for the first time with this agency in the safety classification after December 30, 2012.

h. Section 20516 (Employees Sharing Cost of Additional Benefits):

Section 21362.1 (3% @ 50 Full formula) effective July 13, 2003, for local safety members entering membership on or prior to December 30, 2012.

The employee cost sharing contributions are 5.66%. The maximum employee cost sharing contribution is the normal cost plus the increase in the accrued liability due to the benefit improvement amortized over 20 years. In no event shall the employee cost sharing contribution attributable to the unfunded liability remain in effect beyond July 13, 2023. Thereafter, in any given contribution year, the maximum employee cost sharing contribution cannot exceed 3.030% of payroll.

14. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.

15. Public Agency shall also contribute to said Retirement System as follows:

a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members and local safety members.

b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

16. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

17. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
MELODY BENAVIDES, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF MURRIETA

BY_____
PRESIDING OFFICER

_____
Witness Date

Attest:

_____
Clerk

PLEASE DO NOT SIGN "EXHIBIT ONLY"
PLEASE DO NOT SIGN "EXHIBIT ONLY"

ORDINANCE NO. 633-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF MURRIETA AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM TO INCLUDE PUBLIC EMPLOYEES' PENSION REFORM ACT (PEPRA) LANGUAGE

Summary: This ordinance approves an amendment to the City's contract with the Board of Administration of the California Public Employees' Retirement System (CalPERS) to reference Public Employees' Pension Reform Act (PEPRA) language.

WHEREAS, the City of Murrieta (the "City") participates in the California Public Employees' Retirement System ("CalPERS") pursuant to a contract with the Board of Administration of CalPERS (the "Board"); and

WHEREAS, the Public Employees' Pension Reform Act of 2013 ("PEPRA") established new requirements and limitations applicable to public retirement systems and participating agencies, including provisions governing pensionable compensation and benefit structures; and

WHEREAS, the City desires to ensure that its CalPERS contract provisions are consistent with and fully compliant with the requirements of PEPRA and applicable state law; and

WHEREAS, the Board has requested that participating agencies amend their contracts to expressly incorporate and clarify compliance with PEPRA provisions where necessary; and

WHEREAS, the City Council of the City of Murrieta has determined that it is in the best interest of the City to approve an amendment to its contract with CalPERS to incorporate PEPRA language and ensure continued participation in the CalPERS retirement system in accordance with state law.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That an amendment to the contract between the City Council of the City of Murrieta and the Board of Administration, California Public Employees' Retirement System, is hereby authorized, a copy of said amendment being attached hereto, marked Exhibit A, and by such reference made a part hereof as though herein set out in full.

SECTION 2. The Mayor of the City Council is hereby authorized, empowered, and directed to execute said amendment for and on behalf of the City of Murrieta.

SECTION 3. This ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only

applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. This Ordinance shall become effective on the thirty-first (31st) day after its passage and adoption, and within fifteen (15) days after its final passage and the City Clerk shall cause it to be posted and published in a newspaper of general circulation, printed, published and circulated in the City in the manner required by law and shall cause a copy of this Ordinance and its certification, to be entered in the Book of Ordinances of the City.

PASSED AND ADOPTED this _____ day of _____, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Ordinance No. 633-26 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the ____ day of ____, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

I, Cristal McDonald, City Clerk of the City of Murrieta, California further certify that Ordinance No. 633-26 was duly published according to law and the order of the City Council of said City and the same was so published in Press Enterprise, a newspaper of general circulation on the following date(s):

Introduced Ordinance:
Adopted Ordinance:

In witness whereof, I have hereunto subscribed my name this ___ day of ____, 2026.

_____
Cristal McDonald, City Clerk

CalPERS

EXHIBIT A

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the Board of Administration California Public Employees' Retirement System and the City Council City of Murrieta

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective February 9, 1992, and witnessed January 13, 1992, and as amended effective February 7, 1993, June 26, 1994, September 16, 1994, June 22, 1997, October 5, 2001, November 1, 2002, July 13, 2003, November 7, 2004, June 24, 2007, and December 30, 2012, which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 15 are hereby stricken from said contract as executed, effective December 30, 2012, and hereby replaced by the following paragraphs numbered 1 through 17 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for classic local miscellaneous members entering membership in the miscellaneous classification on or prior to December 30, 2012, age 60 for classic local miscellaneous members entering membership for the first time in the miscellaneous classification after December 30, 2012, age 62 for new local miscellaneous members, age 50 for classic local safety members entering membership in the safety classification on or prior to December 30, 2012, age 55 for classic local safety members entering membership for the first time in the safety classification after December 30, 2012, and age 57 for new local safety members.

2. Public Agency shall participate in the Public Employees' Retirement System from and after February 9, 1992, making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorney fees that may arise as a result of any of the following:

   (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.

   (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.

   (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.

4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Local Police Officers (herein referred to as local safety members);

   b. Employees other than local safety members (herein referred to as local miscellaneous members).

5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

   a. FIREFIGHTERS.

6. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment before and not on or after June 24, 2007, shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).

7. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment on or after June 24, 2007, and not entering membership for the first time in the miscellaneous classification after December 30, 2012, shall be determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).

8. The percentage of final compensation to be provided for each year of credited current service as a classic local miscellaneous member entering membership for the first time in the miscellaneous classification after December 30, 2012, shall be determined in accordance with Section 21353 of said Retirement Law (2% at age 60 Full).

9. The percentage of final compensation to be provided for each year of credited prior and current service as a new local miscellaneous member shall be determined in accordance with Section 7522.20 of said Retirement Law (2% at age 62 Full).

10. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local safety member entering membership in the safety classification on or prior to December 30, 2012, shall be determined in accordance with Section 21362.2 of said Retirement Law (3% at age 50 Full).

11. The percentage of final compensation to be provided for each year of credited current service as a classic local safety member entering membership for the first time in the safety classification after December 30, 2012, shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55 Full).

12. The percentage of final compensation to be provided for each year of credited prior and current service as a new local safety member shall be determined in accordance with Section 7522.25(d) of said Retirement Law (2.7% at age 57 Full).

13. Public Agency elected and elects to be subject to the following optional provisions:

    a. Section 20042 (One-Year Final Compensation) for those classic local miscellaneous members and classic local safety members entering membership on or prior to December 30, 2012.

    b. Section 20965 (Credit for Unused Sick Leave).

c. Section 21151 (Industrial Disability Retirement for Local Miscellaneous Members).

d. Section 20938 (Limit Prior Service to Members Employed on Contract Date) for local safety members only.

e. Section 21574 (Fourth Level of 1959 Survivor Benefits).

f. Section 21024 (Military Service Credit as Public Service) for local miscellaneous members only.

g. Section 20475 (Different Level of Benefits): Section 21353 (2% @ 60 Full formula) and Section 20037 (Three-Year Final Compensation) are applicable to classic local miscellaneous members entering membership for the first time with this agency in the miscellaneous classification after December 30, 2012.

Section 21363.1 (3% @ 55 Full formula) and Section 20037 (Three-Year Final Compensation) are applicable to classic local safety members entering membership for the first time with this agency in the safety classification after December 30, 2012.

h. Section 20516 (Employees Sharing Cost of Additional Benefits):

Section 21362.1 (3% @ 50 Full formula) effective July 13, 2003, for local safety members entering membership on or prior to December 30, 2012.

The employee cost sharing contributions are 5.66%. The maximum employee cost sharing contribution is the normal cost plus the increase in the accrued liability due to the benefit improvement amortized over 20 years. In no event shall the employee cost sharing contribution attributable to the unfunded liability remain in effect beyond July 13, 2023. Thereafter, in any given contribution year, the maximum employee cost sharing contribution cannot exceed 3.030% of payroll.

14. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.

15. Public Agency shall also contribute to said Retirement System as follows:

a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members and local safety members.

b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

16. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

17. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
MELODY BENAVIDES, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF MURRIETA

BY_____
PRESIDING OFFICER

_____
Witness Date

Attest:

_____
Clerk

PLEASE DO NOT SIGN "EXHIBIT ONLY"
PLEASE DO NOT SIGN "EXHIBIT ONLY"

RESOLUTION NO. MFD 26-227

A RESOLUTION OF INTENTION OF THE BOARD OF DIRECTORS OF THE MURRIETA FIRE DISTRICT TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE BOARD OF DIRECTORS OF THE MURRIETA FIRE DISTRICT

WHEREAS, the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract, and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said law; and

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the changes proposed in said contract; and

WHEREAS, the following is a statement of the proposed change:

To include language from the Public Employees' Pension Reform Act.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE MURRIETA FIRE DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Board of Directors of the Murrieta Fire Protection District gives notice of the intention to approve an amendment to the contract between the Board of Directors of the Murrieta Fire Protection District and the Board of Administration of the Public Employees' Retirement System, a copy of said amendment being attached hereto, as an "Exhibit A" and by this reference made a part hereof.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____
Jon Levell, Chair

ATTEST:

_____
Cristal McDonald, Secretary

APPROVED AS TO FORM:

_____
Tiffany Israel, General Counsel

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. MFD 26-227 was duly passed and adopted by the Board of Directors of the Murrieta Fire District at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Chair of the said Board, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, Secretary

CalPERS

EXHIBIT A

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the Board of Administration California Public Employees' Retirement System and the Board of Directors Murrieta Fire Protection District

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective June 1, 1986, and witnessed May 1, 1986, and as amended effective February 1, 1989, January 8, 1995, June 22, 1997, June 30, 2002, November 1, 2002, May 19, 2004, July 10, 2005, and July 8, 2007, which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 13 are hereby stricken from said contract as executed, effective July 8, 2007, and hereby replaced by the following paragraphs numbered 1 through 16 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for classic local miscellaneous members, age 62 for new local miscellaneous members, age 50 for classic local safety members, and age 57 for new local safety members.

2. Public Agency shall participate in the Public Employees' Retirement System from and after June 1, 1986, making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorney fees that may arise as a result of any of the following:

   (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.

   (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.

   (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.

4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Local Fire Fighters (herein referred to as local safety members);

   b. Employees other than local safety members (herein referred to as local miscellaneous members).

5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

   a. POLICE OFFICERS.

6. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment before and not on or after July 8, 2007, shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).

7. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment on or after July 8, 2007, shall be determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).

8. The percentage of final compensation to be provided for each year of credited prior and current service as a new local miscellaneous member shall be determined in accordance with Section 7522.20 of said Retirement Law (2% at age 62 Full).

9. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local safety member shall be determined in accordance with Section 21362.2 of said Retirement Law (3% at age 50 Full).

10. The percentage of final compensation to be provided for each year of credited prior and current service as a new local safety member shall be determined in accordance with Section 7522.25(d) of said Retirement Law (2.7% at age 57 Full).

11. Public Agency elected and elects to be subject to the following optional provisions:

    a. Section 20938 (Limit Prior Service to Members Employed on Contract Date).

    b. Section 21573 (Third Level of 1959 Survivor Benefits) for local miscellaneous members only.

    c. Section 20042 (One-Year Final Compensation) for classic members only.

    d. Section 21024 (Military Service Credit as Public Service) for local miscellaneous members only.

    e. Section 21574 (Fourth Level of 1959 Survivor Benefits) for local safety members only.

12. Public Agency, in accordance with Government Code Section 20834, shall not be considered an "employer" for purposes of the Public Employees' Retirement Law. Contributions of the Public Agency shall be fixed and determined as provided in Government Code Section 20834, and such contributions hereafter made shall be held by the Board as provided in Government Code Section 20834.

13. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.

14. Public Agency shall also contribute to said Retirement System as follows:

    a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21573 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members.

b. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local safety members.

c. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

d. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

15. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

16. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
MELODY BENAVIDES, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BOARD OF DIRECTORS
MURRIETA FIRE PROTECTION
DISTRICT

BY_____
PRESIDING OFFICER

_____
Witness Date

Attest:

_____
Clerk

PLEASE DO NOT SIGN "EXHIBIT ONLY"
PLEASE DO NOT SIGN "EXHIBIT ONLY"

ORDINANCE NO. 634-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ACTING AS THE MURRIETA FIRE DISTRICT APPROVING AN AMENDMENT TO THE CONTRACT BETWEEN THE BOARD OF DIRECTORS OF THE MURRIETA FIRE DISTRICT AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM TO INCLUDE PUBLIC EMPLOYEES' PENSION REFORM ACT (PEPRA) LANGUAGE

Summary: This ordinance approves an amendment to the Murrieta Fire District's contract with the Board of Administration of the California Public Employees' Retirement System (CalPERS) to reference Public Employees' Pension Reform Act (PEPRA) language.

WHEREAS, the Murrieta Fire District (the "District") participates in the California Public Employees' Retirement System ("CalPERS") pursuant to a contract with the Board of Administration of CalPERS (the "Board"); and

WHEREAS, the Public Employees' Pension Reform Act of 2013 ("PEPRA") established new requirements and limitations applicable to public retirement systems and participating agencies, including provisions governing pensionable compensation and benefit structures; and

WHEREAS, the District desires to ensure that its CalPERS contract provisions are consistent with and fully compliant with the requirements of PEPRA and applicable state law; and

WHEREAS, the Board has requested that participating agencies amend their contracts to expressly incorporate and clarify compliance with PEPRA provisions where necessary; and

WHEREAS, the Board of Directors of the Murrieta Fire District has determined that it is in the best interest of the District to approve an amendment to its contract with CalPERS to incorporate PEPRA language and ensure continued participation in the CalPERS retirement system in accordance with state law.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That an amendment to the contract between the Board of Directors of the Murrieta Fire District and the Board of Administration, California Public Employees' Retirement System, is hereby authorized, a copy of said amendment being attached hereto, marked Exhibit A, and by such reference made a part hereof as though herein set out in full.

SECTION 2. The Chair of the Murrieta Board of Directors of the Murrieta Fire District is hereby authorized, empowered, and directed to execute said amendment for and on behalf of the Murrieta Fire District.

SECTION 3. This ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Directors hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. This Ordinance shall become effective on the thirty-first (31st) day after its passage and adoption, and within fifteen (15) days after its final passage and the City Clerk shall cause it to be posted and published in a newspaper of general circulation, printed, published and circulated in the City in the manner required by law and shall cause a copy of this Ordinance and its certification, to be entered in the Book of Ordinances of the City.

PASSED AND ADOPTED this _____day of _____, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Ordinance No. 634-26 was duly passed and adopted by the Board of Directors of the Murrieta Fire Protection District at the regular meeting thereof, held on the ____ day of _____, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

I, Cristal McDonald, City Clerk of the City of Murrieta, California further certify that Ordinance No. 634-26 was duly published according to law and the order of the City Council of said City and the same was so published in Press Enterprise, a newspaper of general circulation on the following date(s):

Introduced Ordinance:
Adopted Ordinance:

In witness whereof, I have hereunto subscribed my name this 2nd day of June, 2026.

_____
Cristal McDonald, City Clerk

CalPERS

EXHIBIT A

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the Board of Administration California Public Employees' Retirement System and the Board of Directors Murrieta Fire Protection District

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective June 1, 1986, and witnessed May 1, 1986, and as amended effective February 1, 1989, January 8, 1995, June 22, 1997, June 30, 2002, November 1, 2002, May 19, 2004, July 10, 2005, and July 8, 2007, which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 13 are hereby stricken from said contract as executed, effective July 8, 2007, and hereby replaced by the following paragraphs numbered 1 through 16 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for classic local miscellaneous members, age 62 for new local miscellaneous members, age 50 for classic local safety members, and age 57 for new local safety members.

2. Public Agency shall participate in the Public Employees' Retirement System from and after June 1, 1986, making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorney fees that may arise as a result of any of the following:

   (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.

   (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.

   (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.

4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Local Fire Fighters (herein referred to as local safety members);

   b. Employees other than local safety members (herein referred to as local miscellaneous members).

5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

   a. POLICE OFFICERS.

6. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment before and not on or after July 8, 2007, shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).

7. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment on or after July 8, 2007, shall be determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).

8. The percentage of final compensation to be provided for each year of credited prior and current service as a new local miscellaneous member shall be determined in accordance with Section 7522.20 of said Retirement Law (2% at age 62 Full).

9. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local safety member shall be determined in accordance with Section 21362.2 of said Retirement Law (3% at age 50 Full).

10. The percentage of final compensation to be provided for each year of credited prior and current service as a new local safety member shall be determined in accordance with Section 7522.25(d) of said Retirement Law (2.7% at age 57 Full).

11. Public Agency elected and elects to be subject to the following optional provisions:

    a. Section 20938 (Limit Prior Service to Members Employed on Contract Date).

    b. Section 21573 (Third Level of 1959 Survivor Benefits) for local miscellaneous members only.

    c. Section 20042 (One-Year Final Compensation) for classic members only.

    d. Section 21024 (Military Service Credit as Public Service) for local miscellaneous members only.

    e. Section 21574 (Fourth Level of 1959 Survivor Benefits) for local safety members only.

12. Public Agency, in accordance with Government Code Section 20834, shall not be considered an "employer" for purposes of the Public Employees' Retirement Law. Contributions of the Public Agency shall be fixed and determined as provided in Government Code Section 20834, and such contributions hereafter made shall be held by the Board as provided in Government Code Section 20834.

13. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.

14. Public Agency shall also contribute to said Retirement System as follows:

    a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21573 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members.

b. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local safety members.

c. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

d. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

15. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

16. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
MELODY BENAVIDES, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BOARD OF DIRECTORS
MURRIETA FIRE PROTECTION
DISTRICT

BY_____
PRESIDING OFFICER

_____
Witness Date

Attest:

_____
Clerk

PLEASE DO NOT SIGN "EXHIBIT ONLY"
PLEASE DO NOT SIGN "EXHIBIT ONLY"

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 6.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Brian Crawford, Municipal Services Director

PREPARED BY: Garrett Strang, Capital Projects Program Manager

SUBJECT:
Award Construction Contract for the Citywide Sidewalk Replacement Program 2026, CIP No. 13064, MSD Project No. 26-003

ABSTRACT

The purpose of this item is to award the construction contract for the Citywide Sidewalk Replacement Program to the lowest responsive and responsible bidder, find the project to be exempt from CEQA, and amend the Capital Improvement Plan (CIP) budget to reallocate available savings from prior years' Citywide Sidewalk Replacement Projects into CIP No. 13064.

RECOMMENDATION

Amend the Capital Improvement Plan Budget for Fiscal Year 2025/26 by transferring the Measure A remaining funding from CIP Nos. 8293, 13051, and 13073 in the combined amount of $625,618.28 into CIP No. 13064;

Find the Citywide Sidewalk Replacement Program 2026, CIP No. 13064, MSD Project No. 26-003, to be exempt from CEQA and award the construction contract to Carter Enterprises Group, Inc., dba Pavement Rehab Company, in the amount of $411,888;

Authorize a 15% construction contingency of $61,783.20;

Authorize the Director of Municipal Services, or his designee, to approve contract change orders not to exceed 15% of the contract amount; and

Authorize the Mayor to execute the construction contract.

PRIOR ACTION/VOTE

On June 3, 2025, the City Council approved Resolution No. 25-4836, approving the Capital Improvement Plan Budget for Fiscal Year 2025/26, and the Fiscal Year 2025/26 to 2029/30 Capital Improvement Plan, which included the Citywide Sidewalk Replacement Projects CIP Nos. 8293, 13051, 13064, and 13073 (Vote 5-0).

STRATEGIC ALIGNMENT

This item aligns with the City Council goal of: planning, programming and creating infrastructure development

relating to priority Tier 1. This project includes the correction of approximately 400 ADA barriers throughout the City.

DISCUSSION

The Citywide Sidewalk Replacement Program 2026, CIP No. 13064, consists of the removal and replacement of various damaged sidewalk panels, grinding of raised sidewalk panel lips, miscellaneous asphalt repairs, and other ancillary improvements at various citywide locations mainly along the corridor of Whitewood Road, between Murrieta Hot Springs Road and the northern city limits near Mapleton Street. This project aims to improve access for all Murrieta residents and ensure that pedestrian paths of travel comply with the Americans with Disabilities Act (ADA). This project is funded with Measure A (Fund 302) funds.

Staff combined CIP Project Nos. 8293, 13051, 13064, and 13073, and advertised as one (1) project under CIP No. 13064 to allow for greater efficiency in construction and to achieve a more desirable economy of scale. Staff recommends reallocating the balance of unspent Measure A fund from other years' Citywide Sidewalk Replacement Projects into CIP No. 13064, bringing the total Measure A balance in CIP No. 13064 to $675,618.28. A breakdown of the reallocation of Measure A funds from various Citywide Sidewalk Replacement Projects into CIP No. 13064 is as follows:

CIP No./Funding Source	Project Balance
CIP No. 8293/Measure A	$525,618.28
CIP No. 13051/Measure A	$50,000
CIP No. 13064/Measure A (Existing Balance)	$50,000
CIP No. 13073/Measure A	$50,000
Total Funding Available for CIP 13064:	**$675,618.28**

The project includes removal and replacement of existing sidewalk panels, concrete grinding, asphalt repairs, and other ancillary work at the following location:

- Base Bid - Whitewood Rd. between Murrieta Hot Springs Rd. and Los Alamos Rd.
- Additive Bid 1 - Whitewood Rd. between Los Alamos Rd. and Hunter Rd.
- Additive Bid 2 - Whitewood Rd. between Hunter Rd. and the Northern City Limits
- Additive Bid 3 - Various Citywide Locations

PROJECT BIDDING AND DETERMINATION

The City advertised the project on April 8, 2026, and received a total of 11 construction bids on April 30, 2026. The basis of the bid for determining the low bidder was defined in the specifications as the sum of the total Base Bid Items and all Additive Bid Items. The bid results are as follows:

	Bidder	Base Bid Items + Additive Bid Items
1.	Carter Enterprises Group, Inc. dba Pavement Rehab Co.	$411,888.00
2.	Gentry General Engineering, Inc.	$424,781.10
3.	DT Stellar General Engineering	$448,971.00
4.	Van Engineering, Inc.	$464,338.60

5.	Ethics Landscape Construction, Inc.	$505,603.74
6.	LC Paving & Sealing, Inc.	$539,062.50
7.	Sael Construction Corporation	$589,388.00
8.	Leonida Builders, Inc	$631,440.55
9.	No Limit Construction	$639,958.75
10.	S&H Civilworks	$697,547.00
11.	Marin Concrete Construction, Inc.	$1,530,734.73

Staff elected to utilize Additive Bids 1, 2, and 3 (Bid Items 13 through 38). Bid Items 13 through 38 were advertised on the Bid Sheet as Additive Bids to allow the City to analyze the bid items' costs and either accept or reject any or all the additive bids based on the final cost of the overall project and the availability of funding. The low bid cost came in favorably, and sufficient funding is available for the Base Bid and all Additive Bids. Therefore, staff recommends awarding the full bid amount.

Staff have reviewed the bids and determined that the item prices are consistent with today's construction market. Staff recommends that the construction contract be awarded to the lowest responsible bidder, Carter Enterprises Group, Inc., dba Pavement Rehab Company, in the amount of $411,888.00, for the total Base Bid and Additive Bids 1, 2, and 3 (Bid Items 13 through 38), plus a 15% construction contingency of $61,783.20, for a total of $473,671.20.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

Staff recommends exemption of this project from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2 Categorical Exemption) of the CEQA Guidelines because this project involves "replacement or reconstruction" of existing infrastructure or facilities and is on the same site and serves the same purpose and capacity as the facility being replaced without expanded use.

FISCAL IMPACT

The fiscal impact for the approval of the construction contract is $411,888, plus a 15% contingency amount of $61,783.20, for a total not to exceed amount of $473,671.20. Funding will be available in CIP No. 13064 after the successful reallocation and transfer of available Measure A funds from CIP Nos. 8293, 13051, and 13073 in the combined amount of $625,618.28 to CIP No. 13064.

If City Council approves the construction contract, staff recommends an amendment to the FY 2025/26 CIP Budget for FY 2025/26 and the FY 2025/26 to 2029/30 Capital Improvement Plan to reallocate the balance of Measure A funds from CIP Nos. 8293, 13051, and 13073 in the combined amount of $625,618.28 into CIP No. 13064.

ATTACHMENTS

ATT 1 - Contract between the City of Murrieta and Carter Enterprises Group, Inc dba Pavement Rehab Co.

ATT 2 - Proposal from Carter Enterprises Group, Inc dba Pavement Rehab Co.
ATT 3 - Bid Results Summary
ATT 4 - Vicinity Map

For City Clerk Use Only

Contract No._____

PUBLIC WORKS CONSTRUCTION CONTRACT
WITH THE CITY OF MURRIETA ("CITY")

FORMAL BIDDING OVER $220,000

Project Name/Description ("Project"): Citywide Sidewalk Replacement Program 2026, MSD Project No. 26-003, CIP No. 13064

Contractor Name ("Contractor"): Carter Enterprises Group, Inc. dba Pavement Rehab Company

Contractor Business Type: Corporation

Contractor Address: 22711 La Palma Ave. Yora Linda, CA. 92887

Contractor Representative Name and Title ("Contractor Representative"): Jay Kirschner, Vice President

Contractor Representative Work Phone: (714) 238-1444

Contractor Representative Email: BIDS@PAVEMENTREHAB.COM

Contract Days: 45 Working Days

Liquidated Damages Sum (per day): $750.00 Per Calendar Day

Termination Date: December 31, 2026

Total Not-To-Exceed Contract Amount ("Contract Sum"): $411,888.00

City Department Contact ("Project Manager"): Garrett P. Strang

Department Contact Work Phone: 951-461-6421

Department Contact Email: gstrang@murrietaca.gov

Is Federal Funding Being Used to Fund Any Part of The Project (Yes/No): No

RECITALS

The City desires to contract with a Contractor to provide services as more further set forth herein.

The City circulated a Notice Inviting Bids for the above-described services.

Contractor submitted a bid and was determined to be the lowest responsible bidder.

Click or tap here to enter text.

This Contract, made and entered into effective on the date executed by the City, by and between the City of Murrieta, a municipal corporation, hereinafter referred to as "City," and the above-referenced Contractor.

The City and Contractor, for the consideration hereinafter named, mutually agree as follows:

1. SCOPE OF WORK.

1.1 The Contractor shall perform all of the work, furnish all labor, materials, equipment, tools, utility services, and transportation, and comply with all of the specifications and requirements in the Bid Documents for the above entitled Project. All such work shall be performed in a good and workmanlike manner, as reasonably determined by the City, and shall be performed in compliance with all local, state, and federal laws and regulations. As used herein, "Bid Documents" refers to all of the documents included in the solicitation of bids for the Project, including but not limited to, the Invitation for Bids, Instructions to Bidders, Bid or Bid Proposal, Contract Documents, Special Provisions, Technical Provisions, Construction Plans, Standard Plans, Drawings, Reference Specifications, all applicable permit requirements, any addenda, any applicable Project Labor Agreement, and any other documents included, referenced, or incorporated therein. The Bid Documents are incorporated into this Contract and made part hereof. In the event of any conflict between the terms of the Bid Documents and this Contract, the terms of this Contract shall govern.

2. CONTRACT DOCUMENTS.

2.1 The provisions of the 2024 Edition of the Standard Specifications for Public Works Construction, as updated by errata, ("Greenbook") are incorporated herein, except as explicitly modified by the Bid Documents or further herein. In the event of any conflict between the provisions of the Greenbook and this Contract, the terms of this Contract and the Exhibits attached hereto shall govern.

2.2 Copies of the Standard Specifications for Public Works Construction are available from the publisher:

Building News, Inc. (BNi)
990 Park Center Drive, Suite E Vista, CA 92081
(760) 734-1113
www.bnibooks.com

2.3 The aforementioned Standard Specifications will control the General Provisions, construction materials, and construction methods for this Contract except as amended by the Plans and Specifications of this Contract.

2.4 Where the Plans or Specifications describe portions of the work in general terms, but not in complete detail, it is understood that the item is to be furnished and installed completed and in place and that only the best general practice is to be used.

2.5 Unless otherwise specified, Contractor shall furnish all labor, materials, tools, equipment, and incidentals, and do all the work involved in executing the Contract.

2.6 The Contract Documents include this Contract, the Bid Documents, the Standard Specifications, any and all Exhibits thereto, all design documents, and contract change orders and all bonds and insurance documents. The Contract Documents are complementary, and what is called for by any one document shall be as binding as if called for by all. Any conflict between this Contract and any other Contract Document shall be resolved in favor of this Contract with the exception that any later amendments hereto or change orders shall take precedence over this Contract.

3. CITY APPROVAL.

3.1 All labor, materials, tools, equipment, and services shall be furnished and work performed and completed under the direction and supervision and subject to the approval of City or its authorized representatives.

4. LICENSES, PERMITS FEES AND ASSESSMENTS

4.1 Contractor shall obtain at its sole cost and expense such licenses, permits, registrations, and approvals as may be required by law for the performance of the services required by this Contract. 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 Contract, 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.

5. CONTRACT AMOUNT AND SCHEDULE.

5.1 City agrees to pay and Contractor agrees to receive and accept the prices set forth in their bid as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance, including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work. The total of all payments made to Contractor shall not exceed the Contract Sum set forth above.

5.2 Contractor agrees to complete the work on the Project in a period not to exceed the Contract Days set forth above, commencing upon the date stated in the Notice to Proceed issued by City. Construction shall not commence until bonds and insurance are approved by City. Contract Days shall be computed as calendar days and not as working or business days. Time is of the essence. If the work is not completed within said time period, liquidated damages shall apply. The term of this Agreement shall expire one (1) year following City's acceptance of the Project.

6. PAYMENT AND INVOICING.

6.1 All invoices shall include a copy of Contractor's Certified Payroll and proof that Certified Payroll has been submitted to the DIR. Contractor shall also submit a list of the prevailing wage rates (including federal prevailing wage rates, if applicable) for all employees and subcontractors providing services under this Contract, as applicable, with Contractor's first invoice. If these rates change at any time during the term of the Contract, Contractor shall submit a new list of rates to the City with its first invoice following the effective date of the rate change. Additionally, Contractor shall submit the following information with each monthly invoice: (1) an updated Project schedule reflecting all work completed and the percentage completion of all scheduled work; (2) the number of units completed for any work being performed on a unit price basis; (3) a report documenting all issues, concerns, and delays the Contractor's method of addressing said concerns; (4) in the event Contractor is not meeting the approved Project schedule, a resource-loaded recovery schedule demonstrating how Contractor will meet the approved Project schedule; (5) a list of all deliverables in process and the status of each deliverable; (6) a list of any pending requests for information or clarification and change orders and the status of each item on the list; and (7) a log of all pending corrective work and/or warranty items identified by either Party and the status of such work and/or warranty items.

6.2 Payment.

a. Payments Made by City. 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 Contract. Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, City will cause Contractor to be paid any progress payment within thirty (30) 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 that City does not cause Contractor to be paid any progress payment within thirty (30) days of receipt of an undisputed and properly submitted invoice and provided the Project is for construction, Contractor shall be entitled to the payment of interest to the extent allowed under Public Contract Code § 20104.50. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor, not later than seven (7) days after receipt by the City, for correction and resubmission. Returned invoices shall be accompanied by a document setting forth in writing the reasons why the payment request was rejected. Review and payment by the City of any invoice provided by the Contractor shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

6.3 Payments Made by Contractor to Subcontractors. In accordance with § 7108.5 of the California Business and Professions Code, Contractor shall remit payments owed to subcontractors within seven (7) calendar days after receiving payments by City if payments are owed by Contractor to any subcontractor, unless otherwise agreed to in the applicable subcontract between Contractor and Subcontractor or unless otherwise authorized by California law, but in no event less than fifteen (15) calendar days for any Subcontractor qualifying as a small business enterprise, and within thirty (30) calendar days if payments are owed by Contractor to any Subcontractor other than a small business enterprise.

6.4 Retention. Pursuant to § 9203 of the Public Contract Code, City will deduct a five percent (5%) retention from all progress payments, which shall be released to Contractor no later than sixty (60) days from completion of the work in accordance with § 7107 of the Public Contract Code. In the event of a dispute between City and Contractor, City may withhold from the final payment an amount not to exceed one hundred fifty percent (150%) of the disputed amount.

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

7. ADDITIONAL WORK AND CHANGE ORDERS.

7.1 City shall have the right at any time during the performance of the services, without invalidating this Contract, to order extra work beyond that specified in the Scope of Work or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written change order is first given by the City to the Contractor, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Contract, which said adjustments are subject to the written approval of the Contractor ("Change Order"). All Change Orders must be signed by the Contractor and City prior to commencing the extra work thereunder.

7.2 Any increase in compensation of up to the amount of contingency approved by the City Council at the time the Project was awarded to Contractor plus any additional subsequent contingency approved by the City Council, if any, taken either separately or cumulatively, or any increase in the time to perform of up to one hundred eighty (180) days and which are not detrimental to the Work or to the interest of the City, may be approved by the City Manager. Any greater increases, taken either separately or cumulatively, must be approved by the City Council.

7.3 Any adjustment in the Contract Sum for a Change Order must be in accordance with the unit prices or rates set forth in the Contractor's Bid. If the rates in the Contractor's Bid do not cover the type of work in the Change Order, the cost of such work shall not exceed an amount agreed upon in writing and signed by Contractor and City. If the cost of the Change Order cannot be agreed upon, the City will pay for actual work of the Change Order completed, to the satisfaction of the City, as follows:

a. Labor: The cost of labor shall be the actual cost for wages of workers and subcontractors performing the work for the Change Order at the time such work is performed. The use of labor classifications that would increase the cost of such work shall not be permitted. For purposes of this Section, wages shall include total compensation, including fringe benefits. For work that is self-performed by the Contractor, a markup not to exceed fifteen percent (15%) of the actual cost of labor for that portion of work is allowable. For work performed by a Subcontractor, a markup of fifteen percent (15%) of the actual cost of labor for work performed by the Subcontractor's own forces is allowable, plus two and one-half percent (2.5%) thereon for Contractor markup regardless of which tier of Subcontractor actually performed the work.

b. Materials and Equipment: The cost of materials and equipment shall be the actual cost to Contractor or the lowest current price which such materials and equipment

are reasonably available at the time the work is performed, whichever is lower. For purposes of this Section, Contractor may include a markup on the cost of materials and equipment of not more than fifteen percent (15%). Material re-stocking charges shall be limited to five percent (5%) and Contractor must provide evidence of any related charges from the supplier. For rental equipment, City will not pay Contractor for the use of tools and equipment that have a replacement value of $750 or less.

c. If the cost of the extra work cannot be agreed upon, the Contractor must provide a daily report that includes invoices for labor, materials and equipment costs for the work performed under the Change Order. The daily report must include: list of names of workers, classifications, and hours worked; description and list of quantities of materials used; type of equipment, size, identification number, and hours of operation, including loading and transportation, if applicable; description of other City authorized services and expenditures in such detail as the City may require. Failure to submit a daily report by the close of the next working day may, at the City's sole and absolute discretion, waive the Contractor's rights for that day.

7.4 It is expressly understood by Contractor that the provisions of this Section shall not apply to services specifically set forth in the Scope of Work. Contractor hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Work 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.

7.5 No claim for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

7.6 Additional work shall not include work performed by any of the following:

a. Superintendent(s).

b. Assistant Superintendent(s).

c. Project Engineer(s).

d. Project Manager(s).

e. Scheduler(s).

f. Estimator(s)

g. Drafting or detailing

h. Small tools (with a replacement value under $500)

i. Home or field office expenses, including staff, materials, and supplies.

j. Trailer or storage rental and expenses, whether on the Site or off the Site.

k. Data processing personnel and equipment

l. Site fencing

m. Utilities, including, without limitation, gas, electric, sewer, water, telephones.

n. Telephone, facsimile, e-mail and copier.

o. Overhead, administrative, or general expenses of any kind.

p. Loss of efficiency or productivity, or other impact costs caused by the effects of the Additional Work on the performance of other work or the work of other trades on the Project.

q. Capital expenses, including interest on capital employed in connection with Additional Work.

r. Legal costs.

s. Federal, State, or local income and franchise taxes.

t. Profit.

7.7 The term "markup" shall be defined as including the full amount of compensation and expenses including overhead and profit not included in the actual allowable costs. For all Change Orders, unless a lump sum amount is approved by the City, Contractor shall submit an itemized breakdown of the Change Order costs with all markups clearly identified.

7.8 City may also, with or without cause, issue deductive Change Orders reducing or removing any portion of the Scope of Work, upon provision of notice to Contractor. In the event the City desires to issue a deductive Change Order. Any adjustment in the Contract sum for a deductive Change Order shall be calculated in the same manner as a Change Order for Additional Work as set forth in this Section.

8. PAYMENTS/ACCEPTANCE OF WORK.

8.1 Any conflicting language in the Standard Specifications relating to payments and acceptance of work is hereby replaced with the following:

a. The closure date for the purpose of making partial progress payments will be the last day of each month. Contractor shall prepare the approximate measurement of the work performed through the closure date and submit it to City for approval by the tenth (10th) day of the following month. Payments will be withheld pending receipt of any outstanding reports required by the Contract Documents. A full five percent (5%) retention will be deducted from all progress payments. Partial payments on the Contract price shall not be considered as an acceptance of any part of the work.

b. Upon completion of the work, Contractor shall so notify the Project Manager, in writing, submit satisfactory evidence of payment for equipment, materials and labor, and submit the "Contractor's Affidavit." Upon receipt of the notification, the Project Manager shall promptly, by personal inspection, determine the actual status of the work in accordance with the terms of the Contract. If he finds materials, equipment, or workmanship that do not meet the terms of the Contract, he shall prepare a preliminary punch list of such items and submit it to Contractor. Final determination of acceptability shall be made by City. Upon acceptance of the work, City shall file a Notice of Completion. The conditions of the guarantee shall commence on the date that City files a Notice of Completion. City shall make final payment to Contractor in the manner provided by law following the expiration of thirty-five (35) days after filing the Notice of Completion.

c. The final payment shall include the entire sum found to be due hereunder after deducting all previous payments and such other lawful amounts as the terms of this Contract describe.

9. LIQUIDATED DAMAGES; EXTENSION OF TIME.

9.1 In accordance with Government Code Section 53069.85, Contractor agrees to forfeit and pay to City the Liquidated Damages Sum set forth above per day for each calendar day completion is delayed beyond the time allowed pursuant to Section 5 of this Contract. Such sum shall be deducted from any payments due to or to become due to Contractor.

9.2 The time period(s) specified for performance of the services rendered pursuant to this Contract 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 Project Manager in writing of the causes of the delay. The Project Manager 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 Project Manager such delay is justified. The Project Manager'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.

10. WAIVER OF CLAIMS.

10.1 Unless a shorter time is specified elsewhere in this Contract, on or before making final request for payment, Contractor shall submit to City, in writing, all claims for compensation under or arising out of this Contract; the acceptance by Contractor of the final payment shall constitute a waiver of all claims against City under or arising out of this Contract except those previously made in writing and request for payment. Contractor shall be required to execute an affidavit, release, and indemnify agreement with each claim for payment.

11. PREVAILING WAGES.

11.1 Public Work. The Parties acknowledge that the work to be performed under this Contract is a "public work" as defined in Labor Code § 1720 and that this Contract is therefore subject to the requirements of Division 2, Part 7, Chapter 1 (commencing with § 1720) of the California Labor Code relating to public works contracts and the rules and regulations established by the Department of Industrial Relations ("DIR") implementing such statutes. The work performed under this Contract is subject to compliance monitoring and enforcement by the DIR. Contractor shall post job site notices, as prescribed by regulation.

11.2 Registration with DIR. Pursuant to Labor Code § 1771.1, Contractor and all subcontractors must be registered with, and pay an annual fee to, the DIR prior to and during the performance of any work under this Contract.

11.3 Prevailing Wages. Contractor shall pay prevailing wages to the extent required by Labor Code § 1771. Pursuant to Labor Code § 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Contract, Contractor acknowledges receipt of a copy of the DIR determination of the prevailing rate of per diem wages, and Contractor shall post a copy of the same at each job site where work is performed under this Contract. If this Contract is subject to the payment of federal prevailing wages under the Davis-Bacon Act (40 U.S.C. § 3141 et seq.), then Contractor shall pay the higher of either the state or federal prevailing wage applicable to each person employed on the Project.

11.4 Penalty for Failure to Pay Prevailing Wages. Contractor shall comply with and be bound by the provisions of Labor Code §§ 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Contractor shall, as a penalty to the City, forfeit two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Contract by Contractor or by any subcontractor.

11.5 Payroll Records. Contractor shall comply with and be bound by the provisions of Labor Code § 1776, which requires Contractor and each subcontractor to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in § 1776; certify and make such payroll records available for inspection as provided by § 1776; and inform the City of the location of the records. Upon request by the City, Contractor shall provide any records to the City pursuant to this subsection within ten (10) days of such request. In the event that the Contractor fails to comply within the10-day period, Contractor or subcontractor shall, as a penalty to the City, forfeit one hundred dollars ($100) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated.

11.6 Apprentices. Contractor shall comply with and be bound by the provisions of Labor Code §§ 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, §§ 200, et seq. concerning the employment of apprentices on public works projects. Contractor shall be responsible for compliance with these aforementioned sections for all apprenticeable occupations. Prior to commencing work under this Contract, Contractor shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Contract, Contractor and each of its subcontractors shall submit

to the City a verified statement of the journeyman and apprentice hours performed under this Contract.

11.7 Eight-Hour Work Day. Contractor acknowledges that eight (8) hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code § 1810.

1.1 Penalties for Excess Hours. Contractor shall comply with and be bound by the provisions of Labor Code § 1813 concerning penalties for workers who work excess hours. The Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Contract by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code § 1815, work performed by employees of Contractor in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half (1½) times the basic rate of pay.

11.8 Contractor's Responsibility for Subcontractors. For every subcontractor who will perform work under this Contract, Contractor shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with § 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Contract. Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Contractor shall diligently take corrective action to halt or rectify any such failure by any subcontractor.

12. WORKERS' COMPENSATION LIABILITY INSURANCE.

12.1 California Labor Code §§ 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees.

12.2 In accordance with the provisions of California Labor Code § 1861, Contractor certifies as follows:

"I am aware of the provisions of § 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

13. INDEMNIFICATION.

13.1 All work covered by this Contract done at the site of construction or in preparing or delivering materials to the site shall be at the risk of Contractor alone.

13.2 Contractor shall indemnify, defend with legal counsel approved by City, and hold harmless City, its officers, officials, employees and volunteers (each, an "Indemnitee") from and against all liability, loss, damage, expense, cost (including without limitation reasonable

legal counsel fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with Contractor's performance of work under this Contract or its failure to comply with any of its obligations contained in this Contract, except such loss or damage which is caused by the sole or active negligence or willful misconduct of the City. Should conflict of interest principles preclude a single legal counsel from representing both City and Contractor, or should City otherwise find Contractor's legal counsel unacceptable, then Contractor shall reimburse the City its costs of defense, including without limitation reasonable legal counsels' fees, expert fees and all other costs and fees of litigation. The Contractor shall promptly pay any final judgment rendered against the City (and its officers, officials, employees and volunteers) with respect to claims determined by a trier of fact to have been the result of the Contractor's negligent, reckless or wrongful performance. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Contract.

13.3 Contractor obligations under this Section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnitee. However, without affecting the rights of City under any provision of this Contract, Contractor shall not be required to indemnify and hold harmless City for liability attributable to the active negligence of City, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where City is shown to have been actively negligent and where City's active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.

13.4 City shall timely notify Contractor of the receipt of any third-party claim relating to the work under this Agreement. City shall be entitled to recover from Contractor its reasonable costs incurred in providing such notification.

14. INSURANCE.

14.1 Without limiting Contractor's indemnification of City, and prior to commencement of any services under this Contract, Contractor shall obtain, provide and maintain at its own expense during the term of this Contract, policies of insurance of the type and amounts described in Exhibit "B" attached hereto and incorporated herein.

15. CONTRACTOR'S INDEPENDENT INVESTIGATION.

15.1 No plea of ignorance of conditions that exist or that may hereafter exist or of conditions of difficulties that may be encountered in the execution of the work under this Contract, as a result of failure to make the necessary independent examinations and investigations, and no plea of reliance on initial investigations or reports prepared by City for purposes of letting this Contract out to bid will be accepted as an excuse for any failure or omission on the part of Contractor to fulfill in every detail all requirements of this Contract. Nor will such reasons be accepted as a basis for any claims whatsoever for extra compensation or for an extension of time.

15.2 By executing this Contract, Contractor warrants that Contractor (i) has thoroughly investigated and considered the scope of work 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 Contract. If the services involve work upon any site, Contractor warrants that Contractor has investigated the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder.

16. WARRANTY.

16.1 Contractor warrants all work under the Contract (which for purposes of this Section shall be deemed to include unauthorized work which has not been removed and any non conforming materials incorporated into the work) to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one year (or the period of time specified elsewhere in the Contract or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the work, whichever is later) after the date of final acceptance, Contractor shall within ten (10) days after being notified in writing by the City of any defect in the work or non conformance of the work to the Contract, commence and prosecute with due diligence all work necessary to fulfill the terms of the warranty at its sole cost and expense. Contractor shall act as soon as requested by the City in response to an emergency. In addition, Contractor shall, at its sole cost and expense, repair, remove and replace any portions of the work (or work of other contractors) damaged by its defective work or which becomes damaged in the course of repairing or replacing defective work. For any work so corrected, Contractor's obligation hereunder to correct defective work shall be reinstated for an additional one year period, commencing with the date of acceptance of such corrected work. Contractor shall perform such tests as the City may require to verify that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of the Contract. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment and materials necessary to gain access, shall be the sole responsibility of the Contractor. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any portion of the work, whether express or implied, are deemed to be obtained by Contractor for the benefit of the City, regardless of whether or not such warranties and guarantees have been transferred or assigned to the City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of the City. In the event that Contractor fails to perform its obligations under this Section, or under any other warranty or guaranty under this Contract, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non conforming work and any work damaged by such work or the replacement or correction thereof at Contractor's sole expense. Contractor shall be obligated to fully reimburse the City for any expenses incurred hereunder upon demand.

17. CONFLICT OF INTEREST.

17.1 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 Contract. Contractor further covenants that in the performance of this Contract, 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 Project Manager. 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 Contract.

17.2 No officer or employee of the City shall have any financial interest, direct or indirect, in this Contract nor shall any such officer or employee participate in any decision relating to the Contract which affects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any State statute or regulation. The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Contract.

17.3 Contractor warrants that they have no blood or marriage relationship, and that they are not in any way associated with any City officer or employee, or any architect, engineer, or other preparer of the Drawings and Specifications for this project. Contractor further warrants that no person in his employ has been employed by City within one (1) year of the date of Notice Inviting Bids. Contractor's duties and services under this Contract shall not include preparing or assisting the City with any portion of the City's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the City. The City shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor shall cooperate with the City to ensure that all bidders for a subsequent contract on any subsequent phase of this Project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by Contractor pursuant to this Contract.

17.4 Contractor warrants that neither it nor any of its employees, agents, or representatives has offered or given any gratuities or promises to City's employees, agents, or representatives with a view toward securing this Contract or securing favorable treatment with respect thereto.

18. CONTRACTOR'S AFFIDAVIT.

18.1 After completion of the work contemplated by this Contract, Contractor shall file with the City Manager his affidavit stating that all workmen and persons employed, all firms supplying materials, and all subcontractors upon the project have been paid in full, and that there are no claims outstanding against the project for either labor or materials, except certain items, if any, to be set forth in an affidavit covering disputed claims or items in connection with a Stop Notice that has been filed under the provisions of the laws of the State of California.

19. SIGNATURE OF CONTRACTOR

19.1 Corporations: The signature must contain the name of the corporation, must be signed by the President and Secretary or Assistant Secretary, and the corporate seal must be affixed. Other persons may sign for the corporation in lieu of the above if a certified copy of a resolution of the corporate board of directors so authorizing them to do so is on file in the City Clerk's office.

19.2 Partnerships: Names of all persons comprising the partnership or co-partnership must be stated. The Contract must be signed by all partners comprising the partnership unless proof in the form of a certified copy of a certificate of partnership acknowledging signer to be a general partner is presented to the City, in which case the general partner may sign.

19.3 Joint Ventures: Bids submitted as joint ventures must so state and the Contract is to be signed by each joint venturer.

19.4 Individuals: Bids submitted by individuals must be signed by the bidder, unless an up-to-date power of attorney is on file in the City, in which case said person may sign for the individual. The above rules also apply in the case of the use of a fictitious firm name. In addition, however, where the fictitious name is used, it must be so indicated in the signature.

20. SECURITY.

20.1 Performance and Payment Bonds. Concurrently with execution of this Agreement, Contractor shall deliver to the City all of the following bonds:

a. A performance bond securing the faithful performance of this Agreement, in an amount not less than 100% of the total compensation for this Contract.

b. A payment bond, securing the payment of all persons furnishing labor and/or materials in connection with the work under this Agreement, in an amount not less than 100% of the total compensation for this Agreement.

20.2 All bonds shall be on the applicable forms provided in Exhibit "C" and Exhibit "D" attached hereto and made part hereof. The bonds shall each contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his/her power of attorney. The bonds shall be unconditional and remain in force during the entire term of the Agreement until released.

20.3 Sufficiency of Insurer or Surety. Insurance and bonds required by this Contract 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's Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better. If the City determines that the work 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 and the bonds may be changed accordingly upon receipt of written notice from the City's Risk Manager.

20.4 Release of Securities. City shall release the performance bond and payment bond when the following have occurred:

a. Contractor has made a written request for release and provided evidence of satisfaction of all other requirements under this Contract;

b. the Project has been accepted; and

c. after passage of the time within which lien claims are required to be made pursuant to applicable laws; if lien claims have been timely filed, City shall hold the payment bond until such claims have been resolved, Contractor has provided statutory bond, or otherwise as required by applicable law.

20.5 In accordance with Section 22300 of the Public Contracts Code, Contractor may substitute securities for any monies withheld by City to ensure performance under the Contract.

20.6 At the request and expense of Contractor, securities equivalent to the amount withheld shall be deposited with City or with a State or Federally chartered bank or an escrow agent who shall pay such monies to Contractor upon notification by City of Contractor's satisfactory completion of the Contract. The type of securities deposited and the method of release shall be approved by the City Attorney's office.

21. DEFAULTS.

21.1 Default of Contractor. Contractor's failure to comply with the provisions of this Contract shall constitute a default. In the event that Contractor is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Contractor for any work performed after the date of default and can terminate or suspend this Agreement immediately by written notice to Contractor. If the Project Manager determines that Contractor is in default in the performance of any of the terms or conditions of this Contract, the Project Manager shall cause to be served upon Contractor a written notice of the default. Contractor shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance, or such longer time as is approved by the City. In the event that Contractor fails to cure its default within such period of time or if the default reoccurs, the City shall have the right, notwithstanding any other provision of this Contract, to terminate this Contract without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Contract.

21.2 Suspension and Termination.

a. The City may at any time, for any reason, with or without cause, suspend this Contract, or any portion hereof, by serving upon Contractor at least ten (10) days prior written notice. Upon receipt of said notice, Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends a portion of this Agreement such suspension shall not make void or invalidate the remainder of this Agreement.

b. This Contract may be terminated by either party for cause. In the event Contractor desires to the terminate the Agreement for cause, Contractor shall provide City with notice of the basis for the termination for cause and an opportunity to cure of not less than ten (30) calendar days. The City may terminate this Contract without cause upon thirty (30) days' written notice of termination. Upon termination, Contractor shall be entitled to compensation for completion of any portion of the Project accepted by City up to the effective date of termination unless any portion of the Project is accepted by City after termination in which event Contractor shall be paid for such completed portion.

22. RESOLUTION OF CLAIMS.

22.1 In the event of any dispute or controversy with the City over any matter whatsoever, the Contractor shall not cause any delay or cessation in or of work, but shall proceed with the performance of the work in dispute. The Contractor shall retain any and all rights provided that pertain to the resolution of disputes and protests between the Parties. The disputed work will

be categorized as an "unresolved dispute" and payment, if any, shall be as later determined as set forth below. The Contractor shall keep accurate, detailed records of all disputed work, claims and other disputed matters.

22.2 Section 20104 et seq. of the California Public Contract Code prescribes a process utilizing informal conferences, non-binding judicial-supervised mediation, and judicial arbitration to resolve disputes on construction claims of $375,000 or less. Section 9204 of the Public Contract Code prescribes a process for negotiation and mediation to resolve disputes on construction claims. The intent of this Section is to implement Sections 20104 et seq. and Section 9204 of the California Public Contract Code. This Section shall be construed to be consistent with said statutes.

22.3 For purposes of these procedures, "claim" means a separate demand by the Contractor, after the City has denied Contractor's timely and duly made request for payment for extra work and/or a time extension, for (A) a time extension, (B) payment of money or damages arising from work done by or on behalf of the Contractor pursuant to the Contract and payment of which is not otherwise expressly provided for or the Contractor is not otherwise entitled to, or (C) an amount the payment of which is disputed by the City.

22.4 The following requirements apply to all claims to which this section applies:

a. Claim Submittal. The claim shall be in writing and include the documents necessary to substantiate the claim. Claims governed by this procedure must be filed on or before the date of final payment. Nothing in this section is intended to extend the time limit or supersede notice requirements otherwise provided in the Contract for the filing of claims, including all requirements pertaining to compensation or payment for extra work, disputed work, and/or changed conditions. Failure to follow such contractual requirements shall bar any claims or subsequent lawsuits for compensation or payment thereon.

b. Supporting Documentation. The Contractor shall submit all claims in the following format:

(i) Summary of the claim, including references to the specific Contract Document provisions upon which the claim is based.

(ii) List of documents relating to claim: (a) Specifications, (b) Drawings, (c) Clarifications (Requests for Information), (d) Schedules, and (e) Other.

(iii) Chronology of events and correspondence related to the claim.

(iv) Statement of grounds for the claim.

(v) Analysis of the claim's cost, if any.

(vi) Analysis of the claim's time/schedule impact, if any.

c. City's Response. Upon receipt of a claim pursuant to this section, City shall conduct a reasonable review of the claim and, within a period not to exceed 45 calendar days, shall provide the Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Any payment due on an undisputed portion of the claim will be processed and made within 60 calendar days after the City issues its written statement.

(i) If the City needs approval from the City Council to provide the Contractor a written statement identifying the disputed portion and the undisputed portion of the claim, and the City Council does not meet within the 45 calendar days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the City shall have up to three days following the next duly publicly noticed meeting of the City Council after the 45-day period, or extension, expires to provide the Contractor a written statement identifying the disputed portion and the undisputed portion.

(ii) Within 30 calendar days of receipt of a claim, the City may request in writing additional documentation supporting the claim or relating to defenses or claims the City may have against the Contractor. If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual Contract of City and the Contractor.

(iii) The City's written response to the claim, as further documented, shall be submitted to the Contractor within 30 calendar days (if the claim is less than $50,000, within 15 calendar days) after receipt of the further documentation, or within a period of time no greater than that taken by the Contractor in producing the additional information or requested documentation, whichever is greater.

d. Meet and Confer. If the Contractor disputes the City's written response, or the City fails to respond within the time prescribed, the Contractor may so notify the City, in writing, either within 15 calendar days of receipt of the City's response or within 15 calendar days of the City's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand, the City shall schedule a meet and confer conference within 30 calendar days for settlement of the dispute.

e. Mediation. Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the Contractor a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 calendar days after the City issues its written statement. Any disputed portion of the claim, as identified by the Contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and Contractor shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing, unless the Parties agree to select a mediator at a later time.

(i) If the Parties cannot agree upon a mediator, each Party shall select a mediator and those mediators shall select a qualified neutral third Party to mediate with

regard to the disputed portion of the claim. Each Party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator.

(ii) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the Parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(iii) Unless otherwise agreed to by the City and the Contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Public Contract Code Section 20104.4 to mediate after litigation has been commenced.

(iv) All unresolved claims shall be considered jointly in a single mediation, unless a new unrelated claim arises after mediation is completed.

f. City's Responses. The City's failure to respond to a claim from the Contractor within the time periods described in this section or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the City's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility of qualifications of the Contractor. City's failure to respond shall not waive City's rights to any subsequent procedures for the resolution of disputed claims.

g. Government Code Claims. If following the mediation, the claim or any portion remains in dispute, the Contractor must comply with the claim procedures set forth in Government Code section 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, construction claims, and/or changed conditions, including any required mediation, have been followed by Contractor. If no such Government Code claim is submitted, or if the prerequisite contractual requirements are not satisfied, no action against the City may be filed. A Government Code claim must be filed no earlier than the date that Contractor completes all contractual prerequisites to filing a Government Code claim, including any required mediation. A Government Code claim shall be inclusive of all unresolved claims unless a new unrelated claim arises after the Government Code claim is submitted. For purposes of Government Code section 900 et seq., the running of the period of time within which a claim must be filed shall be tolled from the time the Contractor submits his or her written claim to the City until the time the claim is denied, including any period of time utilized by the meet and confer conference or mediation that does not result in a complete resolutions of all claims.

h. (h) Civil Actions for Claims of $375,000 or Less. The following procedures are established for all civil actions filed to resolve claims totaling $375,000 or less:

(i) Within 60 calendar days, but no earlier than 30 calendar days, following the filing or responsive pleadings, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both Parties or unless mediation was held prior

to commencement of the action in accordance with Public Contract Code section 9204 and the procedures in this Section. The mediation process shall provide for the selection within 15 calendar days by both Parties of a disinterested third person as mediator, shall be commenced within 30 calendar days of the submittal, and shall be concluded within 15 calendar days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court or by stipulation of both Parties. If the Parties fail to select a mediator within the 15-day period, either Party may petition the court to appoint the mediator.

(ii) If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that code. The Civil Discovery Act (Title 4 (commencing with Section 2016.010) of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

(iii) Upon stipulation of the Parties, arbitrators appointed for these purposes shall be experienced in construction law, and, upon stipulation of the Parties, mediators and arbitrators shall be paid necessary and reasonable hourly rates of pay not to exceed their customary rate, and such fees and expenses shall be paid equally by the Parties, except in the case of arbitration where the arbitrator, for good cause, determines a different division.

(iv) In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, any Party who after receiving an arbitration award requests a trial de novo but does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, pay the attorney's fees of the other Party arising out of the trial de novo.

23. NOTICE TO CITY OF CLAIMS OR LABOR DISPUTES.

23.1 Whenever Contractor has knowledge that any actual or potential labor dispute is delaying or threatens to delay the timely performance of the Contract, Contractor shall immediately give notice thereof, including all relevant information with respect thereto, to City.

24. RECORDS, REPORTS, AND RELEASE OF INFORMATION

24.1 Records. Contractor shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies, certified and accurate copies of payroll records in compliance with all applicable laws, 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 Contract and enable the Project Manager 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 Project Manager 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 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.

24.2 Reports. Contractor shall periodically prepare and submit to the Project Manager such reports concerning the performance of the services required by this Contract as the Project Manager shall require. Contractor hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Contract. 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, Contractor shall promptly notify the Project Manager of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto.

24.3 Ownership of Documents. All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Contractor, its employees, subcontractors and agents in the performance of this Contract shall be the property of City and shall be delivered to City upon request of the Project Manager or upon the termination of this Contract, 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 an unrestricted 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.

24.4 Confidentiality and Release of Information. Information gained or work product produced by Contractor in performance of this Contract 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 Project Manager.

24.5 Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Project Manager 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 Contract. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

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

24.7 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 Contract and the work performed there under. City retains the right, but has no obligation, to represent Contractor or 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.

25. UTILITY LOCATION.

25.1 To the extent required by Government Code § 4215, City will compensate Contractor for the cost of locating, repairing damage not due to the failure of Contractor to exercise reasonable care, and removing or relocating utility facilities not identified by City in the Bid Documents with reasonable accuracy, and for equipment on the project necessarily idled during such work. Nothing herein shall be deemed to require City to indicate the presence of existing service laterals or appurtenances whenever the presence of such utilities on the project site can be inferred from the presence of other visible facilities, such as buildings, meters, and junction boxes, on or adjacent to the site of the construction; provided, however, nothing herein shall relieve City from identifying main or trunklines in the plans and specifications. If Contractor, while performing the work, discovers utility facilities not identified by City in the plans or specifications, Contractor shall immediately notify City and the utility in writing. This Contract is subject to Government Code§§ 4126 through 4216.9. Contractor must notify utilities and obtain an identification number before excavation or be subject to liability for damages to subsurface installations.

26. REGIONAL NOTIFICATION CENTERS.

26.1 Contractor agrees to contact the appropriate regional notification center in accordance with Government Code Section 4216.2.

27. TRENCH PROTECTION AND EXCAVATION.

27.1 Pursuant to Labor Code § 6705, if this Project requires the excavation of any trench or trenches five feet or more in depth, Contractor shall submit, in advance of such excavation, a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches.

27.2 The plan shall be reviewed and accepted by the City, or a registered civil or structural engineer employed by the City to whom authority has been delegated, prior to the excavation. If the plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.

27.3 This Section shall not be deemed to allow the use of a shoring, sloping, or protective system less effective than that required by the Construction Safety Orders.

27.4 This Section shall not be construed to impose tort liability on the City or any of its employees.

27.5 Full compensation for sheeting, shoring, bracing, sloping, and all other provisions required for worker protection shall be considered as included in the contract price shown in the appropriate Bid Item, and no additional compensation will be allowed therefor.

28. PROTECTION AND CARE OF WORK AND MATERIALS.

28.1 The Contractor shall adopt reasonable methods, including providing and maintaining storage facilities, during the life of the Contract 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 caused by City's own negligence. Stored materials shall be reasonably accessible for inspection. Contractor shall not, without City's consent, assign, sell, mortgage, hypothecate, or remove equipment or materials which have been installed or delivered and which may be necessary for the completion of the work.

29. HAZARDOUS CONDITIONS.

29.1 Contractor shall, without disturbing the condition, notify City, in writing, as soon as Contractor, or any of Contractor's subcontractors, agents, or employees have knowledge and reporting is possible, of the discovery of any of the following conditions:

a. The presence of any material that Contractor believes is hazardous waste, as defined in Section 25117 of the Health and Safety Code;

b. Subsurface or latent physical conditions at the site differing from those indicated in the specifications; or

c. Unknown physical conditions at the site of any unusual nature, different materially for those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract.

29.2 Pending a determination by City of appropriate action to be taken, Contractor shall provide security measures (e.g., fences) adequate to prevent the hazardous waste or physical conditions from causing bodily injury to any person.

29.3 City shall promptly investigate the reported conditions. If City, through and in the exercise of its sole discretion, determines that the conditions do materially differ or do involve hazardous waste, and will cause a decrease or increase in Contractor's cost of, or time required for, performance of any part of the work, then City shall issue a change order.

29.4 In the event of a dispute between City and Contractor as to whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in Contractor's cost of, or time required for, performance of any part of the work, Contractor shall not be excused from any scheduled completion date, and shall proceed with all work to be performed under the contract. Contractor shall retain any and all rights that pertain to the resolution of disputes and protests between the parties.

30. CARB COMPLIANCE.

30.1 For a project involving the use of in-use off-road diesel-fueled vehicles, as defined by 13 CCR 2449, Contractor shall obtain copies of the valid Certificates of Reported Compliance, as described in 13 CCR 2449(n), for the fleet performing services pursuant to this contract and all listed subcontractors, if applicable, prior to commencing any work pursuant to this Contract or any renewed contract with that fleet. Contractor shall indemnify, defend and hold harmless the District, its officers, agents, employees and directors from any liability imposed arising from Contractor's violation of any regulation set forth in 13 CCR 2449.

31. INSPECTION.

31.1 The work shall be subject to inspection and testing by City and its authorized representatives during manufacture and construction and all other times and places, including, without limitation, the plans of Contractor and any of its suppliers. Contractor shall provide all reasonable facilities and assistance for the safety and convenience of inspectors. All inspections and tests shall be performed in such manner as to not unduly delay the work. The work shall be subject to final inspection and acceptance notwithstanding any payments or other prior inspections. Such final inspection shall be made within a reasonable time after completion of the work.

32. CONTRACTOR STATUS.

32.1 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 Contract 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.

32.2 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. 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, and Contractor shall make no representation to that effect.

32.3 The experience, knowledge, capability and reputation of Contractor, its principals and employees were a substantial inducement for the City to enter into this Contract. 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. All subcontractors shall obtain, at its or Contractor's expense, such licenses, permits, registrations and approvals (including from the City) as may be required by law for the performance of any services or work

under this Contract. 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.

33. GENERAL TERMS.

33.1 Waiver. Waiver by any party to this Contract of any term, condition, or covenant of this Contract shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Contract shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Contract. Acceptance by City of any work or services by Contractor shall not constitute a waiver of any of the provisions of this Contract. 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.

33.2 Rights and Remedies Are Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Contract, 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.

33.3 Unfair Business Practices Claims. Pursuant to Public Contract Code § 7103.5, in entering into this Contract, Contractor offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under § 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Chapter 2, (commencing with § 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services or materials related to this Agreement. This assignment shall be made and become effective at the time the City tenders final payment to the Contractor without further acknowledgment by the Parties.

33.4 Discrimination. Contractor covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, 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 Contract. 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.

33.5 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. § 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 Contract, 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 attorneys' fees, incurred by City.

33.6 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 Contract.

33.7 Governing 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 Riverside, 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 Riverside, State of California.

33.8 Provisions Required By Law. Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein, and the Contract shall be read and enforced as though it were included herein. If through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon application of either party, the contract shall forthwith be physically amended to make such insertion or correction.

33.9 Severability. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Contract 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 Contract 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 Contract meaningless.

33.10 Interpretation. The terms of this Contract 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 Contract or any other rule of construction which might otherwise apply.

33.11 Counterparts. This Contract may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Contract. All signatures on bonds must be originals.

33.12 Written Notice. Any written notice required to be given in any part of the Contract Documents shall be performed by depositing the same in the U.S. Mail, postage prepaid,

directed to the address of Contractor as set forth above, and to City addressed to the Project Manager as follows:

City of Murrieta
1 Town Square
Murrieta, CA 92562

34. CONTRACT MODIFICATIONS

34.1 Additional terms and conditions of this Contract, if any, or any modifications or revisions to the standard terms and conditions herein are made a part hereof as set forth in the "Contract Modifications" attached hereto as Exhibit A and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit A and any other provisions of this Contract, the provisions of Exhibit A shall govern.

35. FEDERAL FUNDING.

35.1 If federal funding is being utilized to fund any part of the Project, as indicated on the Cover Page of this Contract, the terms of Exhibit E are hereby incorporated herein by this reference. If no federal funding is being utilized, Exhibit may be omitted.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Contract on the date and year set forth below.

CITY OF MURRIETA

By:_____

Jon Levell, Mayor

Date: _____

ATTEST:

By:_____

Cristal McDonald, City Clerk

Date: _____

APPROVED AS TO FORM

ALESHIRE & WYNDER, LLP

By: _____

Tiffany Israel, City Attorney

CONTRACTOR:

By:_____

Name: Corey Kirschner

Title: Chief Executive Officer

Date: 5-6-26

By:_____

Name: Jay Kirschner

Title: Secretary

Date: 5-6-27

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairperson of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. (Cal. Corp. Code § 313.) Appropriate attestations shall be included as may be required by the bylaws, articles of incorporation or other rules or regulations applicable to Contractor's business City.

EXHIBIT A

CONTRACT MODIFICATIONS
(Superseding Contract Boilerplate)

The insurance requirements set forth in Exhibit B are revised as follows:

The requirement in Section 5 for Cyber insurance is elimnated and replaced with the requiredment for "Contractor's Pollution Legal Liabilty and/or Asbestos Legal Liability and/or Errors and Ommissions with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate."

EXHIBIT B

INSURANCE REQUIREMENTS

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$2,000,000 per occurrence.** If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **$1,000,000 per accident for bodily injury and property damage.**

3. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000 per accident for bodily injury or disease.** (Not required if Contractor provides written verification it has no employees)

5. Cyber: Vendor/Contractor shall procure and maintain for the duration of the contract insurance against claims for security breaches, system failures, injuries to persons, damages to software, or damages to property (including computer equipment) which may arise from or in connection with the performance of the work hereunder by the Vendor, its agents, representatives, or employees. Vendor shall procure and maintain for the duration of the contract insurance claims arising out of their services and including, but not limited to loss, damage, theft or other misuse of data, infringement of intellectual property, invasion of privacy and breach of data.

Cyber Liability Insurance, with limits not less than **$2,000,000** per occurrence or claim, **$2,000,000** aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Vendor in this agreement and shall include, but not be limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall

provide coverage for breach response costs, regulatory fines and penalties as well as credit monitoring expenses.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Other Insurance Provisions
The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status
The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 if a later edition is used).

Primary Coverage
For any claims related to this contract, the Contractor**'s insurance coverage shall be primary and non-contributory** and at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.

Umbrella or Excess Policy
The Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

Notice of Cancellation
Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

Waiver of Subrogation
Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions
Self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City. The CGL and any policies, including Excess liability policies, may not be subject to a self-insured retention (SIR) or deductible that exceeds $25,000 unless approved in writing by City. Any and all deductibles and SIRs shall be the sole responsibility of Contractor or subcontractor who procured such insurance and shall not apply to the Indemnified Additional Insured Parties. City may deduct from any amounts otherwise due Contractor to fund the SIR/deductible. Policies shall NOT contain any self-insured retention (SIR) provision that limits the satisfaction of the SIR to the Named. The policy must also provide that Defense costs, including the Allocated Loss Adjustment Expenses, will satisfy the SIR or deductible. City reserves the right to obtain a copy of any policies and endorsements for verification.

Acceptability of Insurers
Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

Claims Made Policies (note – should be applicable only to professional liability, see below)
If any of the required policies provide claims-made coverage:

1. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.

2. Insurance must be maintained and evidence of insurance must be provided **for at least five (5) years after completion of the contract of work.**

3. If coverage is canceled or non-renewed, and not replaced **with another claims-made policy form with a Retroactive Date prior** to the contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of **five (5) years after completion of work.**

Verification of Coverage
Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause **and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements.** All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's

obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.

Duration of Coverage

CGL & Excess liability policies **for any construction related work, including, but not limited to, maintenance, service, or repair work,** shall continue coverage for a minimum of 5 years for Completed Operations liability coverage. Such Insurance must be maintained, and evidence of insurance must be provided **for at least five (5) years after completion of the contract of work.**

Special Risks or Circumstances

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

EXHIBIT C

PERFORMANCE BOND

We,_____, as Principal, and _____, as Surety, jointly and severally, firmly bind ourselves, our heirs, representatives, successors and assigns, as set forth herein, to the City of Murrieta ("City") for payment of the penal sum of _____ U.S. Dollars and _____Cents ($_____). City and Principal have entered into an contract, or are about to enter into the contract attached hereto and incorporated by reference herein, for completion of public works for the property(ies) referenced in said contract. Surety herein approves of the terms and conditions of said contract and binds itself to faithfully perform the obligations of Principal therein if Principal fails to so perform. Surety acknowledges that the contract herein referenced shall be that document as executed by City and Principal.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal shall in all things stand to and abide by, and well and truly keep and perform all of the covenants, conditions, and provisions in said agreement, and any alteration thereof made as therein provided, on Principal's part to be kept and performed at the time and in the manner therein specified, and shall indemnify and save harmless the City, City's engineer, and their consultants, and each of their officials, directors, officers, employees and agents, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

Surety agrees that should it fail to take over and diligently perform the contract upon Principal's default after notice and within the time specified in the agreement, Surety will promptly on demand deposit with City such amount as City may reasonably estimate as the cost of completing all of Principal's obligations. Surety's obligation for payment herein shall exist, notwithstanding any controversy between Principal and City regarding Principal's failure under the agreement, and payment by Surety should be conclusively presumed between the parties herein to relieve, as demanded, Surety's obligations herein and shall be deemed proper payment as between Principal and Surety.

Surety agrees that no change, extension of time, alteration, or addition to the terms of the contract, or the work to be performed thereunder or the plans and specifications, or any matters unknown to Surety which may affect Surety's risk shall in any wise affect its obligation on this bond, and it does thereby waive notice thereof.

Principal and Surety agree that if the City is required to engage the services of an attorney in connection with the enforcement of this bond, each shall pay City's reasonable attorneys' fees incurred, with or without suit, in addition to the above sum.

Executed this _____ day of _____, _____.

Seal of Corporation

By:_____

Authorized Representative of Principal

Title: _____

(ATTACH ACKNOWLEDGEMENT OF AUTHORIZED REPRESENTATIVES)

Any claims under this bond may be addressed to:

_____ _____

Name Address

_____

City and State

_____

Telephone Number

By:_____

Attorney in Fact or other Representative

(ATTACH ACKNOWLEDGEMENT OF AUTHORIZED REPRESENTATIVE)

Furnish the name, address and phone number of the company agent as well as the surety company.

Sureties must be authorized to do business in and have an agent for service of process in California and be on the accredited list of the United States Treasury Department (their bonds will be limited to such amounts as would be acceptable to the Treasury Department), and otherwise meet the requirements of the agreement.

EXHIBIT D

PAYMENT BOND

We, _____, as Principal, and _____, as Surety, jointly and severally, firmly bind ourselves, our heirs, representatives, successors and assigns, as set forth herein, to the City of Murrieta ("City") and those for whose benefit this bond insures in the sum of _____ U.S. Dollars and _____ Cents ($_____). City and Principal have entered into a contract, or are about to enter into the contract attached hereto and incorporated by reference herein, for completion of public works for the property(ies) referenced in said agreement. Surety herein approves of the terms and conditions of said contract and binds itself to faithfully perform the obligations of Principal therein if Principal fails to so perform. Surety acknowledges that the contract herein referenced shall be that document as executed by City and Principal. If Principal or any of Principal's contractors or subcontractors, fails to pay any of the persons named in §§ 9000, et seq. of the California Civil Code employed in the performance of the agreement for materials furnished or for labor thereon of any kind, or for amounts due under the Unemployment Insurance Code with respect to such work or labor, then Surety shall pay the same in an amount not exceeding the sum specified above, and also shall pay, in case suit is brought upon this bond, such reasonable attorneys' fees as shall be fixed by the court.

Surety agrees that it shall pay the amounts due the persons above named and diligently perform the contract upon Principal's default after notice and within the time specified in the agreement. If Surety fails to perform within the times specified in the agreement, Surety shall promptly on demand deposit with City such amount as City may reasonably estimate as the cost of completing all of Principal's obligations. Surety's obligation for payment herein shall extend, notwithstanding any controversy between Principal and City regarding Principal's failure under the contract. Principal and Surety agree that any payment by Surety pursuant to this paragraph should be conclusively presumed between the parties herein to relieve, as demanded, Surety's obligation herein and shall be deemed proper payment as between Principal and Surety.

This bond shall insure to the benefit of any and all of the persons named in §§ 9000, et seq. of the California Civil Code so as to give a right of action to them or their assigns in any suit brought upon this bond.

Surety agrees that no change, extension of time, alteration, or addition to the terms of the agreement, or the work to be performed thereunder, or the plans and specifications, or any matters unknown to Surety which might affect Surety's risk, shall in any way affect its obligation on this bond, and it does hereby waive notice thereof.

Principal and Surety agree that should City become a party to any action on this bond, that each will also pay City's reasonable attorneys' fees incurred therein in addition to the above sums.

Executed this _____ day of _____, _____.

Seal of Corporation

By:_____

Authorized Representative of Principal

Title: _____

(ATTACH ACKNOWLEDGEMENT OF AUTHORIZED REPRESENTATIVES)

Any claims under this bond may be addressed to:

_____ _____

Name Address

_____

City and State

_____

Telephone Number

By:_____

Attorney in Fact or other Representative

(ATTACH ACKNOWLEDGEMENT OF AUTHORIZED REPRESENTATIVE)

Furnish the name, address and phone number of the company agent as well as the surety company.

Sureties must be authorized to do business in and have an agent for service of process in California and be on the accredited list of the United States Treasury Department (their bonds will be limited to such amounts as would be acceptable to the Treasury Department), and otherwise meet the requirements of the agreement.

ADDENDUM NO. 1

CITY OF MURRIETA
DEPARTMENT OF MUNICIPAL SERVICES

PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS

FOR THE

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026

CIP NO. 13064, MSD PROJECT NO. 26-003

APRIL 15, 2026

The following change(s) have been made to the bid documents, plans, and/or specifications posted on Planetbids and shall be incorporated into the bid. The referenced change(s) are as follows:

The following additional information shall be added to the Project Specifications and incorporated into the Contractors' bid.

301-1 SUBGRADE PREPARATION

301-1.1 GENERAL

[add the following]

The primary cause of disturbance/deterioration in many of the sidewalk panels and asphalt concrete sections identified for removal and replacement under this project is the intrusion of overgrown tree roots, which over time have lifted, displaced, and compromised the integrity of the existing concrete and asphalt surfaces. As identified in section 300-1.4, the Contractor will be responsible for all clearing & grubbing, root pruning, removals, and other associated items as described. Removal of tree roots and other clearing & grubbing activities may cause void spaces in the subgrade areas of removal requiring dirt import or aggregate base in order to fill the void spaces and accomplish the necessary grade for subgrade preparation and compaction.

The Contractor shall account for in their bid and be responsible for all cost associated with any necessary dirt import, aggregate base, and/or compaction associated with the removal of tree roots, clearing & grubbing, or other incidental activity causing void space prior to placement of concrete or asphalt concrete improvements.

Please note that the Contractor will not be responsible for tree removals. The City will perform any necessary tree removals down to the tree stump. The Contractor will be responsible for all other necessary clearing & grubbing activities described in the project specifications including root pruning/removal, tree stump removals, etc. Reference section **300-1.4** for further clarification on the payment clause associated with **Clearing & Grubbing** and other removals.

301-1.7 PAYMENT

[add the following]

All cost associated with necessary and incidental dirt infill or Caltrans Class 2 Aggregate base for concrete improvements, asphalt concrete improvements, or landscape restoration shall be included in the cost of various bid items and no additional compensation will be allowed, therefore.

The Bid Date and Time remains unchanged on:
THURSDAY, APRIL 30, 2026 at 2:00:00 P.M.

CITY OF MURRIETA

PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS

FOR THE

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026

MSD PROJECT NO. 26-003
CIP NO. 13064

GARRETT P. STRANG
CAPITAL PROJECTS PROGRAM MANAGER

CITY OF MURRIETA
DEPARTMENT OF MUNICIPAL SERVICES
1 Town Square
Murrieta, California 92562
(951) 461-6421

Bid Date: April 30, 2026 at 2:00:00 PM

(Class "A" or "C-8" Contractor's License)

Published: April 8, 2026

CITY OF MURRIETA, DEPARTMENT OF MUNICIPAL SERVICES

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CITY OF MURRIETA, DEPARTMENT OF MUNICIPAL SERVICES
2026 CITYWIDE SIDEWALK REPLACEMENT PROGRAM

NOTICE INVITING BIDS

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

1. NOTICE IS HEREBY GIVEN that the City of Murrieta, Riverside County, California, will receive electronic sealed bids up to **2:00:00 p.m., on Thursday, the 30th day of April, 2026 (4/30/26)** on the City of Murrieta Vendor Portal through PlanetBids upon which time the bids will be opened electronically. The link to register as a bidder and electronically bid on this project can be found at the following address: www.MurrietaCA.gov/planetbids.

2. All of said work is to be performed in accordance with the Plans and Specifications entitled "FINAL – Citywide Sidewalk Replacement Program 2026, CIP No. 13064, MSD Project No. 26-003", which are available for purchase online at www.MurrietaCA.gov/planetbids. The cost is fifty dollars ($50.00) (non-refundable) per set of Plans, Specifications, and Contract Documents which must be purchased online. They cannot be purchased or mailed from City Hall. The bid package may be viewed at the Engineer Counter of City Hall located at 1 Town Square, Murrieta, California, 92562. For questions regarding the purchase of Plans, Specifications, and Contract Documents please call: (951) 461-6008. For all other questions, please contact Garrett Strang, Capital Projects Program Manager at (951) 461-6421 or at gstrang@murrietaca.gov.

3. The contractor shall be licensed in accordance with the provisions of Chapter 9, Division 3, of the Business and Professions Code. The classification of Contractor's license required in the performance of this Contract is: **Class A or C-8**

4. All contractors and subcontractors must be registered with the Department of Industrial Relations, State of California (DIR) **prior** to submitting a bid on any public works project, pursuant to Labor Code section 1725.5. Bids from contractors and subcontractors that are not currently registered as required will be deemed nonresponsive. This project is subject to compliance monitoring and enforcement by the DIR.

5. PREVAILING WAGES: Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, City has obtained the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in this locality for each craft, classification, or type of workman needed to execute the contract from the Director of the Department of Industrial Relations. These rates are on file with the City Clerk. Copies may be obtained at cost at the City Clerk's Office, City of Murrieta.

6. The successful bidder shall be required to furnish both a Payment Bond and Faithful Performance Bond to the City of Murrieta in the amount of one hundred percent (100%) of the amount of the Contract.

7. Pursuant to Section 22300 of the Public Contract Code of the State of California, the Contract will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the City of Murrieta to ensure performance under the Contract.

8. **Each bidder must scan and submit the following documents (in addition to those listed in the Instructions to Bidders section 2 subsection L) with their electronic bid prior to the bid date and time listed above: Proposal Bid Package and Bid Bond at Ten Percent (10%) of the Base Bid (Bid Bonds will be on forms provided by the Contractor's surety).** The bidder can utilize a cashier's check in lieu of a bid bond in the amount of ten percent (10%) of the base bid. If a cashier's check is used, it shall be delivered to the City Clerk in a sealed envelope at 1 Town Square, Murrieta, CA 92562 prior to the bid date and time listed above.

9. The work to be done consists of furnishing all materials, equipment, tools, labor, and incidentals as required by the Plans, Exhibits, Specifications, and Contract Documents for the above-stated project. The general items of work to be done hereunder consist of maintenance, repair, and/or

reconstruction of City assets/infrastructure at various locations around the City including but not limited to: Concrete removal, clearing/grubbing, tree root and stump removals, installation of concrete sidewalks, installation of concrete curb & gutter, grinding of concrete sidewalk raised lips for conformance with ADA compliance, removal and replacement of failed/damaged section of asphalt concrete (AC digouts), pavement striping, landscape & irrigation restoration, traffic control, maintaining pedestrian and bicyclist access/safety, and other ancillary work at various Citywide locations all as shown on the Exhibits/Plans, City of Murrieta Standard Drawings, Standard Plans, and/or as specified in these project Specifications and Special Provisions.

10. The City Council reserves the right to reject any or all bids, to delete portions of the work, or to waive any defect or informality in any bid received.

11. The Contractor and Subcontractors shall be subject to the requirements of Title 13: California Code of Regulations, Chapter 9: Off-Road Vehicles and Engines Pollution Control Devices, Article 4.8: In-Use Off-Road Diesel-Fueled Fleets sections 2449, 2449.1, and 2449.2. Contractors shall be required to abide by the requirements described in the referenced provisions and provide proof of their CARB Certificate(s) of Reported Compliance: In-Use Off-Road Diesel-Fueled Fleets.

12. The work to be performed shall be completed within **forty-five (45) working days** after execution of Contract and Notice to Proceed has been issued.

13. Contractors' activities shall be confined to the hours between 7:30 a.m. and 4:30 p.m., Monday through Friday, excluding City designated holidays. **The Contractor will be required to have all concrete work along Whitewood Rd. impacting pedestrian paths of travel complete prior to the start of the Murrieta Valley Unified School District school year starting on August 10th, 2026.**

14. There is NO pre-bid meeting for this project.

15. Contractors are encouraged to conduct a site visit/field walk of the entire site prior to submission of final bid. Contractor shall be responsible for having knowledge of existing site conditions.

16. The Engineer's Estimate for this project is **$550,000.**

INSTRUCTIONS TO BIDDERS

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

1. SECURING DOCUMENTS

Plans, Specifications, and Contract Documents will be available for purchase **online from the City of Murrieta Vendor Portal through PlanetBids** at the following address: www.MurrietaCA.gov/planetbids. The cost is **fifty dollars ($50.00)** (non-refundable) per set of Plans, Specifications, and Contract Documents. The plans must be purchased online. They cannot be purchased or mailed from City Hall. The plans, however, may be viewed at Engineer Counter of City Hall located at 1 Town Square, Murrieta, California, 92562. For questions regarding the purchase of Plans, Specifications, and Contract Documents please call: (951) 461-6070. For all other questions, please contact Garrett Strang, Capital Projects Program Manager at (951) 461-6421, or via email at gstrang@MurrietaCA.gov.

2. PROPOSAL

To receive consideration, bids shall be made in accordance with the following instructions:

A. Bids shall be made upon the electronic proposal online from the City of Murrieta Vendor Portal through PlanetBids at the above referenced website address. **Paper copies will not be accepted.** The Bid Sheet included in the proposal is provided for reference and defines the basis of bid. The unit prices for each bid item shall be properly entered in the online electronic proposal. Bids shall be compared on the total of the Base Bid, unless otherwise defined in the Bid Sheet. In the event of discrepancies between the electronic proposal and the Bid Sheet, the electronic proposal shall govern. **The entire Proposal section shall be completed, scanned, and submitted with the online electronic proposal.**

B. Bids shall be submitted only upon the items of bid stated in the Specifications; bids upon other basis will not be considered. Bids that do not reference all addenda or that are not submitted on the prescribed forms may be rejected.

C. City reserves the right to accept bids on work and alternatives listed in the bid form in sum total or individually or in any combination, unless the bid form makes specific provision to the contrary.

D. Unless called for, alternative bids will not be considered.

E. Modification of bids shall be made online within the PlanetBids Vendor Portal prior to the bid date and time listed in the Notice Inviting Bids.

F. Pursuant to the provisions of Sections 4100 through 4113 of the Public Contracts Code of the State of California, every bidder shall, in his bid, set forth:

(1) The name, CSLB license number, CSLB license type, address, dollar amount of subcontract, description of work, and DIR registration number of each subcontractor who will perform work or labor or render service to the bidder in

or about the work in an amount in excess of one-half of one percent (0.5%) of the bidder's total bid.

(2) The portion of the work that will be done by each such subcontractor. The Subcontractor List shall be provided with the online electronic proposal on the PlanetBids Vendor Portal. However, the bidder shall also execute and submit with their electronic bid proposal the "Subcontractor List" form included in the Proposal section for confirmation of compliance with the stated subcontractor requirements.

G. In the event that alternative bids are called for and bidder intends to use different or additional subcontractors on the alternative or alternatives, he shall fill out additional forms of the Subcontractors List and shall indicate on such forms whether they apply to the base or alternative bids.

H. If the bidder fails to specify a subcontractor for any portion of the work to be performed under the Contract in excess of one-half of one percent (.5%) of the bidder's total bid, he agrees to perform that portion himself. The successful bidder shall not, without the consent of City, either:

(1) Substitute any person, firm, or corporation as subcontractor in place of the subcontractor designated in the original bid, or

(2) Permit any subcontract to be assigned or transferred or allow it to be performed by anyone other than the original subcontractor listed in the bid.

I. Bids shall be accompanied by a certified or cashier's check, or an acceptable bidder's bond for an amount not less than ten percent (10%) of the bid, made payable to the order of the City of Murrieta, California. Said check or bond shall be given as a guarantee that the bidder will enter into a Contract if awarded the work and in case of refusal or failure to enter into said Contract, the check or bond, as the case may be, shall be forfeited to the City of Murrieta, California. **If a bid bond is used, the form shall be by the issuing surety**. The bid bond shall be notarized and shall include a power of attorney.

J. Before submitting a bid, bidders shall carefully examine the Plans, Specifications, and the form of Contract, shall visit the site of work, shall fully inform themselves as to all existing conditions and limitations, and shall include in the bid a sum to cover the cost of all items included in the Contract.

K. Bidders shall give unit prices for each and all of the items set forth. No aggregate bids will be considered. The bidder shall set forth for each item of work, in clearly legible figures, a unit item price and a total for the item in the respective spaces provided for this purpose. The quantities listed in the Bid Sheets are supplied to give an indication of the general scope of work, but the accuracy of figures is not guaranteed, and the bidder shall make his own estimates from the Plans and Specifications. In case of a variation between the unit price and the totals shown by the bidder, the unit price will be considered to be the bid.

L. Each bidder must scan and submit the following documents with their electronic bid on the Planet Bids Vendor Portal prior to the bid date and time listed above:

- Proposal
- Bid Sheet
- Bid Schedule
- Subcontractor's List
- Statement of Technical Ability and Experience
- Bidder's Statement of Past Contract Disqualifications
- Non-Collusion Affidavit
- Bidder's Agreement
- Bid Bond at Ten Percent (10%) of the Base Bid (**use issuing Surety forms**)
- California Air Resources Board (CARB) Acknowledgement Form

Two (2) wet signed, original copies of the above referenced documents shall be submitted to the City within three (3) business days of bid opening along with the following additional document:

- Insurance Documents/Certificate of Insurance

Within ten (10) business days of bid opening and upon the City's determination of the lowest responsible bidder, the City will issue a Public Works Construction Contract (see sample included in Exhibits). The selected Contractor shall submit a digital copy and two (2) wet signed original copies of the executed Public Works Construction Contract to the City within five (5) business days of Contract issuance.

3. MODIFICATIONS AFTER BID OPENING

A modification that is received from an otherwise successful bidder and that makes the terms of the bid more favorable to City will be considered at any time it is received and may thereafter be accepted.

4. WITHDRAWAL OF BIDS

Bids may be withdrawn electronically on the PlanetBids Vendor Portal prior to the time set for opening of bids.

5. INTERPRETATION OF PLANS AND SPECIFICATIONS

Should a bidder find discrepancies in, or omissions from, the Plans or Specifications, or should he be in doubt as to their meaning, he shall at once notify Garrett Strang at (951) 461 - 6421 or submit a question on the PlanetBids Vendor Portal. Should it be found that the point in question is not clearly and fully set forth, an Addendum will be issued online through the PlanetBids Vendor Portal to all persons receiving a set of documents. The City will not be responsible for any oral instructions.

6. ADDENDA OR BULLETINS

Any Addenda or information issued during the time of bidding, or forming a part of the documents loaned to the bidder for the preparation of his bid, shall be covered in the bid and shall be made a part of the Contract. All Addenda or Bulletins will be issued via email through the Planet Bids Vendor Portal. It is the Contractor's responsibility to ensure the email utilized in the Planet Bids Vendor Portal is current and accurate and it is further the Contractor's responsibility to actively check the email for Addenda or Bulletin updates.

7. OPENING OF BIDS

Bids will be opened electronically on the PlanetBids Vendor Portal, at the time and date set in the Notice Inviting Bids. Bidders will find the results online immediately after the bid date and time has expired.

8. AWARD OR REJECTION OF BIDS

If City awards the Contract, the award is made to the lowest responsible bidder. City reserves the right to reject the bid of any or all bidders, and to waive any informality in the bids received.

9. CONTRACT BONDS

9.1 General. Within ten (10) days after Notice of Award, Contractor shall file with the City Engineer surety bonds satisfactory to City in the amounts and for the purposes noted below. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of California and secured through an authorized agent with an office in California. Contractor shall pay all bond premiums, costs, and incidentals.

Each bond shall be signed by both Contractor and surety, and the signature of the authorized agent of surety shall be notarized.

Contractor shall provide two (2) good and sufficient surety bonds.

Surety companies shall familiarize themselves with all of the conditions and provisions of the Contract, and shall waive the right of special notification of change or modification of the Contract, or of any other act or acts by City of its authorized agents under the terms of the Contract. Failure to notify the surety companies of change shall in no way relieve them of their obligations under the Contract.

9.1.2 Payment Bond. The Payment Bond (material and labor) shall be for not less than one hundred percent (100%) of the Contract price to satisfy claims of material suppliers and of mechanics and laborers employed by him on the work. The bond shall be maintained by Contractor in full force and effect until the completed work is accepted by City and until all claims for materials and labor are paid.

9.1.3 Faithful Performance Bond. The Faithful Performance Bond shall be for one hundred percent (100%) of the Contract price to guaranty faithful performance of all work, within the time prescribed in a manner satisfactory to City, and that all materials and workmanship will be free from original or developed defects.

9.1.4 Bond Renewal and Extension. Should any bond become insufficient, Contractor immediately shall replace the bond with a substitute upon request from City, and the effective date of the bond shall be from the commencement of work on the project.

Should any surety at any time be unsatisfactory to City, notice will be given Contractor to that effect. No further payment shall be deemed due or will be made under the Contract, until a new surety shall qualify and be accepted by City.

Changes in the work or extension of time, made pursuant to the Contract, shall in no way release Contractor or surety from their obligations. Notice of such changes or extensions shall be waived by surety.

10. SPECIAL NOTICE

Bidders are required to inform themselves fully of the conditions relating to construction and labor under which the work will be performed, and Contractor must employ, so far as possible, such methods and means in the carrying out of his work as will not cause any interruption or interference with any other contractor.

11. BIDDERS INTERESTED IN MORE THAN ONE BID

No person, firm, or corporation shall be allowed to make or file or be interested in more than one (1) bid, as Prime Contractor for the same work. A person, firm, or corporation who has submitted a sub-proposal to a bidder, or who has quoted prices on materials to a bidder, is not hereby disqualified from submitting a sub-proposal or quoting prices to other bidders.

12. BIDS TO BE LEFT ON DEPOSIT

Unless otherwise required by law, no bid, nor any part thereof, may be withdrawn by the bidder for a period of sixty (60) calendar days after the opening of the bids.

13. MANDATORY NON-COLLUSION AFFIDAVIT

A. City will, before any award of the Contract is made, require any bidder to whom it may make an award of the principal Contract, to execute a Non-Collusion Affidavit.

B. City may require that Principal Contractor shall, before awarding any subcontract, secure from the proposed subcontractor a Non-Collision Affidavit.

14. CONTRACTOR'S LICENSE

No bid may be considered from a Contractor who, at the time the bids are opened, is not licensed to perform the project in accordance with Division 3, Chapter 9, of the Business and Professions Code of the State of California. In the event of a dispute as to the classification of license required, the decision of the Contractor's State License Board shall prevail. This requirement is not a mere formality, and it will not be waived by City. The classification of Contractor's license required in the performance of this Contract is a **Class A or C-8.**

15. INSURANCE

Should there be any discrepancy between the insurance requirements stated in this section and the insurance requirements stated in the "Sample Public Works Construction Contract" included in the "Exhibits" section of the project specifications, then the "Sample Public Works Construction Contract" Insurance requirements shall take precedence/supersede.

Contractor shall procure and maintain for the duration of the Contract insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the project by Contractor, his agents, representatives, employees, or subcontractors. The cost of such insurance shall be included in Contractor's bid.

Notwithstanding Section 7-3 and 7-4 of the Standard Specifications for Public Works Construction, Contractor shall provide insurance in the form of Exhibit "A" in Appendix B, attached hereto. At a minimum, the insurance shall provide the following:

A. Liability Insurance. Before the Contract is executed on behalf of CITY, a bidder to whom the Contract has been awarded shall furnish to CITY original certificates and amendatory endorsements, or copies of the applicable insurance language, effecting coverage required by this contract as listed below. All certificates and endorsements are to be received and approved by CITY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive CONTRACTOR's obligation to provide them. CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

1. **Commercial General Liability Insurance**: Insurance Services Office Form CG 00 01, including products and completed operations, with limits of no less than **$2,000,000** per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2. **Worker's Compensation** insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than **$1,000,000** per accident for bodily injury or disease.

3. **Automobile Liability**: Insurance Services Office Form Number CA 0001 covering Code 1 (any auto), with limits no less than **$1,000,000** per accident for bodily injury and property damage.

4. **Contractors' Pollution Legal Liability** and/or asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) with limits no less than **$1,000,000** per occurrence or claim, and **$2,000,000** policy aggregate.

5. **Excess or Umbrella Liability Insurance** (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Such policy or policies shall include as insureds those covered by the underlying policies, including additional insureds. Coverage shall be "pay on behalf", with defense costs payable in addition to policy limits. There shall be no cross liability exclusion precluding coverage for claims or

suits by one insured against another. Coverage shall be applicable to CITY for injury to employees of CONTRACTOR, subcontractors or others involved in the Work. The scope of coverage provided is subject to approval of CITY following receipt of proof of insurance as required herein.

B. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by CITY. At the option of CITY, either: CONTRACTOR shall cause the insurer to reduce or eliminate such deductibles or self-insured retentions as respects CITY, its officers, officials, employees, and volunteers; or CONTRACTOR shall provide a financial guarantee satisfactory to CITY guaranteeing payment of losses and related investigations, claim administration, and defense expenses. The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **CITY, its officers, officials, employees, and volunteers are to be covered as additional insureds** on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of CONTRACTOR. General liability coverage can be provided in the form of an endorsement to CONTRACTOR's insurance (at least as broad as ISO Form CG 20 10, 11 85 or both CG 20 10 and CG 23 37 forms if later revisions used).

2. For any claims related to this project, **CONTRACTOR's insurance coverage shall be primary** insurance as respects CITY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by CITY, its officers, officials, employees, or volunteers shall be in excess of CONTRACTOR's insurance and shall not contribute with it.

3. Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to CITY.

C. Acceptability of Insurers. Insurance is to be placed with insurers with a Bests' rating of no less than A:VII.

D. Waiver of Subrogation. **CONTRACTOR hereby agrees to waive rights of subrogation which any insurer of CONTRACTOR may acquire** from CONTRACTOR by virtue of the payment of any loss. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation. **The Workers' Compensation policy shall be endorsed with a waiver of subrogation** in favor of CITY for all work performed by CONTRACTOR, its employees, agents and subcontractors.

E. Subcontractors. CONTRACTOR shall include all subcontractors or shall furnish separate endorsements for each subcontractor. All coverage for subcontractors shall be subject to all the requirements stated herein.

16. PERMITS

Contractor shall obtain and pay for all licenses required by City.

The Contractor will be required to obtain a no-fee encroachment permit with the City of Murrieta. Although the permit will be at no-fee, the Contractor will be responsible for any administrative cost necessary to obtain the permit. The Contractor shall be responsible for obtaining and paying for all other permits required in for performance of contract work.

17. PREVAILING WAGES

Contractor is hereby notified that this project is a public works and is subject to Federal and/or State prevailing wage guidelines as referenced in the Wage Guideline sections of the Contract Specifications. Where both Federal and State Guidelines are listed, the greater of the two (2) listed general prevailing wages shall apply. Principal Contractor and all subcontractors are required to pay their laborers and mechanics employed under this Contract a wage not less than the wage applicable for their work classification, as specified in the wage guidelines contained in the specifications.

18. TIME LIMITS OF WORK

The work to be performed shall be completed within **45 working days** after execution of Contract and Notice to Proceed has been issued.

19. GUARANTY

All work shall be guaranteed for a period of one (1) year from the date of acceptance by City. Contractor shall promptly make all needed repairs arising out of defective materials, workmanship, and equipment.

City is hereby authorized to make such repairs if within ten (10) days after giving written notice to Contractor, or his agent, Contractor should fail to make or undertake with due diligence the aforesaid repairs; provided, however, that in case of an emergency, where, in the opinion of City, delay would cause serious loss or damage, repairs may be made without notice being sent to Contractor, and Contractor shall pay the costs thereof.

Contractor shall, upon completion of the Contract and prior to filing of the Notice of Completion, post a Maintenance Bond in the amount of ten percent (10%) of the Contract value. The Maintenance Bond shall remain in full force and effect through the guaranty period of one (1) year.

20. PRE-CONSTRUCTION CONFERENCE

Prior to start of work, the selected Contractor shall attend a pre-construction meeting with representative(s) of the City of Murrieta. City staff will notify the selected contractor of the date and time of the pre-construction meeting. Attendance at this meeting is mandatory.

21. EXECUTION OF CONTRACT

Within ten (10) business days of bid opening and upon the City's determination of the lowest responsible bidder, the City will issue a Public Works Construction Contract (see sample included in Exhibits). The selected Contractor shall submit a digital copy and two (2) wet signed original copies of the executed Public Works Construction Contract to the City within five (5)

business days of Contract issuance. Signatures shall comply with Section 19 of the Contract. The successful bidder shall submit the Contract bonds within ten (10) calendar days after the bidder has received a Notice of Award.

22. ASSIGNMENT

The performance of the Contract may not be assigned, except upon the written consent of Engineer. Consent will not be given to any proposed assignment that would relieve the original Contractor or his surety of their responsibilities under the Contract, nor will Engineer consent to any assignment of a part of the work under the Contract.

23. CONTRACTOR'S INDEPENDENT INVESTIGATION

No plea of ignorance of conditions that exist or that may hereafter exist or of conditions of difficulties that may be encountered in the execution of work under this Contract, as a result of failure on initial investigations or reports prepared by City for purposes of letting this Contract out to bid, will be accepted as an excuse for any failure or omission on the part of Contractor to fulfill in every detail all requirements of this Contract. Nor will such reasons be accepted as a basis for any claims whatsoever for extra compensation or for an extension of time.

24. MANDATORY PRE-BID CONFERENCE

There is **no mandatory pre-bid conference** for this project.

25. BID PROTESTS

Any bid protest must be submitted in writing to the City Engineer before 5:00 P.M. on the tenth (10^{th}) business day following the bid opening.

26. CARB REQUIREMENTS: IN-USE OFF-ROAD DIESEL-FUELED FLEETS

Contractor and Subcontractors shall be subject to the requirements of Title 13: California Code of Regulations, Chapter 9: Off-Road Vehicles and Engines Pollution Control Devices, Article 4.8: In-Use Off-Road Diesel-Fueled Fleets sections 2449, 2449.1, and 2449.2. Contractors shall be required to abide by the requirements described in the referenced provisions as well as those stated and described in the *California Air Resources Board (CARB) Acknowledgement Form* referenced in Section 2: Proposal/Sub-Section (L) of the Instructions to Bidder.

Please note that the Prime Contractor is responsible for collecting all *CARB Certifications of Reported Compliance: In-Use Off-Road Diesel-Fueled Fleets* for themselves and any listed Subcontractors utilizing a fleet that falls under these provisions and providing the certifications to the City prior to contract award. Listed Subcontractors will be subject to the same requirements stated above. Please visit the California Air Resources Board website for additional information at: https://ww2.arb.ca.gov/rulemaking/2022/off-roaddiesel

PROPOSAL

*****The entirety of this Proposal Section shall be completed, scanned, and submitted online with the electronic proposal in the PlanetBids Vendor Portal as identified in the Instructions to Bidders. The original, hardcopy of this proposal shall be submitted to the City Project Manager within three (3) days of the Bid Opening.*****

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

DATE: 4/29/2026

TO THE CITY CLERK OF MURRIETA, CALIFORNIA:

BIDDER (Firm Name) CARTER ENTERPRISES GROUP, INC. DBA PAVEMENT REHAB COMPANY

The undersigned hereby proposes and agrees to furnish any and all materials, labor, and services for the following:

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

All in accordance with the City's Notice Inviting Bids, hereby proposes to furnish all materials, equipment, tools, labor, and incidentals required for the above-stated project as set forth in the Plans, Specifications, and Contract Documents therefore, and to perform all work in the manner and time prescribed therein. The attached Bid Schedule is hereby made a part of this proposal.

The undersigned bidder declares that this proposal is based upon careful examination of the work site, Plans, Specifications, Instructions to Bidders, and all other Contract Documents. If this proposal is accepted for award, bidder agrees to enter into a contract with City at the unit prices or lump-sum prices set forth in the following Bid Schedule. Bidder understands that failure to enter into a contract and furnish bonds in the manner and time prescribed will result in forfeiture to City of the guarantee accompanying this proposal.

The undersigned bidder certifies that this proposal is made in good faith, without collusion or connection with any other person or persons bidding on the work.

The undersigned bidder understands that the City Council reserves the right to accept or reject any or all proposals, or to waive any irregularities in any proposal in the interests of City.

The estimated quantities listed in the Proposal Bid Sheet(s) are supplied to give an indication of the general scope of work, but the accuracy of these figures is not guaranteed and bidder shall make his own estimates from the drawings. In case of a variation between the unit price and the totals shown by bidder, the unit price will be considered to be the bid.

BID SHEET

****This Bid Sheet defines how the project will be bid and what will constitute the Lowest Most Responsive Bidder. The actual unit prices and total item prices shall be submitted online on the PlanetBids Vendor Portal as defined in the Instructions to Bidders. Should there be a discrepancy between this Bid Sheet and the electronic proposal, the electronic proposal shall govern. The Base Bid and Additive Bid totals shall be filled out below and submitted with the electronic bid package. ****

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL ITEM PRICE
BASE BID – WHITEWOOD ROAD: MURRIETA HOT SPRINGS ROAD TO LOS ALAMOS ROAD					
1	Mobilization (not to exceed 15% of total Base Bid price)	1	LS	**UNIT PRICES and TOTAL ITEM PRICES shall be submitted online at PlanetBids.com**	
2	Traffic Control System	1	LS		
3	Pedestrian and Bicyclist Safety	1	LS		
4	Water Pollution Control	1	LS		
5	Project Information Sign	1	EA		
6	Concrete Removal	7,979	SF		
7	Concrete Sidewalks, City Std. 320	7,879	SF		
8	Type A-6 PCC Curb and Gutter, City Std. 301	100	LF		
9	Concrete Sidewalk ADA Grinding, MSD Std. 100 (4' – 6' Sidewalk Width)	35	EA		
10	Remove and Dispose of Asphalt Concrete Pavement (6.5" AC Digouts)	1,834	SF		
11	Asphalt Concrete Pavement for Removal and Replacement of AC (Digouts)	82	TON		
12	Install Pavement Striping Detail 39 (Paint)	200	LF		
TOTAL BASE BID: $					214,613.90
TOTAL AMOUNT OF BASE BID (WORDS): Two hundred fourteen thousand six hundred and thirteen dollars and ninety cents.					
ADDITIVE BID 1 – WHITEWOOD ROAD: LOS ALAMOS ROAD TO HUNTER ROAD					
13	Mobilization (not to exceed 15% of total Additive Bid 1 Price)	1	LS		
14	Traffic Control System	1	LS		
15	Pedestrian and Bicyclist Safety	1	LS		
16	Water Pollution Control	1	LS		
17	Concrete Removal	1,581	SF		
18	Concrete Sidewalks, City Std. 320	1,581	SF		

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL ITEM PRICE
19	Concrete Sidewalk ADA Grinding, MSD Std. 100 (4' – 6' Sidewalk Width)	24	EA		
20	Remove and Dispose of Asphalt Concrete Pavement (6.5" AC Digouts)	3,410	SF		
21	Asphalt Concrete Pavement for Removal and Replacement of AC (Digouts)	153	TON		
22	Install Pavement Striping Detail 39 (Paint)	313	LF		

TOTAL ADDITIVE BID 1: $ 82,372.50

TOTAL AMOUNT OF ADDITIVE BID 1 (WORDS):
Eighty-two thousand three hundred seventy-two dollars and fifty cents.

ADDITIVE BID 2 – WHITEWOOD ROAD: HUNTER ROAD TO NORTH CITY LIMITS

23	Mobilization (not to exceed 15% of total Additive Bid 2 Price)	1	LS		
24	Traffic Control System	1	LS		
25	Pedestrian and Bicyclist Safety	1	LS		
26	Water Pollution Control	1	LS		
27	Concrete Removal	1,709	SF		
28	Concrete Sidewalks, City Std. 320	1,709	SF		
29	Concrete Sidewalk ADA Grinding, MSD Std. 100 (4' – 6' Sidewalk Width)	31	EA		

TOTAL ADDITIVE BID 2: $ 35,444

TOTAL AMOUNT OF ADDITIVE BID 2 (WORDS):
thirty-five thousand four hundred forty-four dollars even.

ADDITIVE BID 3 – VARIOUS CITYWIDE LOCATIONS

30	Mobilization (not to exceed 15% of total Additive Bid 3 Price)	1	LS		
31	Traffic Control System	1	LS		
32	Pedestrian and Bicyclist Safety	1	LS		
33	Water Pollution Control	1	LS		
34	Concrete Removal	3,179	SF		
35	Concrete Sidewalks, City Std. 320	2,992	SF		
36	Type A-6 PCC Curb and Gutter, City Std. 301	187	LF		
37	Remove and Dispose of Asphalt Concrete Pavement (4" AC Digouts)	644	SF		
38	Asphalt Concrete Pavement for Removal and Replacement of AC (Digouts)	18	TON		

TOTAL ADDITIVE BID 3: $ 79,457.60

TOTAL AMOUNT OF ADDITIVE BID 3 (WORDS):
seventy-nine thousand four hundred fifty seven dollars and sixty cents.

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL ITEM PRICE

SUM OF THE TOTAL BASE BID ITEMS AND ALL ADDITIVE BID ITEMS:

$ 411,888

SUM OF THE TOTAL BASE BID ITEMS AND ALL ADDITIVE BID ITEMS (WORDS):

Four hundred eleven thousand eight hundred eighty-eight dollars even.

BASIS OF THE BID SHALL BE BASED UPON THE SUM OF THE TOTAL BASE BID ITEMS AND ALL ADDITIVE BID ITEMS.

The City reserves the right to reject any or all bids.

The City reserves the right to choose or reject any of the Additive Bid Items.

The unit price or lump sum prices to be paid for the items listed in the Proposal Bid Sheet shall include full compensation for furnishing all labor, materials, tools, and equipment, and doing all work involved in furnishing and installing the materials complete and in place, in accordance with the details as shown on the plans, exhibits, and as specified herein. Any items shown on the plans or described in the project specifications but not included in the bid items, shall be considered as appurtenant items. All costs shall be included within the appropriate item of the Contractor's bid.

_____ 4/29/2026

(Signature of Bidder) **Date**

COREY R. KIRSCHNER - CEO

(Print Name and Title)

CITY OF MURRIETA, DEPARTMENT OF MUNICIPAL SERVICES
2026 CITYWIDE SIDEWALK REPLACEMENT PROGRAM

BID SCHEDULE

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

Addendum(a) No(s). 1 has/have been received and is/are included in this proposal.

REJECTION OF BIDS

The undersigned agrees that City reserves the right to reject any or all bids, and reserves the right to waive informalities in a bid or bids not affected by law, if to do so seems to best serve the public interest.

TIME

The Contract and Proposal documents shall be signed by the bidder, scanned, and submitted with the electronic proposal. Two wet-signed copies of the Contract, Proposal documents, Bid Bond, and insurance certificates shall be provided to the City Project Manager within three (3) days of the bid opening. Signatures shall comply with Section 19 of the Contract. The successful bidder shall submit the Contract bonds, **within ten (10) calendar days** after the bidder has received a Notice of Award.

BID DEPOSIT

There is enclosed herewith, a certified check or surety bond in the sum of ten percent (10%) of the base BIDDER'S BOND 10% **dollars and** _____ **cents ($** N/A **)** made payable to City and the undersigned agrees that in case of his failure to execute the necessary Contract and furnish the required bonds, the certified check or surety bond, the money payable thereon, shall be and remain the property of City.

The undersigned hereby certifies that he will have an appropriate license, issued by the State of California to provide this work; that such license will be in full force and effect throughout the duration of construction; and that any and all subcontractors to be employed on this project will be similarly licensed.

Dated: 4/29/2026

1051374
California Contractor's License No.

CONTRACTOR

_____
Signature

COREY R. KIRSCHNER - CEO
Print or Type Name and Title

714-238-1444
Telephone Number

CITY OF MURRIETA, DEPARTMENT OF MUNICIPAL SERVICES
2026 CITYWIDE SIDEWALK REPLACEMENT PROGRAM

SUBCONTRACTORS LIST

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

As required by California State Law, the General Contractor bidding will hereinafter state the subcontractor who will be the subcontractor on the job for each particular trade or subdivision of the work in an amount in excess of one-half of one percent (0.5%) of the General Contractor's total bid and will state the firm name and California contractor license number. If a General Contractor fails to specify a subcontractor, or if he specifies more than one (1) subcontractor for the same portion of work to be performed under the Contract in excess of one-half of one percent (0.5%), he agrees that he is fully qualified to perform that portion himself and that he shall perform that portion himself.

NOTE: If alternate bids are called for, and the General Contractor intends to use different or additional subcontractors on the alternates, he must provide a separate list of subcontractors for each alternate.

*****The Subcontractor List shall be provided with the online electronic proposal on the PlanetBids Vendor Portal as defined in the Instructions to Bidders. The signature below indicates the Subcontractor's List presented online is in compliance with the instructions herein.*****

Dated: 4/29/2026

By: _____
(Signature of Bidder)

COREY R. KIRSCHNER - CEO
(Print Name and Title)

CITY OF MURRIETA, DEPARTMENT OF MUNICIPAL SERVICES
2026 CITYWIDE SIDEWALK REPLACEMENT PROGRAM

STATEMENT OF TECHNICAL ABILITY AND EXPERIENCE

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

The bidder is required to state what work of a similar character to that included in the proposed Contract he has successfully performed, especially for public agencies, and give references that will enable City to judge his responsibility, experience, skill, and business and financial standing. Detail any involvement, past or current, relative to litigation or other disputes, if any, concerning your performance.

PLEASE SEE ATTACHED REFERENCES.

Dated: 4/29/2026

By: _____
(Signature of Bidder)

COREY R. KIRSCHNER - CEO
(Print Name and Title)

CITY OF MURRIETA, DEPARTMENT OF MUNICIPAL SERVICES
2026 CITYWIDE SIDEWALK REPLACEMENT PROGRAM

BIDDER'S STATEMENT OF PAST CONTRACT DISQUALIFICATIONS

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

The bidder is required to state any and all instances of being disqualified, removed, or otherwise prevented from bidding on or completing any contract for construction.

1. Have you ever been disqualified from any contract?

   Yes _____ No ✓

2. If yes, explain the circumstances:

   N/A

Dated: 4/29/2026

By: _____
(Signature of Bidder)

COREY R. KIRSCHNER - CEO
(Print Name and Title)

CITY OF MURRIETA, DEPARTMENT OF MUNICIPAL SERVICES
2026 CITYWIDE SIDEWALK REPLACEMENT PROGRAM

NON-COLLUSION AFFIDAVIT

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

State of California)
) ss
County of ORANGE)

The undersigned declares:
I am the CEO of CARTER ENTERPRISES GROUP, INC. DBA PAVEMENT REHAB COMPANY, the party making the foregoing bid. The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged the information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

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 is executed on 4/29/2026 (Date), at YORBA LINDA (City), CA (State).

By: _____

SEE ATTACHED NOTARY JURAT
Notary Public

COREY R. KIRSCHNER - CEO
Title

Date: 4/29/2026

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

×

×

×

×

×

×_____ _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 Orange

Subscribed and sworn to (or affirmed) before me on this 29 day of APRIL, 20 26,
Date *Month* *Year*
by
(1) Corey R. Kirschner
(and (2)_____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LESLIE ROCHA
Notary Public - California
Orange County
Commission # 2484949
My Comm. Expires Mar 19, 2028

Signature Leslie Rocha
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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CITY OF MURRIETA, DEPARTMENT OF MUNICIPAL SERVICES
2026 CITYWIDE SIDEWALK REPLACEMENT PROGRAM

BIDDER'S AGREEMENT

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

The undersigned also agrees as follows:

FIRST: Execute the Contract, scan, and submit with the online electronic proposal.

SECOND: Within **ten (10) calendar days** from the receipt of the Notice of Award of Contract, furnish to City, two (2) satisfactory bonds in the amounts specified in the Notice Inviting Bids guarantying the faithful performance of the work and payment of bills.

THIRD: To begin work within **ten (10) calendar days** after the date specified in the Notice to Proceed.

Accompanying this proposal is cash, a cashier's check, a certified check, or a bidder's bond for not less than ten percent (10%) of the total amount of the bid payable to City which is to be forfeited, as liquidated damages, if, in the event Contractor does not execute the Contract and furnish satisfactory bonds under the conditions and within the time specified in this proposal, otherwise said cash, cashier's check, certified check, or bidder's bond is to be returned to the undersigned. Within fifteen (15) calendar days after award of this Contract, City will return the bidder's bond accompanying such proposal not considered in making the award. All other bidder's bonds will be held until the Contract has been finally executed; they will then be returned to the bidders whose proposals they accompany.

CARTER ENTERPRISES GROUP, INC. DBA PAVEMENT REHAB COMPANY
BIDDER'S NAME

22711 LA PALMA AVE, YORBA LINDA, CA 92887
BIDDER'S ADDRESS

IMPORTANT NOTICE: If bidder is a corporation, state legal name of corporation and names of the president, secretary, treasurer, and manager; if co-partnership, state true name of firm and names of all individual co-partners composing firm; or, if individual, state first and last names in full.

Officer's Signature	COREY R. KIRSCHNER - CEO Title	4/29/2026 Date
Officer's Signature	JAY KIRSCHNER - VP, SEC, TREAS. Title	4/29/2026 Date
Officer's Signature	Title	Date

Signature and title of the officer(s) set forth above shall be authorized to sign contracts on behalf of the corporation, co-partnership, or individual. If signature is by an agent, other than an officer of the corporation or a member of a partnership, a Power of Attorney must be on file with City prior to or at time of bid opening; otherwise, the bid will be subject to rejection by City Council.

CITY OF MURRIETA, DEPARTMENT OF MUNICIPAL SERVICES
2026 CITYWIDE SIDEWALK REPLACEMENT PROGRAM

CALIFORNIA AIR RESOURCES BOARD (CARB) ACKNOWLEDGEMENT FORM

CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026
MSD PROJECT NO. 26-003, CIP NO. 13064

This is to Certify that

CARTER ENTERPRISES GROUP, INC. DBA PAVEMENT REHAB COMPANY
(FILL IN CONTRACTOR'S NAME)

(hereinafter the "undersigned") acknowledges that they have read and shall comply with the requirements of Title 13: California Code of Regulations, Chapter 9: Off-Road Vehicles and Engines Pollution Control Devices, Article 4.8: In-Use Off-Road Diesel-Fueled Fleets sections 2449, 2449.1, and 2449.2 as described in these provisions. The undersigned shall provide their *Certificate of Reported Compliance: In-Use Off-Road Diesel-Fueled Fleets (CARB)* with their electronic bid prior to the bid date and time.

In addition, the undersigned acknowledges that they are responsible for gathering and submitting prior to construction contract award any *CARB Certificate(s) of Reported Compliance: In-Use Off-Road Diesel-Fueled Fleets* for any listed Subcontractors utilizing a fleet that falls under these same provisions and to submit all certifications to the City prior to award of the Construction Contract.

Dated: 4/29/2026 **By:** _____
(Signature)

COREY R. KIRSCHNER - CEO
(Print Name and Title)

California Environmental Protection Agency

Air Resources Board

January 1, 2026

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

PAVEMENT REHAB COMPANY

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2027**

Michelle Buffington

Michelle Buffington
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

177336

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

Case Land Surveying, Inc.

*Surveying * Mapping * GPS Services*
California DIR Registration No. 1000001533

Larry V. Case, P.L.S. *License # L5411*

To Whom It May Concern:

In Re: CARB Compliance

Case Land Surveying, Inc. does not utilize equipment that falls under the needs for CARB compliance.

Our fleet does not include and off-road vehicles or diesel-powered vehicles. All vehicles used on our projects are gasoline powered vehicles, licensed to operate on California highways and streets.

Respectfully,

Larry V. Case
President

614 N. Eckhoff Street Orange, CA 92868 (714)628-8948 fax (714)628-8905
E-mail address: clsi@caselandsurveying.com

California Environmental Protection Agency

Air Resources Board

January 1, 2025

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

V & E TREE SERVICE

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2026**

Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

12412

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Carter Enterprises Group, Inc.
dba Pavement Rehab Company
22711 La Palma Avenue
Yorba Linda, CA 92887

SURETY:
(Name, legal status and principal place of business)
Swiss Re Corporate Solutions
America Insurance Corporation
1200 Main St. Suite 800
Kansas City, MO 64105 - 2478

OWNER:
(Name, legal status and address)
City of Murrieta
1 Town Square
Murrieta, CA 92562

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: TEN PERCENT OF THE TOTAL AMOUNT BID (10%)

PROJECT:
(Name, location or address, and Project number, if any)
CITYWIDE SIDEWALK REPLACEMENT PROGRAM 2026

Project Number, if any:
MSD PROJECT NO. 26-003,
CIP NO. 13064

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 24th day of April 2026

Leslie Rocha
(Witness) Leslie Rocha

Carter Enterprises Group, Inc. dba Pavement Rehab Company
(Principal) *(Seal)*

Corey R. Kirschner - CEO
(Title)

Barbara Millard
(Witness) Barbara Millard

Swiss Re Corporate Solutions America Insurance Corporation
(Surety)

(Title) Albert Melendez, Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION
CORPORATE SEAL
1973
MISSOURI

Init.
/

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Orange)

On April 24, 2026 before me, Leslie Rocha, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Corey R. Kirschner
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

LESLIE ROCHA
Notary Public - California
Orange County
Commission # 2484949
My Comm. Expires Mar 19, 2028

Signature Leslie Rocha
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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

State of California
County of Orange }

On APR 24 2026, before me, Zyanya Q. Hernandez , Notary Public,

personally appeared Albert Melendez

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

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

ZYANYA Q. HERNANDEZ
Notary Public - California
Orange County
Commission # 2497409
My Comm. Expires Aug 12, 2028

PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE _____

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

Description of attached document

Title or type of document: _____

_____

_____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute, and appoint:

ERIK JOHANSSON, JENNIFER ANAYA, MELISSA LOPEZ, ALBERT MELENDEZ, JOAQUIN PEREZ, VANESSA RAMIREZ

ZYANYA HERNANDEZ, CHRISTINE STRADFORD, TRACI NAKAGAKI, MARY MARTHA LANGLEY, YU CHENG CHIANG,

and FREDERIC M. ARCHERD, JR. JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds, consents of surety, or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION ($200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021:

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION CORPORATE SEAL 1973 MISSOURI

By _____
David Satory, Senior Vice President of SRCSAIC
& Senior Vice President of SRCSPIC

By _____
Gabriel Jacquez, Senior Vice President of SRCSAIC
& Senior Vice President of SRCSPIC

SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION CORPORATE SEAL MISSOURI

IN WITNESS WHEREOF, SRCSAIC and SRCSPIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 26th day of January, 2026.

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation

State of Illinois
County of Cook ss

On this 26th day of January, 2026, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC, and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
KAREN M SZWEDA
Notary Public, State of Illinois
Commission No. 978628
My Commission Expires September 26, 2027

Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 24th day of April, 2026.

Jeffrey Goldberg, Senior Vice President &
Assistant Secretary of SRCSAIC & SRCSPIC

PAVEMENT REHAB COMPANY

CONCRETE REFERENCES

1. City of La Verne:

    a. Project Name: Fy 2024-25 Crack Seal/Slurry Seal for Aldersgate to Baseline et al and Golden Hills – Canterwood et al Project. PROJECT
    b. Agency Contact: Cody Howing, Principal Engineer, (909) 532-2649
    c. Contract Total: $1,427,673.30
    d. Date of Completion: Est. 2/15/2026
    e. Nature of Work: Concrete improvements, Crack Sealing, Slurry Sealing, Full Depth Asphalt Repairs, Utility Adjusting, and Traffic Striping.

2. City of Hemet:

    a. Project Name: Brubaker Park Sidewalk Improvements
    b. Agency Contact: Jilleen Ferris, Deputy Public Works Director/Assistant City Engineer (951) 765-2360
    c. Contract Total: $85,000
    d. Date of Completion: 3/20/2025
    e. Nature of Work: Concrete Sidewalk and Curb Ramp reconstruction

3. City of Arcadia:

    a. Project Name: ADA Curb Ramp Project, Project #43855526, CDBG Project # 602738-24.
    b. Agency Contact: Johnathan Doojphibulpol, Principal Civil Engineer (626) 574-5484
    c. Contract Total: $211,886
    d. Date of Completion: 4/16/2025
    e. Nature of Work: Concrete Sidewalk, Curb & Gutter, Cross Gutter, Curb Ramp Reconstruction, and Street Signage Relocation

4. City of Laguna Woods:

    a. Project Name: Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 8
    b. Agency Contact: April Baumgarten, Public Works Adminstrator (949) 639-0568
    c. Contract Total: $181,650
    d. Date of Completion: 1/24/2025
    e. Nature of Work: Concrete Sidewalk, Curb & Gutter, Driveway Approach, Curb Ramp Reconstruction, Utility Adjustments and Signage Replacement

PAVEMENT REHAB COMPANY

CRACK SEAL REFERENCES

1. City of Elk Grove
    a. Project Name: FY2025 Citywide Crack Seal (MP2501)
    b. Agency Contact: Sameer Amin, Engineering Technician (916) 687-3048 samin@elkgrovecity.org
    c. Contract Total: $802,873.12
    d. Date of completion: 7/25
    e. Nature of Work: Crack Sealing city streets.

2. County of Fresno
    a. Project Name: Crack Seal at Various Locations in Fresno County
    b. Agency Contact: James Drew, Department of Public Works (559) 862-5258
    c. Contract Total: $780,515
    d. Date of Completion: 10/9/23
    e. Nature of Work: Crack Repair & Sealing. Asphalt Concrete Repair of wide cracks including milling tented cracks.

3. City of Santee
    a. Project Name – Citywide Crack Sealing Program 2024
    b. Agency Contact: Toby Espinola, Senior Civil Engineer (619) 258-4100
    c. Contract Total: $134,735
    d. Date of Completion: 7/24
    e. Nature of Work: Crack Sealing city streets.

4. City of Salinas
    a. Project Name- 2024 Pavement Crack Treatment on Various Streets
    b. Agency Contact: Phavana Aramkul, Engineer (831) 758-7903
    c. Contract Total: $465,000
    d. Date of Completion: 7/24
    e. Nature of Work: Crack Sealing city streets.

CARTER ENTERPRISES GROUP, INC. DBA PAVEMENT REHAB COMPANY
22711 LA PALMA AVE YORBA LINDA, CA 92887

Phone: 714-234-1444
Fax: 714-333-4848

DATE ESTABLISHED: 03/13/2018
TYPE OF WORK: CRACK SEAL, CONCRETE

COPR. TAX ID:30-1075109
CONTRACTOR'S LIC: 1051374
CLASS: C-12, C-8

PRESIDENT: ANTHONY STEEN — 22711 LA PALMA AVE. YORBA LINDA, CA 92887

BANK: AMERICAN BUSINESS BANK — 5000 E. SPRING ST., SUITE 620, LONG BEACH, CA 90815
PHONE: (562) 236-8114 SUSIE SMITH

INSURANCE AGENT: WOOD GUTMANN & BOGART — 15910 RED HILL AVE. STE 100, TUSTIN, CA 92780
PHONE: (714) 824-8384 MICHAEL TRAN

SURETY AGENT: THE BALDWIN GROUP, LLC — 15901 RED HILL AVENUE, SUITE 100, TUSTIN, CA 92780
PHONE: (714) 505-7011 ERIK JOHANSSON

CREDIT REFERENCE:

HOLLIDAY ROCK	1401 N. BENSON AVE., UPLAND, CA 91786	909-982-1553
ROBERTSON'S READY MIX	P.O. BOX 3600, CORONA, CA 92878	800-834-7557
MAXWELL PRODUCTS	650 S. DELON ST. , SALT LAKE CITY, UT 84104	801-433-4335
SUPERIOR READY MIX CONCRETE	1564 W. MISSION RD., ESCONDIDO, CA 92029	760-745-0556

GENERAL CONTRACTOR REFERENCE:

MATICH CORPORATION!	P.O. BOX 10, HIGHLAND, CA 92346!	909-382-7400
AMERICAN ASPHALT SOUTH	19792 EL RIVINO RD., RIVERSIDE, CA 92509	909-427-8276
ELECNOR BELCO ELECTRIC	14320 ALBERS WAY, CHINO, CA 91710	909-993-5470

RESUME

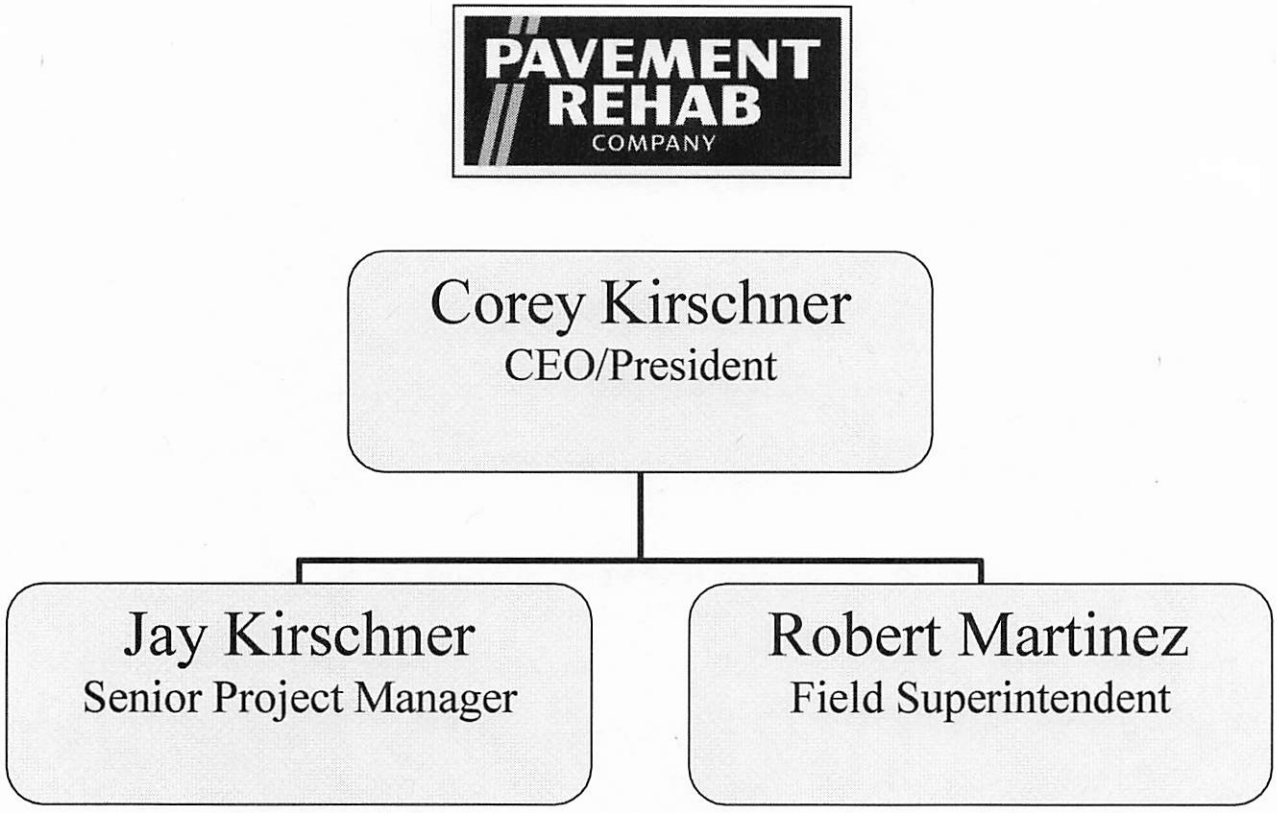
Corey Kirshner has more than 20 years of experience, both as a Chief Estimator and CEO, bidding on and managing Public Works projects throughout California. In 2019 he incorporated and became CEO of Pavement Rehab Company. Since that time, Pavement Rehab Company has completed hundreds of Public Work's projects steadily growing year by year. In 2024 the company grossed more than $30 million dollars.

Jay Kirschner, Vice President and Senior Project Manager, holds a Bachelor's Degree from the Chapman University and has more than 10 years' experience managing Public Work's project in California. Jay leads our team, with the project managers under his direct supervision, in managing our production and coordinating our field mobilizations for all projects.

Robert Martinez, Field Superintendent, serves as the head of all field related matters. He has more than 20 year's experience performing Public Works projects in California. Overseeing the on-site laborers, cement masons, and operating engineers is one of his main responsibilities.

BACKLOG ALLOCATION:

Corey Kirschner, Jay Kirschner and Robert Martinez oversee 100% of all current projects in attached backlog.



Key Individual Responsibilities:

Corey Kirschner

- Manage overall operations and resources of company.
- Decision maker of corporation.

Jay Kirschner

- Lead project management team.
- Oversee project scheduling, budgeting and dispatching on all projects
- Main point of contact between company and agencies.

Robert Martinez

- Lead and manage on-site laborers, masons and operators.
- Coordinate daily operations and project productions.
- Ensuring quality control and that agency expectations are met.

CARTER ENTERPRISES GROUP, INC.
DBA PAVEMENT REHAB COMPANY
LICENSE# 1051374 DIR# 1000064823

UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF DIRECTORS OF
CARTER ENTERPRISES GROUP, INC.
DBA PAVEMENT REHAB COMPANY
(a California corporation)

June 3rd, 2025

The undersigned director, constituting the entire board of directors (the "Board") of Carter Enterprises Group, Inc. DBA Pavement Rehab Company, a California corporation (the "Corporation"), hereby takes the following actions, adopts the following resolutions, and transacts the following business, by written consent without a meeting, as of the date above written, pursuant to Section 307(b) of the General Corporation Law of the State of California and the Corporations Bylaws:

Approval of Loan Transactions

WHEREAS, Corey Kirschner is currently the Corporation's Chief Executive Officer and Jay Kirschner is the Vice President, Secretary and Treasurer (the "Officers"), both with authority to enter into contracts on behalf of the Corporation.

WHEREAS, the Corporation opportunities from time to time to bid on various governmental and non-governmental projects;

WHEREAS, after careful consideration, the Board has determined that the terms and conditions of the proposed project in the form of the bid attached hereto as Exhibit A (the "Project") are just and equitable and fair as to the Corporation and that it is in the best interests of the Corporation and its stockholder to submit the bid and complete the Project subject to the terms agreed upon by the parties.

NOW, THEREFORE, BE IT RESOLVED, the Board on behalf of the Corporation hereby approves and ratifies the Project in all respects, and hereby authorize and direct the Corporation to negotiate, execute, deliver and perform the terms of all documents, required in connection with title Project, together with such changes thereto as may be approved by the Officer executing the same on behalf of the Corporation (pursuant to the authorization provided herein), such approval of the Officer to be conclusively evidenced by its execution and delivery of same.

RESOLVED FURTHER, that the Officer may execute and deliver any and all agreements and any and all other documents and instruments, and take such further actions as may be necessary or appropriate, for the financing of the Corporation.

RESOLVED FURTHER, that the Officer(s) are hereby authorized, directed, and empowered to execute and deliver any and all agreements and any and all other documents and instruments, and take such further actions as may be necessary or appropriate, for the consummation of the Project.

RESOLVED FURTHER, that the Officer, in the name of the Corporation, is hereby authorized, directed, and empowered to negotiate, execute and deliver to the applicable counterparty, any and all documents with respect to the Project and other instruments as may be reasonably requested, and the Officer on behalf of the Corporation is authorized from time to time to execute extensions or other installments as may be necessary.

RESOLVED FURTHER, that the authority given hereunder shall be deemed retroactive and any and all acts authorized hereunder performed prior to the passage of this resolution are hereby ratified and affirmed.

The Secretary of the Corporation is directed to file the original executed copy of this Consent with the minutes of proceedings of the Corporation.

[Signature page follows]

CARTER ENTERPRISES GROUP, INC.
DBA PAVEMENT REHAB COMPANY
LICENSE# 1051374 DIR# 1000064823

IN WITNESS WHEREOF, the undersigned has executed this Unanimous Written Consent of the Board of Directors as of the date first above written.

X _____
Corey Kirschner
Chief Executive Officer

X _____
Anthony Steen
President

X _____
Richard DeVos
Chief Financial Officer

X _____
Jay Kirschner
Vice President, Secretary, Treasurer

STATE OF CALIFORNIA

CONTRACTORS STATE LICENSE BOARD

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code
and the Rules and Regulations of the Contractors State License Board,
the Registrar of Contractors does hereby issue this license to:

CARTER ENTERPRISES GROUP INC
dba PAVEMENT REHAB CO

License Number 1051374

to engage in the business or act in the capacity of a contractor in the following classifications:

C12 - EARTHWORK AND PAVING
C-8 - CONCRETE
A - GENERAL ENGINEERING

Witness my hand and seal this day,

August 30, 2024

Issued March 18, 2019

Michael Mark, Board Chair

This license is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason. It becomes void if not renewed.

David R. Fogt, Registrar of Contractors

13L-24 (REV. 10/17)

OSP 17 143868

AUDIT NO: 789743

Contractor Information

Legal Entity Name
CARTER ENTERPRISES GROUP, INC.
Legal Entity Type
Corporation
Status
Active
Registration Number
1000064823
Registration effective date
07/01/23
Registration expiration date
06/30/26
Mailing Address
2890 E LA CRESTA AVE ANAHEIM 92806 CA United Sta...
Physical Address
2890 E LA CRESTA AVE ANAHEIM 92806 CA United Sta...
Email Address
tylerw@onyxpaving.com
Trade Name/DBA
PAVEMENT REHAB CO.
License Number (s)
CSLB:1051374

Registration History

Effective Date	Expiration Date
03/19/19	06/30/19
07/01/19	06/30/21
07/01/21	06/30/23
07/01/23	06/30/26

Legal Entity Information

Corporation Entity Number:	201808610159
Federal Employment Identification Number:	301075109
President Name:	Robert Steen
Vice President Name:	
Treasurer Name:	Robert Steen
Secretary Name:	Robert Steen
CEO Name:	Robert Steen

Agency for Service:

Agent of Service Name:	Corey Kischner

Agent of Service Mailing Address:	2890 E La Cresta Ave Anaheim 92806 CA United States of America

Worker's Compensation

Do you lease employees through Professional Employer Organization (PEO)?: No

Please provide your current worker's compensation insurance information below:

	PEO	PEO	PEO
PEO Information	Name	Phone	Email

Insured by Carrier

Policy Holder Name:	Carter Enterprises Group Inc dba: Pavement Reha
Insurance Carrier:	ZURICH AMERICAN INSURANCE CO.
Policy Number:	WC106300504
Inception date:	10/01/22
Expiration Date:	10/01/23

BA20251226239

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20251226239

Date Filed: 6/4/2025

Entity Details

Corporation Name	CARTER ENTERPRISES GROUP, INC.
Entity No.	4228088
Formed In	CALIFORNIA

Street Address of Principal Office of Corporation

Principal Address	22711 LA PALMA AVE YORBA LINDA, CA 92887

Mailing Address of Corporation

Mailing Address	22711 LA PALMA AVE YORBA LINDA, CA 92887
Attention	Joan Ward

Street Address of California Office of Corporation

Street Address of California Office	22711 LA PALMA AVE YORBA LINDA, CA 92887

Officers

Officer Name	Officer Address	Position(s)
Corey Kirschner	22711 LA PALMA AVE YORBA LINDA, CA 92887	Chief Executive Officer
Richard DeVos	22711 LA PALMA AVE YORBA LINDA, CA 92887	Chief Financial Officer
Jay Kirschner	22711 LA PALMA AVE YORBA LINDA, CA 92887	Secretary

Additional Officers

Officer Name	Officer Address	Position	Stated Position
Jay Kirschner	22711 LA PALMA AVE YORBA LINDA, CA 92887	Treasurer	
Anthony Steen	22711 LA PALMA AVE YORBA LINDA, CA 92887	Other	President

Directors

Director Name	Director Address
Corey Kirschner	22711 LA PALMA AVE YORBA LINDA, CA 92887
Anthony Steen	22711 LA PALMA AVE YORBA, CA 92887

The number of vacancies on Board of Directors is: 0

Agent for Service of Process

Agent Name	Courtney Kirschner
Agent Address	22711 LA PALMA AVE YORBA LINDA, CA 92887

B3745-6180 06/04/2025 9:04 AM Received by California Secretary of State

Type of Business	
Type of Business	Concrete and Slurry
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.

Labor Judgment

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Joan Ward	*06/04/2025*
Signature	Date

B3745-6181 06/04/2025 9:04 AM Received by California Secretary of State

CALIFORNIA
AIR RESOURCES BOARD

Certificate of Reported Compliance With:

Advanced Clean Fleets Regulation

Truck and Bus Regulation

Issued to: Carter Enterprises Group, Inc.

This certificate confirms that the fleet owner has attested under penalty of perjury that the statements and information they provided to the California Air Resources Board (CARB) are true, accurate, and complete regarding all relevant vehicles in the fleet required to show compliance. CARB hereby finds that the fleet listed has met requirements of:

Title 13 CCR sections 2013 - 2016 (Advanced Clean Fleets Regulation)
Title 13 CCR 2025 (Truck and Bus Regulation)

If CARB subsequently finds that the statements and information that have been provided are not true, accurate, and complete, this certificate shall be effectively revoked and the fleet subject to penalties.

This certificate is valid until **December 31, 2026**

Michelle Buffington

Michelle Buffington
Division Chief, Mobile Source Control
DivisionCalifornia Air Resources Board

Printed on 2026-01-22

31 Vehicles

TRUCRS Fleet Identification
248550

To verify the authenticity of this certificate, visit
www.arb.ca.gov/msprog/onrdiesel/tblookup.php

Bid Results Breakdown
Citywide Sidewalk Replacement Program
MSD Project No. 26-003, CIP No. 13064
Bids Opened April 30, 2026 @ 2:00 PM

					Carter Enterprises Group Inc. DBA Pavement Rehab Co.			Gentry General Engineering, Inc.			DT Stellar General Engineering			Van Engineering Inc			ETHICS LANDSCAPE CONSTRUCTION, INC.			L C Paving & Sealing, Inc			Sael Construction Corporation			Leonida Builders Inc			NoLimit Construction			S&H Civilworks			MARIN CONCRETE CONSTRUCTION, INC			Bid Review		
Bid Item	Description	Units	Quantity	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Median Total Price	Average Total Price	Average % of Total Bid Price
	Base Bid - Whitewood Road: Murrieta Hot Springs Road to Los Alamos Road																																					
1	Mobilization (not to exceed 15% of total Base Bid price)	LS	1	$21,455.80	$21,455.80	5.21%	$18,624.00	$18,624.00	4.38%	$7,000.00	$7,000.00	1.56%	$25,000.00	$25,000.00	5.38%	$8,387.00	$8,387.00	1.66%	$12,000.00	$12,000.00	2.23%	$3,000.00	$3,000.00	0.51%	$34,190.42	$34,190.42	5.41%	$32,000.00	$32,000.00	5.00%	$15,000.00	$15,000.00	2.15%	$94,392.00	$94,392.00	6.17%	$18,624.00	$24,640.84	3.61%
2	Traffic Control System	LS	1	$17,000.00	$17,000.00	4.13%	$10,160.00	$10,160.00	2.39%	$4,000.00	$4,000.00	0.89%	$10,000.00	$10,000.00	2.15%	$2,963.00	$2,963.00	0.59%	$33,000.00	$33,000.00	6.12%	$3,000.00	$3,000.00	0.51%	$33,000.00	$33,000.00	5.23%	$25,000.00	$25,000.00	3.91%	$20,000.00	$20,000.00	2.87%	$26,130.00	$26,130.00	1.71%	$17,000.00	$16,750.27	2.77%
3	Pedestrian and Bicyclist Safety	LS	1	$5,000.00	$5,000.00	1.21%	$1,922.00	$1,922.00	0.45%	$3,000.00	$3,000.00	0.67%	$5,000.00	$5,000.00	1.08%	$4,676.00	$4,676.00	0.92%	$16,500.00	$16,500.00	3.06%	$2,000.00	$2,000.00	0.34%	$4,000.00	$4,000.00	0.63%	$6,500.00	$6,500.00	1.02%	$15,000.00	$15,000.00	2.15%	$23,180.00	$23,180.00	1.51%	$5,000.00	$7,888.91	1.19%
4	Water Pollution Control	LS	1	$5,000.00	$5,000.00	1.21%	$995.00	$995.00	0.23%	$4,500.00	$4,500.00	1.00%	$3,500.00	$3,500.00	0.75%	$1,788.00	$1,788.00	0.35%	$7,000.00	$7,000.00	1.30%	$2,000.00	$2,000.00	0.34%	$12,000.00	$12,000.00	1.90%	$5,500.00	$5,500.00	0.86%	$5,000.00	$5,000.00	0.72%	$19,205.00	$19,205.00	1.25%	$5,000.00	$6,044.36	0.90%
5	Project Information Sign	EA	1	$1,000.00	$1,000.00	0.24%	$2,328.00	$2,328.00	0.55%	$2,500.00	$2,500.00	0.56%	$1,500.00	$1,500.00	0.32%	$770.00	$770.00	0.15%	$1,325.00	$1,325.00	0.25%	$1,500.00	$1,500.00	0.25%	$2,000.00	$2,000.00	0.32%	$1,200.00	$1,200.00	0.19%	$5,000.00	$5,000.00	0.72%	$3,637.00	$3,637.00	0.24%	$1,500.00	$2,069.09	0.34%
6	Concrete Removal	SF	7979	$5.00	$39,895.00	9.69%	$3.81	$30,719.15	7.23%	$8.00	$63,832.00	14.22%	$3.00	$23,937.00	5.16%	$5.61	$44,762.19	8.85%	$5.00	$39,895.00	7.40%	$5.00	$39,895.00	6.77%	$4.00	$31,916.00	5.05%	$7.45	$59,443.55	9.29%	$3.00	$23,937.00	3.43%	$21.97	$175,298.63	11.45%	$39,895.00	$52,139.14	8.05%
7	Concrete Sidewalks, City Std. 320	SF	7879	$11.00	$86,669.00	21.04%	$7.00	$55,153.00	12.98%	$10.00	$78,790.00	17.55%	$10.00	$78,790.00	16.97%	$10.48	$82,571.92	16.33%	$10.50	$82,729.50	15.35%	$11.00	$86,669.00	14.70%	$12.00	$94,548.00	14.97%	$17.75	$139,852.25	21.85%	$10.00	$78,790.00	11.30%	$29.44	$231,957.76	15.55%	$82,729.50	$99,683.68	16.20%
8	Type A-6 PCC Curb and Gutter, City Std. 301	LF	100	$100.00	$10,000.00	2.43%	$51.00	$5,100.00	1.20%	$75.00	$7,500.00	1.67%	$20.00	$2,000.00	0.43%	$80.94	$8,094.00	1.60%	$54.00	$5,400.00	1.08%	$140.00	$14,000.00	2.38%	$60.00	$6,000.00	0.95%	$98.00	$9,800.00	1.53%	$150.00	$15,000.00	2.15%	$128.48	$12,848.00	0.84%	$8,094.00	$8,740.18	1.48%
9	Concrete Sidewalk ADA Grinding, MSD Std. 100 (4' - 6' Sidewalk Width)	EA	35	$100.00	$3,500.00	0.85%	$134.00	$4,690.00	1.10%	$220.00	$7,700.00	1.72%	$500.00	$17,500.00	3.77%	$239.00	$8,365.00	1.65%	$330.00	$11,550.00	2.14%	$500.00	$17,500.00	2.97%	$120.00	$4,200.00	0.67%	$255.00	$8,925.00	1.39%	$5,500.00	$192,500.00	27.60%	$215.77	$7,551.95	0.49%	$8,365.00	$25,816.54	4.03%
10	Remove and Dispose of Asphalt Concrete Pavement (6.5" AC Digouts)	SF	1834	$3.65	$6,694.10	1.63%	$9.50	$17,423.00	4.10%	$8.00	$14,672.00	3.27%	$2.50	$4,585.00	0.99%	$7.80	$14,305.20	2.83%	$5.25	$9,628.50	1.79%	$12.00	$22,008.00	3.73%	$6.00	$11,004.00	1.74%	$7.05	$12,929.70	2.02%	$5.00	$9,170.00	1.31%	$24.66	$45,226.44	2.95%	$12,929.70	$15,240.54	2.40%
11	Asphalt Concrete Pavement For Removal and Replacement of AC (Digouts)	TON	82	$200.00	$16,400.00	3.98%	$279.00	$22,878.00	5.39%	$185.00	$15,170.00	3.38%	$250.00	$20,500.00	4.41%	$432.00	$35,424.00	7.01%	$200.00	$16,400.00	3.04%	$520.00	$42,640.00	7.23%	$404.00	$33,128.00	5.25%	$215.00	$17,630.00	2.75%	$150.00	$12,300.00	1.76%	$876.70	$71,889.40	4.70%	$20,500.00	$27,669.04	4.45%
12	Install Pavement Striping Detail 39 (Paint	LF	200	$10.00	$2,000.00	0.49%	$13.00	$2,600.00	0.61%	$18.00	$3,600.00	0.80%	$2.20	$440.00	0.09%	$14.00	$2,800.00	0.55%	$34.00	$6,800.00	1.26%	$30.00	$6,000.00	1.02%	$20.00	$4,000.00	0.63%	$5.00	$1,000.00	0.16%	$20.00	$4,000.00	0.57%	$17.52	$3,504.00	0.23%	$3,504.00	$3,340.36	0.58%
	Additive Bid 1 - Whitewood Road: Los Alamos Road to Hunter Road			**Subtotal**	$214,613.90			$172,592.15			$212,264.00			$192,752.00			$214,906.31			$242,628.00			$240,212.00			$269,986.42			$319,780.50			$395,697.00			$214,820.18				
13	Mobilization (not to exceed 15% of total Additive Bid 1 Price)	LS	1	$2,500.00	$2,500.00	0.61%	$13,803.00	$13,803.00	3.25%	$4,000.00	$4,000.00	0.89%	$15,000.00	$15,000.00	3.23%	$7,379.00	$7,379.00	1.46%	$10,000.00	$10,000.00	1.86%	$3,000.00	$3,000.00	0.51%	$22,714.03	$22,714.03	3.60%	$6,000.00	$6,000.00	0.94%	$5,000.00	$5,000.00	0.72%	$47,536.00	$47,536.00	3.11%	$7,379.00	$12,448.37	1.83%
14	Traffic Control System	LS	1	$4,000.00	$4,000.00	0.97%	$10,160.00	$10,160.00	2.39%	$4,000.00	$4,000.00	0.89%	$10,000.00	$10,000.00	2.15%	$2,963.00	$2,963.00	0.59%	$16,500.00	$16,500.00	3.06%	$3,000.00	$3,000.00	0.51%	$27,000.00	$27,000.00	4.28%	$11,000.00	$11,000.00	1.72%	$10,000.00	$10,000.00	1.43%	$12,701.00	$12,701.00	0.83%	$10,000.00	$10,120.36	1.71%
15	Pedestrian and Bicyclist Safety	LS	1	$1,000.00	$1,000.00	0.24%	$1,922.00	$1,922.00	0.45%	$2,000.00	$2,000.00	0.45%	$2,500.00	$2,500.00	0.54%	$4,675.00	$4,675.00	0.92%	$9,750.00	$9,750.00	1.81%	$2,000.00	$2,000.00	0.34%	$5,000.00	$5,000.00	0.79%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$11,222.00	$11,222.00	0.73%	$2,500.00	$4,297.18	0.67%
16	Water Pollution Control	LS	1	$1,000.00	$1,000.00	0.24%	$995.00	$995.00	0.23%	$1,000.00	$1,000.00	0.22%	$2,500.00	$2,500.00	0.54%	$1,788.00	$1,788.00	0.35%	$3,500.00	$3,500.00	0.65%	$2,000.00	$2,000.00	0.34%	$10,000.00	$10,000.00	1.58%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$9,316.00	$9,316.00	0.61%	$2,200.00	$3,572.64	0.53%
17	Concrete Removal	SF	1581	$5.00	$7,905.00	1.92%	$3.60	$5,691.60	1.34%	$8.00	$12,648.00	2.82%	$5.00	$7,905.00	1.70%	$5.61	$8,869.41	1.75%	$5.25	$8,300.25	1.54%	$6.00	$9,486.00	1.61%	$4.00	$6,324.00	1.00%	$7.45	$11,778.45	1.84%	$5.00	$7,905.00	1.13%	$24.31	$38,434.11	2.51%	$8,300.25	$11,386.07	1.74%
18	Concrete Sidewalks, City Std. 320	SF	1581	$11.00	$17,391.00	4.22%	$7.00	$11,067.00	2.61%	$10.00	$15,810.00	3.52%	$10.00	$15,810.00	3.40%	$10.48	$16,568.88	3.28%	$9.50	$15,019.50	2.79%	$12.00	$18,972.00	3.22%	$12.00	$18,972.00	3.00%	$17.75	$28,062.75	4.39%	$10.00	$15,810.00	2.27%	$32.58	$51,508.98	3.36%	$16,568.88	$20,453.83	3.28%
19	Concrete Sidewalk ADA Grinding, MSD Std. 100 (4' - 6' Sidewalk Width)	EA	24	$100.00	$2,400.00	0.58%	$112.00	$2,688.00	0.63%	$220.00	$5,280.00	1.18%	$400.00	$9,600.00	2.07%	$239.00	$5,736.00	1.13%	$330.00	$7,920.00	1.47%	$500.00	$12,000.00	2.04%	$120.00	$2,880.00	0.46%	$255.00	$6,120.00	0.96%	$750.00	$18,000.00	2.58%	$238.78	$5,730.72	0.37%	$5,736.00	$7,123.16	1.24%
20	Remove and Dispose of Asphalt Concrete Pavement (6.5" AC Digouts)	SF	3410	$3.65	$12,446.50	3.02%	$11.30	$38,533.00	9.07%	$8.00	$27,280.00	6.08%	$4.00	$13,640.00	2.94%	$7.80	$26,598.00	5.26%	$5.25	$17,902.50	3.32%	$12.00	$40,920.00	6.94%	$6.00	$20,460.00	3.24%	$7.05	$24,040.50	3.76%	$5.00	$17,050.00	2.44%	$27.29	$93,058.90	6.08%	$24,040.50	$30,175.40	4.74%
21	Asphalt Concrete Pavement for Removal and Replacement of AC (Digouts)	TON	153	$200.00	$30,600.00	7.43%	$251.00	$38,403.00	9.04%	$185.00	$28,305.00	6.30%	$250.00	$38,250.00	8.24%	$432.00	$66,096.00	13.07%	$200.00	$30,600.00	5.68%	$520.00	$79,560.00	13.50%	$404.00	$61,812.00	9.79%	$215.00	$32,895.00	5.14%	$200.00	$30,600.00	4.39%	$447.90	$99,128.70	6.48%	$38,250.00	$48,749.97	8.10%
22	Install Pavement Striping Detail 39 (Paint	LF	313	$10.00	$3,130.00	0.76%	$13.00	$4,069.00	0.96%	$11.00	$3,443.00	0.77%	$2.20	$688.60	0.15%	$14.00	$4,382.00	0.87%	$17.00	$5,321.00	0.99%	$30.00	$9,390.00	1.59%	$13.42	$4,200.46	0.67%	$5.00	$1,565.00	0.24%	$25.00	$7,825.00	1.12%	$17.41	$5,449.33	0.36%	$4,200.46	$4,496.67	0.77%
	Additive Bid 2 - Whitewood Road: Hunter Road to North City Limits			**Subtotal**	$82,372.50			$127,331.60			$103,766.00			$115,893.60			$145,055.29			$124,813.25			$180,328.00			$179,362.49			$125,861.70			$122,190.00			$374,085.74				
23	Mobilization (not to exceed 15% of total Additive Bid 2 Price)	LS	1	$2,000.00	$2,000.00	0.49%	$6,089.00	$6,089.00	1.43%	$2,500.00	$2,500.00	0.56%	$8,000.00	$8,000.00	1.72%	$7,379.00	$7,379.00	1.46%	$10,000.00	$10,000.00	1.86%	$3,000.00	$3,000.00	0.51%	$7,259.28	$7,259.28	1.15%	$6,500.00	$6,500.00	1.02%	$5,000.00	$5,000.00	0.72%	$15,415.00	$15,415.00	1.01%	$6,500.00	$6,649.30	1.08%
24	Traffic Control System	LS	1	$1,000.00	$1,000.00	0.24%	$10,160.00	$10,160.00	2.39%	$2,500.00	$2,500.00	0.56%	$10,000.00	$10,000.00	2.15%	$2,963.00	$2,963.00	0.59%	$16,000.00	$16,000.00	2.97%	$3,000.00	$3,000.00	0.51%	$12,000.00	$12,000.00	1.90%	$6,000.00	$6,000.00	0.94%	$10,000.00	$10,000.00	1.43%	$4,530.00	$4,530.00	0.30%	$6,000.00	$7,104.82	1.27%
25	Pedestrian and Bicyclist Safety	LS	1	$1,000.00	$1,000.00	0.24%	$1,922.00	$1,922.00	0.45%	$2,000.00	$2,000.00	0.45%	$3,500.00	$3,500.00	0.75%	$4,675.00	$4,675.00	0.92%	$9,750.00	$9,750.00	1.81%	$3,000.00	$3,000.00	0.51%	$3,000.00	$3,000.00	0.48%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$4,003.00	$4,003.00	0.26%	$3,000.00	$3,640.91	0.63%
26	Water Pollution Control	LS	1	$1,000.00	$1,000.00	0.24%	$995.00	$995.00	0.23%	$1,000.00	$1,000.00	0.22%	$2,500.00	$2,500.00	0.54%	$1,788.00	$1,788.00	0.35%	$3,500.00	$3,500.00	0.65%	$2,000.00	$2,000.00	0.34%	$4,000.00	$4,000.00	0.63%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$3,323.00	$3,323.00	0.22%	$2,200.00	$2,482.38	0.41%
27	Concrete Removal	SF	1709	$5.00	$8,545.00	2.07%	$3.63	$6,237.85	1.47%	$8.00	$13,672.00	3.05%	$4.00	$6,836.00	1.47%	$5.61	$9,587.49	1.90%	$5.25	$8,972.25	1.66%	$6.00	$10,254.00	1.74%	$4.00	$6,836.00	1.08%	$7.45	$12,732.05	1.99%	$5.00	$8,545.00	1.23%	$24.31	$41,545.79	2.71%	$8,972.25	$12,160.33	1.85%
28	Concrete Sidewalks, City Std. 320	SF	1709	$11.00	$18,799.00	4.56%	$7.00	$11,963.00	2.82%	$10.00	$17,090.00	3.81%	$10.00	$17,090.00	3.68%	$10.48	$17,910.32	3.54%	$9.50	$16,235.50	3.01%	$12.00	$20,508.00	3.48%	$12.00	$20,508.00	3.25%	$17.75	$30,334.75	4.74%	$10.00	$17,090.00	2.45%	$32.58	$55,679.22	3.64%	$17,910.32	$22,109.80	3.54%
29	Concrete Sidewalk ADA Grinding, MSD Std. 100 (4' - 6' Sidewalk Width)	EA	31	$100.00	$3,100.00	0.75%	$112.00	$3,472.00	0.82%	$220.00	$6,820.00	1.52%	$500.00	$15,500.00	3.34%	$239.00	$7,409.00	1.47%	$330.00	$10,230.00	1.90%	$500.00	$15,500.00	2.63%	$120.00	$3,720.00	0.59%	$255.00	$7,905.00	1.24%	$750.00	$23,250.00	3.33%	$238.78	$7,402.18	0.48%	$7,409.00	$9,482.58	1.64%
	Additive Bid 3 - Various Citywide Locations			**Subtotal**	$35,444.00			$40,838.85			$45,582.00			$63,426.00			$74,687.75			$57,322.28			$67,871.80			$111,898.19													
30	Mobilization (not to exceed 15% of total Additive Bid 3 Price)	LS	1	$2,000.00	$2,000.00	0.49%	$9,946.00	$9,946.00	2.34%	$3,000.00	$3,000.00	0.67%	$12,000.00	$12,000.00	2.58%	$7,379.00	$7,379.00	1.46%	$10,000.00	$10,000.00	1.86%	$3,000.00	$3,000.00	0.51%	$15,800.36	$15,800.36	2.50%	$10,500.00	$10,500.00	1.64%	$5,000.00	$5,000.00	0.72%	$36,222.00	$36,222.00	2.37%	$9,946.00	$10,440.67	1.56%
31	Traffic Control System	LS	1	$2,000.00	$2,000.00	0.49%	$10,160.00	$10,160.00	2.39%	$3,000.00	$3,000.00	0.67%	$10,000.00	$10,000.00	2.15%	$2,963.00	$2,963.00	0.59%	$11,400.00	$11,400.00	2.11%	$3,000.00	$3,000.00	0.51%	$18,000.00	$18,000.00	2.85%	$8,500.00	$8,500.00	1.33%	$10,000.00	$10,000.00	1.43%	$10,645.00	$10,645.00	0.70%	$10,000.00	$8,151.64	1.38%
32	Pedestrian and Bicyclist Safety	LS	1	$1,000.00	$1,000.00	0.24%	$1,922.00	$1,922.00	0.45%	$2,000.00	$2,000.00	0.45%	$5,000.00	$5,000.00	1.08%	$4,675.00	$4,675.00	0.92%	$9,750.00	$9,750.00	1.81%	$3,000.00	$3,000.00	0.51%	$3,000.00	$3,000.00	0.48%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$9,406.00	$9,406.00	0.61%	$3,000.00	$4,268.45	0.69%
33	Water Pollution Control	LS	1	$1,000.00	$1,000.00	0.24%	$995.00	$995.00	0.23%	$1,500.00	$1,500.00	0.33%	$2,500.00	$2,500.00	0.54%	$1,788.00	$1,788.00	0.35%	$3,500.00	$3,500.00	0.65%	$2,000.00	$2,000.00	0.34%	$6,000.00	$6,000.00	0.95%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$7,808.00	$7,808.00	0.51%	$2,200.00	$3,117.36	0.47%
34	Concrete Removal	SF	3179	$5.00	$15,895.00	3.86%	$4.50	$14,305.50	3.37%	$8.00	$25,432.00	5.66%	$4.00	$12,716.00	2.74%	$5.61	$17,834.19	3.53%	$3.50	$11,126.50	2.06%	$6.00	$19,074.00	3.24%	$4.00	$12,716.00	2.01%	$7.45	$23,683.55	3.70%	$5.00	$15,895.00	2.28%	$24.31	$77,281.49	5.05%	$15,895.00	$22,359.93	3.41%
35	Concrete Sidewalks, City Std. 320	SF	2992	$11.00	$32,912.00	7.99%	$7.00	$20,944.00	4.93%	$10.00	$29,920.00	6.66%	$10.00	$29,920.00	6.44%	$10.48	$31,356.16	6.20%	$9.50	$28,424.00	5.27%	$12.00	$35,904.00	6.09%	$12.00	$35,904.00	5.69%	$17.75	$53,108.00	8.30%	$10.00	$29,920.00	4.29%	$32.58	$97,479.36	6.37%	$31,356.16	$38,708.32	6.20%
36	Type A-6 PCC Curb and Gutter, City Std. 301	LF	187	$100.00	$18,700.00	4.54%	$51.00	$9,537.00	2.25%	$75.00	$14,025.00	3.12%	$65.00	$12,155.00	2.62%	$80.94	$15,135.78	2.99%	$31.00	$5,797.00	1.08%	$140.00	$26,180.00	4.44%	$60.00	$11,220.00	1.78%	$98.00	$18,326.00	2.86%	$150.00	$28,050.00	4.02%	$142.19	$26,589.53	1.74%	$15,135.78	$16,883.21	2.86%
37	Remove and Dispose of Asphalt Concrete Pavement (4" AC Digouts)	SF	644	$3.65	$2,350.60	0.57%	$11.25	$7,245.00	1.71%	$8.00	$5,152.00	1.15%	$4.00	$2,576.00	0.55%	$7.80	$5,021.20	0.99%	$14.00	$9,016.00	1.67%	$12.00	$7,728.00	1.31%	$12.00	$7,728.00	1.22%	$6.30	$4,057.20	0.63%	$5.00	$3,220.00	0.46%	$34.11	$21,966.84	1.44%	$5.152.00	$6,914.80	1.06%
38	Asphalt Concrete Pavement for Removal and Replacement of AC (Digouts)	TON	18	$200.00	$3,600.00	0.87%	$498.00	$8,964.00	2.11%	$185.00	$3,330.00	0.74%	$300.00	$5,400.00	1.16%	$432.00	$7,776.00	1.54%	$440.00	$7,920.00	1.47%	$650.00	$11,700.00	1.99%	$800.00	$14,400.00	2.28%	$215.00	$3,870.00	0.60%	$200.00	$3,600.00	0.52%	$1,251.80	$22,532.40	1.47%	$7,776.00	$8,452.95	1.34%
				Subtotal	$79,457.60			$84,018.50			$87,359.00			$92,267.00			$93,930.33			$96,933.50			$111,586.00			$126,444.75			$105,685.00			$309,930.62				
				Total	$411,888.00			$424,781.10			$448,971.00			$464,338.60			$505,603.74			$539,062.50			$589,388.00			$631,440.55			$639,958.75			$697,457.00			$1,530,734.73				

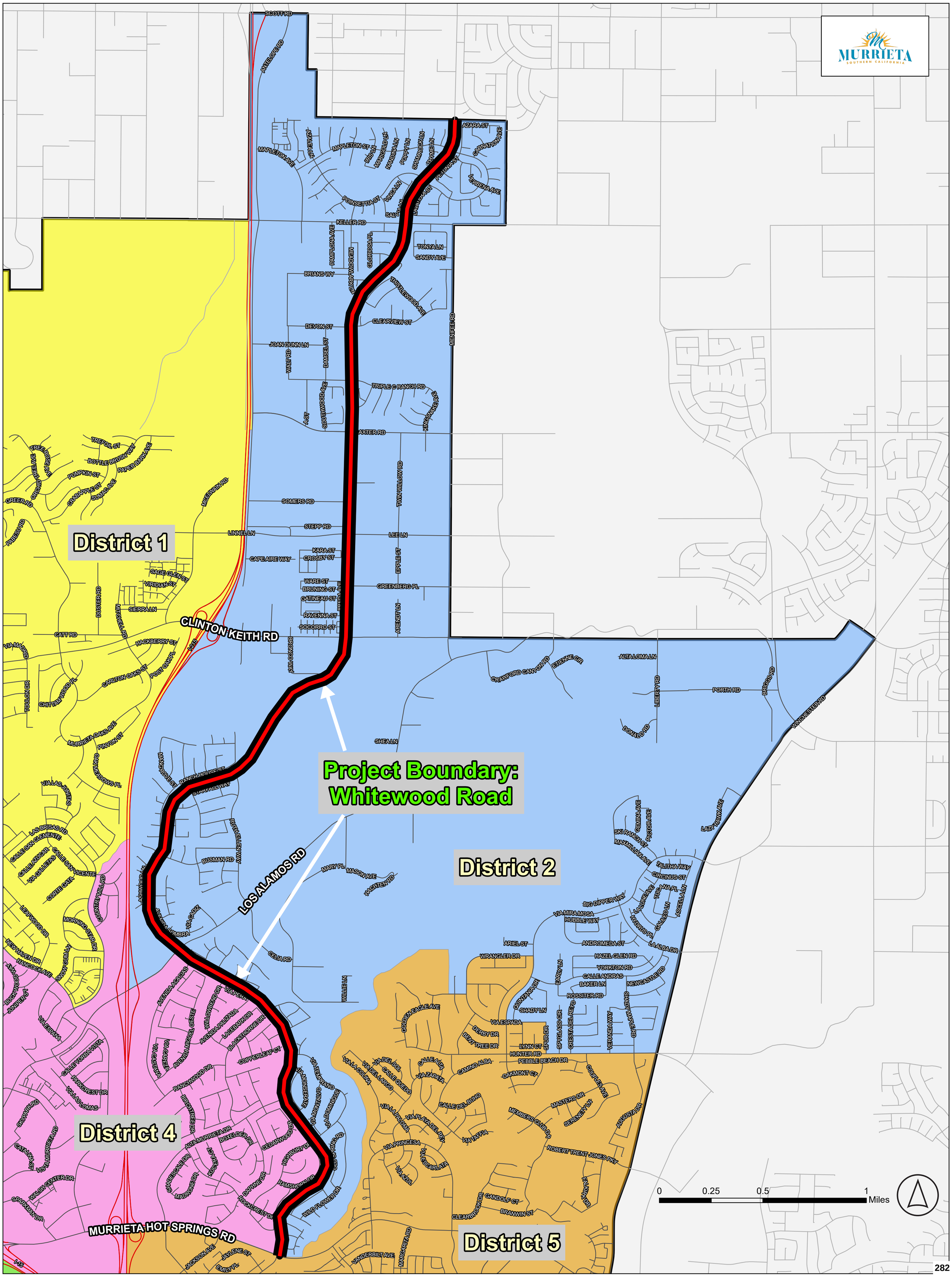
Zoomed In

Bid Results Breakdown
Citywide Sidewalk Replacement Program
MSD Project No. 26-003, CIP No. 13064
Bids Opened April 30, 2026 @ 2:00 PM

				Carter Enterprises Group Inc. DBA Pavement Rehab Co.			Gentry General Engineering, Inc.			DT Stell
Bid Item	Description	Units	Quantity	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price
	Base Bid - Whitewood Road: Murrieta Hot Springs Road to Los Alamos Road									
1	Mobilization (not to exceed 15% of total Base Bid price)	LS	1	$21,455.80	$21,455.80	5.21%	$18,624.00	$18,624.00	4.38%	$7,000.00
2	Traffic Control System	LS	1	$17,000.00	$17,000.00	4.13%	$10,160.00	$10,160.00	2.39%	$4,000.00
3	Pedestrian and Bicyclist Safety	LS	1	$5,000.00	$5,000.00	1.21%	$1,922.00	$1,922.00	0.45%	$3,000.00
4	Water Pollution Control	LS	1	$5,000.00	$5,000.00	1.21%	$995.00	$995.00	0.23%	$4,500.00
5	Project Information Sign	EA	1	$1,000.00	$1,000.00	0.24%	$2,328.00	$2,328.00	0.55%	$2,500.00
6	Concrete Removal	SF	7979	$5.00	$39,895.00	9.69%	$3.85	$30,719.15	7.23%	$8.00
7	Concrete Sidewalks, City Std. 320	SF	7879	$11.00	$86,669.00	21.04%	$7.00	$55,153.00	12.98%	$10.00
8	Type A-6 PCC Curb and Gutter, City Std. 301	LF	100	$100.00	$10,000.00	2.43%	$51.00	$5,100.00	1.20%	$75.00
9	Concrete Sidewalk ADA Grinding, MSD Std. 100 (4' - 6' Sidewalk Width)	EA	35	$100.00	$3,500.00	0.85%	$134.00	$4,690.00	1.10%	$220.00
10	Remove and Dispose of Asphalt Concrete Pavement (6.5" AC Digouts)	SF	1834	$3.65	$6,694.10	1.63%	$9.50	$17,423.00	4.10%	$8.00
11	Asphalt Concrete Pavement for Removal and Replacement of AC (Digouts)	TON	82	$200.00	$16,400.00	3.98%	$279.00	$22,878.00	5.39%	$185.00
12	Install Pavement Striping Detail 39 (Paint)	LF	200	$10.00	$2,000.00	0.49%	$13.00	$2,600.00	0.61%	$18.00
	Additive Bid 1 - Whitewood Road: Los Alamos Road to Hunter Road			**Subtotal**	$214,613.90			$172,592.15		
13	Mobilization (not to exceed 15% of total Additive Bid 1 Price)	LS	1	$2,500.00	$2,500.00	0.61%	$13,803.00	$13,803.00	3.25%	$4,000.00
14	Traffic Control System	LS	1	$4,000.00	$4,000.00	0.97%	$10,160.00	$10,160.00	2.39%	$4,000.00
15	Pedestrian and Bicyclist Safety	LS	1	$1,000.00	$1,000.00	0.24%	$1,922.00	$1,922.00	0.45%	$2,000.00
16	Water Pollution Control	LS	1	$1,000.00	$1,000.00	0.24%	$995.00	$995.00	0.23%	$1,000.00
17	Concrete Removal	SF	1581	$5.00	$7,905.00	1.92%	$3.60	$5,691.60	1.34%	$8.00
18	Concrete Sidewalks, City Std. 320	SF	1581	$11.00	$17,391.00	4.22%	$7.00	$11,067.00	2.61%	$10.00
19	Concrete Sidewalk ADA Grinding, MSD Std. 100 (4' - 6' Sidewalk Width)	EA	24	$100.00	$2,400.00	0.58%	$112.00	$2,688.00	0.63%	$220.00
20	Remove and Dispose of Asphalt Concrete Pavement (6.5" AC Digouts)	SF	3410	$3.65	$12,446.50	3.02%	$11.30	$38,533.00	9.07%	$8.00
21	Asphalt Concrete Pavement for Removal and Replacement of AC (Digouts)	TON	153	$200.00	$30,600.00	7.43%	$251.00	$38,403.00	9.04%	$185.00
22	Install Pavement Striping Detail 39 (Paint)	LF	313	$10.00	$3,130.00	0.76%	$13.00	$4,069.00	0.96%	$11.00
	Additive Bid 2 - Whitewood Road: Hunter Road to North City Limits			**Subtotal**	$82,372.50			$127,331.60		
23	Mobilization (not to exceed 15% of total Additive Bid 2 Price)	LS	1	$2,000.00	$2,000.00	0.49%	$6,089.00	$6,089.00	1.43%	$2,500.00
24	Traffic Control System	LS	1	$1,000.00	$1,000.00	0.24%	$10,160.00	$10,160.00	2.39%	$2,500.00
25	Pedestrian and Bicyclist Safety	LS	1	$1,000.00	$1,000.00	0.24%	$1,922.00	$1,922.00	0.45%	$2,000.00
26	Water Pollution Control	LS	1	$1,000.00	$1,000.00	0.24%	$995.00	$995.00	0.23%	$1,000.00
27	Concrete Removal	SF	1709	$5.00	$8,545.00	2.07%	$3.65	$6,237.85	1.47%	$8.00
28	Concrete Sidewalks, City Std. 320	SF	1709	$11.00	$18,799.00	4.56%	$7.00	$11,963.00	2.82%	$10.00
29	Concrete Sidewalk ADA Grinding, MSD Std. 100 (4' - 6' Sidewalk Width)	EA	31	$100.00	$3,100.00	0.75%	$112.00	$3,472.00	0.82%	$220.00
	Additive Bid 3 - Various Citywide Locations			**Subtotal**	$35,444.00			$40,838.85		
30	Mobilization (not to exceed 15% of total Additive Bid 3 Price)	LS	1	$2,000.00	$2,000.00	0.49%	$9,946.00	$9,946.00	2.34%	$3,000.00
31	Traffic Control System	LS	1	$2,000.00	$2,000.00	0.49%	$10,160.00	$10,160.00	2.39%	$3,000.00
32	Pedestrian and Bicyclist Safety	LS	1	$1,000.00	$1,000.00	0.24%	$1,922.00	$1,922.00	0.45%	$2,000.00
33	Water Pollution Control	LS	1	$1,000.00	$1,000.00	0.24%	$995.00	$995.00	0.23%	$1,500.00
34	Concrete Removal	SF	3179	$5.00	$15,895.00	3.86%	$4.50	$14,305.50	3.37%	$8.00
35	Concrete Sidewalks, City Std. 320	SF	2992	$11.00	$32,912.00	7.99%	$7.00	$20,944.00	4.93%	$10.00
36	Type A-6 PCC Curb and Gutter, City Std. 301	LF	187	$100.00	$18,700.00	4.54%	$51.00	$9,537.00	2.25%	$75.00
37	Remove and Dispose of Asphalt Concrete Pavement (4" AC Digouts)	SF	644	$3.65	$2,350.60	0.57%	$11.25	$7,245.00	1.71%	$8.00
38	Asphalt Concrete Pavement for Removal and Replacement of AC (Digouts)	TON	18	$200.00	$3,600.00	0.87%	$498.00	$8,964.00	2.11%	$185.00
				Subtotal	$79,457.60			$84,018.50		
				Total	$411,888.00			$424,781.10		

ar General Engineering		Van Engineering inc			ETHICS LANDSCAPE CONSTRUCTION, INC.			L C Paving & Sealing, Inc.			Sael Construction Corporation			Leo
Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price
$7,000.00	1.56%	$25,000.00	$25,000.00	5.38%	$8,387.00	$8,387.00	1.66%	$12,000.00	$12,000.00	2.23%	$3,000.00	$3,000.00	0.51%	$34,190.42
$4,000.00	0.89%	$10,000.00	$10,000.00	2.15%	$2,963.00	$2,963.00	0.59%	$33,000.00	$33,000.00	6.12%	$3,000.00	$3,000.00	0.51%	$33,000.00
$3,000.00	0.67%	$5,000.00	$5,000.00	1.08%	$4,676.00	$4,676.00	0.92%	$16,500.00	$16,500.00	3.06%	$2,000.00	$2,000.00	0.34%	$4,000.00
$4,500.00	1.00%	$3,500.00	$3,500.00	0.75%	$1,788.00	$1,788.00	0.35%	$7,000.00	$7,000.00	1.30%	$2,000.00	$2,000.00	0.34%	$12,000.00
$2,500.00	0.56%	$1,500.00	$1,500.00	0.32%	$770.00	$770.00	0.15%	$1,325.00	$1,325.00	0.25%	$1,500.00	$1,500.00	0.25%	$2,000.00
$63,832.00	14.22%	$3.00	$23,937.00	5.16%	$5.61	$44,762.19	8.85%	$5.00	$39,895.00	7.40%	$5.00	$39,895.00	6.77%	$4.00
$78,790.00	17.55%	$10.00	$78,790.00	16.97%	$10.48	$82,571.92	16.33%	$10.50	$82,729.50	15.35%	$11.00	$86,669.00	14.70%	$12.00
$7,500.00	1.67%	$20.00	$2,000.00	0.43%	$80.94	$8,094.00	1.60%	$58.00	$5,800.00	1.08%	$140.00	$14,000.00	2.38%	$60.00
$7,700.00	1.72%	$500.00	$17,500.00	3.77%	$239.00	$8,365.00	1.65%	$330.00	$11,550.00	2.14%	$500.00	$17,500.00	2.97%	$120.00
$14,672.00	3.27%	$2.50	$4,585.00	0.99%	$7.80	$14,305.20	2.83%	$5.25	$9,628.50	1.79%	$12.00	$22,008.00	3.73%	$6.00
$15,170.00	3.38%	$250.00	$20,500.00	4.41%	$432.00	$35,424.00	7.01%	$200.00	$16,400.00	3.04%	$520.00	$42,640.00	7.23%	$404.00
$3,600.00	0.80%	$2.20	$440.00	0.09%	$14.00	$2,800.00	0.55%	$34.00	$6,800.00	1.26%	$30.00	$6,000.00	1.02%	$20.00
$212,264.00			$192,752.00			$214,906.31			$242,628.00			$240,212.00		
$4,000.00	0.89%	$15,000.00	$15,000.00	3.23%	$7,379.00	$7,379.00	1.46%	$10,000.00	$10,000.00	1.86%	$3,000.00	$3,000.00	0.51%	$22,714.03
$4,000.00	0.89%	$10,000.00	$10,000.00	2.15%	$2,963.00	$2,963.00	0.59%	$16,500.00	$16,500.00	3.06%	$3,000.00	$3,000.00	0.51%	$27,000.00
$2,000.00	0.45%	$2,500.00	$2,500.00	0.54%	$4,675.00	$4,675.00	0.92%	$9,750.00	$9,750.00	1.81%	$2,000.00	$2,000.00	0.34%	$5,000.00
$1,000.00	0.22%	$2,500.00	$2,500.00	0.54%	$1,788.00	$1,788.00	0.35%	$3,500.00	$3,500.00	0.65%	$2,000.00	$2,000.00	0.34%	$10,000.00
$12,648.00	2.82%	$5.00	$7,905.00	1.70%	$5.61	$8,869.41	1.75%	$5.25	$8,300.25	1.54%	$6.00	$9,486.00	1.61%	$4.00
$15,810.00	3.52%	$10.00	$15,810.00	3.40%	$10.48	$16,568.88	3.28%	$9.50	$15,019.50	2.79%	$12.00	$18,972.00	3.22%	$12.00
$5,280.00	1.18%	$400.00	$9,600.00	2.07%	$239.00	$5,736.00	1.13%	$330.00	$7,920.00	1.47%	$500.00	$12,000.00	2.04%	$120.00
$27,280.00	6.08%	$4.00	$13,640.00	2.94%	$7.80	$26,598.00	5.26%	$5.25	$17,902.50	3.32%	$12.00	$40,920.00	6.94%	$6.00
$28,305.00	6.30%	$250.00	$38,250.00	8.24%	$432.00	$66,096.00	13.07%	$200.00	$30,600.00	5.68%	$520.00	$79,560.00	13.50%	$404.00
$3,443.00	0.77%	$2.20	$688.60	0.15%	$14.00	$4,382.00	0.87%	$17.00	$5,321.00	0.99%	$30.00	$9,390.00	1.59%	$13.42
$103,766.00			$115,893.60			$145,055.29			$124,813.25			$180,328.00		
$2,500.00	0.56%	$8,000.00	$8,000.00	1.72%	$7,379.00	$7,379.00	1.46%	$10,000.00	$10,000.00	1.86%	$3,000.00	$3,000.00	0.51%	$7,259.28
$2,500.00	0.56%	$10,000.00	$10,000.00	2.15%	$2,963.00	$2,963.00	0.59%	$16,000.00	$16,000.00	2.97%	$3,000.00	$3,000.00	0.51%	$12,000.00
$2,000.00	0.45%	$3,500.00	$3,500.00	0.75%	$4,675.00	$4,675.00	0.92%	$9,750.00	$9,750.00	1.81%	$3,000.00	$3,000.00	0.51%	$3,000.00
$1,000.00	0.22%	$2,500.00	$2,500.00	0.54%	$1,788.00	$1,788.00	0.35%	$3,500.00	$3,500.00	0.65%	$2,000.00	$2,000.00	0.34%	$4,000.00
$13,672.00	3.05%	$4.00	$6,836.00	1.47%	$5.61	$9,587.49	1.90%	$5.25	$8,972.25	1.66%	$6.00	$10,254.00	1.74%	$4.00
$17,090.00	3.81%	$10.00	$17,090.00	3.68%	$10.48	$17,910.32	3.54%	$9.50	$16,235.50	3.01%	$12.00	$20,508.00	3.48%	$12.00
$6,820.00	1.52%	$500.00	$15,500.00	3.34%	$239.00	$7,409.00	1.47%	$330.00	$10,230.00	1.90%	$500.00	$15,500.00	2.63%	$120.00
$45,582.00			$63,426.00			$51,711.81			$74,687.75			$57,262.00		
$3,000.00	0.67%	$12,000.00	$12,000.00	2.58%	$7,379.00	$7,379.00	1.46%	$10,000.00	$10,000.00	1.86%	$3,000.00	$3,000.00	0.51%	$15,800.36
$3,000.00	0.67%	$10,000.00	$10,000.00	2.15%	$2,963.00	$2,963.00	0.59%	$11,400.00	$11,400.00	2.11%	$3,000.00	$3,000.00	0.51%	$18,000.00
$2,000.00	0.45%	$5,000.00	$5,000.00	1.08%	$4,675.00	$4,675.00	0.92%	$9,750.00	$9,750.00	1.81%	$3,000.00	$3,000.00	0.51%	$3,000.00
$1,500.00	0.33%	$2,500.00	$2,500.00	0.54%	$1,788.00	$1,788.00	0.35%	$3,500.00	$3,500.00	0.65%	$2,000.00	$2,000.00	0.34%	$6,000.00
$25,432.00	5.66%	$4.00	$12,716.00	2.74%	$5.61	$17,834.19	3.53%	$3.50	$11,126.50	2.06%	$6.00	$19,074.00	3.24%	$4.00
$29,920.00	6.66%	$10.00	$29,920.00	6.44%	$10.48	$31,356.16	6.20%	$9.50	$28,424.00	5.27%	$12.00	$35,904.00	6.09%	$12.00
$14,025.00	3.12%	$65.00	$12,155.00	2.62%	$80.94	$15,135.78	2.99%	$31.00	$5,797.00	1.08%	$140.00	$26,180.00	4.44%	$60.00
$5,152.00	1.15%	$4.00	$2,576.00	0.55%	$7.80	$5,023.20	0.99%	$14.00	$9,016.00	1.67%	$12.00	$7,728.00	1.31%	$12.00
$3,330.00	0.74%	$300.00	$5,400.00	1.16%	$432.00	$7,776.00	1.54%	$440.00	$7,920.00	1.47%	$650.00	$11,700.00	1.99%	$800.00
$87,359.00			$92,267.00			$93,930.33			$96,933.50			$111,586.00		
$448,971.00			$464,338.60			$505,603.74			$539,062.50			$589,388.00		

nida Builders Inc		NoLimit Construction			S&H Civilworks			MARIN CONCRETE CONSTRUCTION, INC			Bid Review		
Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Unit Price	Total Price	% of Total Bid Price	Median Total Price	Average Total Price	Average % of Total Bid Price
$34,190.42	5.41%	$32,000.00	$32,000.00	5.00%	$15,000.00	$15,000.00	2.15%	$94,392.00	$94,392.00	6.17%	$18,624.00	$24,640.84	3.61%
$33,000.00	5.23%	$25,000.00	$25,000.00	3.91%	$20,000.00	$20,000.00	2.87%	$26,130.00	$26,130.00	1.71%	$17,000.00	$16,750.27	2.77%
$4,000.00	0.63%	$6,500.00	$6,500.00	1.02%	$15,000.00	$15,000.00	2.15%	$23,180.00	$23,180.00	1.51%	$5,000.00	$7,888.91	1.19%
$12,000.00	1.90%	$5,500.00	$5,500.00	0.86%	$5,000.00	$5,000.00	0.72%	$19,205.00	$19,205.00	1.25%	$5,000.00	$6,044.36	0.90%
$2,000.00	0.32%	$1,200.00	$1,200.00	0.19%	$5,000.00	$5,000.00	0.72%	$3,637.00	$3,637.00	0.24%	$1,500.00	$2,069.09	0.34%
$31,916.00	5.05%	$7.45	$59,443.55	9.29%	$3.00	$23,937.00	3.43%	$21.97	$175,298.63	11.45%	$39,895.00	$52,139.14	8.05%
$94,548.00	14.97%	$17.75	$139,852.25	21.85%	$10.00	$78,790.00	11.30%	$29.44	$231,957.76	15.15%	$82,729.50	$99,683.68	16.20%
$6,000.00	0.95%	$98.00	$9,800.00	1.53%	$150.00	$15,000.00	2.15%	$128.48	$12,848.00	0.84%	$8,094.00	$8,740.18	1.48%
$4,200.00	0.67%	$255.00	$8,925.00	1.39%	$5,500.00	$192,500.00	27.60%	$215.77	$7,551.95	0.49%	$8,365.00	$25,816.54	4.03%
$11,004.00	1.74%	$7.05	$12,929.70	2.02%	$5.00	$9,170.00	1.31%	$24.66	$45,226.44	2.95%	$12,929.70	$15,240.54	2.40%
$33,128.00	5.25%	$215.00	$17,630.00	2.75%	$150.00	$12,300.00	1.76%	$876.70	$71,889.40	4.70%	$20,500.00	$27,669.04	4.45%
$4,000.00	0.63%	$5.00	$1,000.00	0.16%	$20.00	$4,000.00	0.57%	$17.52	$3,504.00	0.23%	$3,504.00	$3,340.36	0.58%
$269,986.42			$319,780.50			$395,697.00			$714,820.18				
$22,714.03	3.60%	$6,000.00	$6,000.00	0.94%	$5,000.00	$5,000.00	0.72%	$47,536.00	$47,536.00	3.11%	$7,379.00	$12,448.37	1.83%
$27,000.00	4.28%	$11,000.00	$11,000.00	1.72%	$10,000.00	$10,000.00	1.43%	$12,701.00	$12,701.00	0.83%	$10,000.00	$10,120.36	1.71%
$5,000.00	0.79%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$11,222.00	$11,222.00	0.73%	$2,500.00	$4,297.18	0.67%
$10,000.00	1.58%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$9,316.00	$9,316.00	0.61%	$2,200.00	$3,572.64	0.53%
$6,324.00	1.00%	$7.45	$11,778.45	1.84%	$5.00	$7,905.00	1.13%	$24.31	$38,434.11	2.51%	$8,300.25	$11,386.07	1.74%
$18,972.00	3.00%	$17.75	$28,062.75	4.39%	$10.00	$15,810.00	2.27%	$32.58	$51,508.98	3.36%	$16,568.88	$20,453.83	3.28%
$2,880.00	0.46%	$255.00	$6,120.00	0.96%	$750.00	$18,000.00	2.58%	$238.78	$5,730.72	0.37%	$5,736.00	$7,123.16	1.22%
$20,460.00	3.24%	$7.05	$24,040.50	3.76%	$5.00	$17,050.00	2.44%	$27.29	$93,058.90	6.08%	$24,040.50	$30,175.40	4.74%
$61,812.00	9.79%	$215.00	$32,895.00	5.14%	$200.00	$30,600.00	4.39%	$647.90	$99,128.70	6.48%	$38,250.00	$48,749.97	8.10%
$4,200.46	0.67%	$5.00	$1,565.00	0.24%	$25.00	$7,825.00	1.12%	$17.41	$5,449.33	0.36%	$4,200.46	$4,496.67	0.77%
$179,362.49			$125,861.70			$122,190.00			$374,085.74				
$7,259.28	1.15%	$6,500.00	$6,500.00	1.02%	$5,000.00	$5,000.00	0.72%	$15,415.00	$15,415.00	1.01%	$6,500.00	$6,649.30	1.08%
$12,000.00	1.90%	$6,000.00	$6,000.00	0.94%	$10,000.00	$10,000.00	1.43%	$4,530.00	$4,530.00	0.30%	$6,000.00	$7,104.82	1.27%
$3,000.00	0.48%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$4,003.00	$4,003.00	0.26%	$3,000.00	$3,640.91	0.63%
$4,000.00	0.63%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$3,323.00	$3,323.00	0.22%	$2,200.00	$2,482.36	0.41%
$6,836.00	1.08%	$7.45	$12,732.05	1.99%	$5.00	$8,545.00	1.23%	$24.31	$41,545.79	2.71%	$8,972.25	$12,160.31	1.85%
$20,508.00	3.25%	$17.75	$30,334.75	4.74%	$10.00	$17,090.00	2.45%	$32.58	$55,679.22	3.64%	$17,910.32	$22,109.80	3.54%
$3,720.00	0.59%	$255.00	$7,905.00	1.24%	$750.00	$23,250.00	3.33%	$238.78	$7,402.18	0.48%	$7,409.00	$9,482.56	1.64%
$57,323.28			$67,871.80			$73,885.00			$131,898.19				
$15,800.36	2.50%	$10,500.00	$10,500.00	1.64%	$5,000.00	$5,000.00	0.72%	$36,222.00	$36,222.00	2.37%	$9,946.00	$10,440.67	1.56%
$18,000.00	2.85%	$8,500.00	$8,500.00	1.33%	$10,000.00	$10,000.00	1.43%	$10,645.00	$10,645.00	0.70%	$10,000.00	$8,151.64	1.38%
$3,000.00	0.48%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$9,406.00	$9,406.00	0.61%	$3,000.00	$4,268.45	0.69%
$6,000.00	0.95%	$2,200.00	$2,200.00	0.34%	$5,000.00	$5,000.00	0.72%	$7,808.00	$7,808.00	0.51%	$2,200.00	$3,117.36	0.47%
$12,716.00	2.01%	$7.45	$23,683.55	3.70%	$5.00	$15,895.00	2.28%	$24.31	$77,281.49	5.05%	$15,895.00	$22,359.93	3.41%
$35,904.00	5.69%	$17.75	$53,108.00	8.30%	$10.00	$29,920.00	4.29%	$32.58	$97,479.36	6.37%	$31,356.16	$38,708.32	6.20%
$11,220.00	1.78%	$98.00	$18,326.00	2.86%	$150.00	$28,050.00	4.02%	$142.19	$26,589.53	1.74%	$15,135.78	$16,883.21	2.86%
$7,728.00	1.22%	$6.30	$4,057.20	0.63%	$5.00	$3,220.00	0.46%	$34.11	$21,966.84	1.44%	$5,152.00	$6,914.80	1.06%
$14,400.00	2.28%	$215.00	$3,870.00	0.60%	$200.00	$3,600.00	0.52%	$1,251.80	$22,532.40	1.47%	$7,776.00	$8,462.95	1.34%
$124,768.36			$126,444.75			$105,685.00			$309,930.62				
$631,440.55			$639,958.75			$697,457.00			$1,530,734.73				


MURRIETA
SOUTHERN CALIFORNIA
SCOTT RD
ANTELOPE RD
AZARA ST
MAPLETON AVE
MAPLETON ST
IRIS LN
MARIGOLD LN
NANDINA LN
POPPY LN
SHAMROCK LN
TAMMI LN
CARNATION AVE
PELUNA ST
ARBENA AVE
POINSETTIA ST
VINCA LN
SALVIA LN
LAVALENA ST
KELLER RD
PAMPLONA AVE
MEADOWLARK LN
GLORIOSA PL
TONYA LN
SANDY AVE
BRIANS WY
THISTLEWOOD AVE
CLEARVIEW ST
DEVON ST
JOAN DUNN LN
WALT RD
DAMSEL ST
MENIFEE RD
TRIPLE C RANCH RD
SOUTHWOOD AVE
KINGSNAKE AVE
AXTER RD
TWIN WILLOW RD
SOMERS RD
STEPP RD
LINNELL LN
LEE LN
KARA ST
CROSBY ST
CAPE AIRE WAY
EPPLE ST
WARE ST
BRUNING ST
GREENBERG PL
CATINEAU ST
RAVENNA ST
SOCORRO ST
ARENDT LN
TREFOIL ST
BOTTLE BRUSH WAY
PAPER BARK AVE
TREE POPPY AVE
ORCHID TREE AVE
PUMPKIN ST
CRABAPPLE ST
SUMAC AVE
GREER RD
MCELWAIN RD
PABESU RD
SAGE GLEN ST
VIRIDIAN ST
DUSTER RD
MITCHELL RD
SIERRA LN
CLINTON KEITH RD
CATT RD
HACKBERRY ST
I-215
VIA MADRID
TOULON DR
CARLTON OAKS ST
POST OAK PL
CHITTAM WOOD PL
MURRIETA OAKS AVE
FINYON ST
OAK MEADOWS PL
VIA LAS JUNTAS
LAS BRISAS RD
CALLE SAN CLEMENTE
CALLE AZUCAR
CALLE GALLETAS
CALLE SAN VICENTE
VIA GALLETAS
CORTE GATA
COUNTRY WILL RD
LEAFWOOD DR
MORNING STAR DR
NEW HAVEN DR
HANCOCK AVE
SNOW GUM LN
BUCKWOOD WAY
JUNIPER ST
VIA ESPANA
VISTA MURRIETA RD
CATALINA ST
WALSH CENTER DR
SPARKMAN DR
SKY PARK RD
VIA LAS LOMAS
PARKCREST DR
RANCHWOOD DR
BIRCHTREE DR
ALTA MURRIETA DR
BOXELDER DR
CEDARWOOD DR
HICHBURY DR
SHADESCALE DR
MADRONE DR
KUGEAN ST
DAPHNE DR
RAMSHORN DR
ROCKCREST DR
WILD FLOWER DR
OLD SPRING RD
VIA MONSERATE
VIA MONTALVO
VIA DOMINIQUE
VIA TEMPRANO
MANGROVE ST
RANCH HOUSE ST
STARFALL WAY
MURRIETA HOT SPRINGS RD
JACKSON AVE
JAYLENE ST
EMILY PL
VANDERBILT AVE
MARGARITA RD
AVENIDA AGACIAS
AVENIDA COMBRA
VIA CADIZ
VIA PEKA
WILLOWBEND DR
AVENIDA PALIZADA
AVENIDA MIGUEL OESTE
LACEBARK DR
BLACKTHORNE DR
COPPERLEAF CT
VIA CASTANA
VIA CAREZA
RUTH ELLEN WAY
BUSMAN RD
ASHWOOD LN
LOS ALAMOS RD
MARY PL
MASON AVE
HACHTEN RD
CELIA RD
WILLIE LN
BRONCO WAY
CRAWFORD CANYON RD
ETIENNE CIR
ALTA LOMA LN
LIBERTY RD
PORTH RD
BRIGGS RD
WINCHESTER RD
DONALD RD
SHEA LN
LAZY HAWK AVE
GEMINI AVE
PEGTO AVE
SKI RANCH ST
MAXIMILIAN AVE
TALITHA WAY
CIRCINUS ST
TUCANA PL
ASCELLA LN
LA LUNE AVE
GALILEO LN
HYDRUS PL
LA ALBA DR
BIG DIPPER WAY
VIA MIRA MOSA
HUBBLE WAY
ANDROMEDA ST
ARIEL ST
WRANGLER DR
HAZEL GLEN RD
YORKTON RD
CALLE ANDRAS
BAKER LN
NEWCASTLE RD
ROSSITER RD
SHADY MAPLE RD
VERANDA WAY
EARLY LN
QUINTANA DR
SHADY LN
GOLDEN EAGLE AVE
VIA ESPADA
DERBY DR
BENT TREE DR
SPUR DR
SPYGLASS CIR
CRESTA DEL REY
LYNN CT
HUNTER RD
PEBBLE BEACH DR
COUPLES AVE
CAMINO ALBA
OAKMONT CT
VIA ZAPATA
CALLE ALTA
VIA DEL SOL
CALLE QUEDO
VIA DEL LARGO
VIA ALA COLINA
CALLE DEL BUHO
VIA LA PALOMA
VIA PLAYA DEL REY
VIA TAFFIA
MASTERS DR
MEMBERS CLUB DR
SERENITY LN
AUGUSTA DR
VIA PRINCESA
VIA ESCARLATA
VIA AZUL
ROBERT TRENT JONES PKY
FALKIRK DR
CLEARBROOK DR
GANDOLF CT
BRANWIN ST
District 1
District 2
District 4
District 5
Project Boundary:
Whitewood Road
0
0.25
0.5
1
Miles
282

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 7.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Brian Crawford, Municipal Services Director

PREPARED BY: Garrett Strang, Capital Projects Program Manager

SUBJECT:
Award a Construction Contract for the Fire Station 1 Living Quarters Improvement Project, CIP No. 21037, MSD Project No. 26-001

ABSTRACT

The purpose of this item is to award a construction contract for the Fire Station 1 Living Quarters Improvements Project to the lowest responsible bidder, find the project to be exempt from CEQA, and amend the Capital Improvement Plan (CIP) budget to appropriate additional funding necessary to fully fund CIP No. 21037.

RECOMMENDATION

Amend the Capital Improvement Plan Budget for Fiscal Year 2025/26 and establish an appropriation of $1,174,719.74 using Measure T Fund Unassigned Fund Balance into CIP No. 21037;

Find the Fire Station 1 Living Quarters Improvement Project, CIP No. 21037, MSD Project No. 26-001, to be exempt from CEQA and award the construction contract to DeArk E&C, Inc. in the amount of $1,450,000;

Authorize a 15% construction contingency of $217,500;

Authorize the Director of Municipal Services, and/or his designee, to approve contract change orders not to exceed 15% of the contract amount; and

Authorize the Mayor to execute the construction contract.

PRIOR ACTION/VOTE

On June 3, 2025, the City Council approved Resolution No. 25-4836, approving the Capital Improvement Plan Budget for Fiscal Year 2025/26, and the Fiscal Year 2025/26 to 2029/30 Capital Improvement Plan, which included the Fire Station 1 Living Quarters Improvement Project, CIP No. 21037 (Vote: 5-0).

On July 1, 2025, the City Council approved a purchase order with TR Design Group, Inc., in the amount of $174,129, plus a 15% contingency, for a total amount of $200,248 to perform architectural and consultant services related to the remodel of Fire Station 1 under the terms of their existing on-call Professional Services

Agreement with the City (Vote: 4-0-1).

On March 17, 2026, the City Council awarded the construction contract for the Temporary Modular Living Quarters Fire Station 1 in association with CIP No. 21037 to CSLM Construction Inc. in the amount of $217,822.74, and authorized the City Manager to execute the contract on behalf of the City (Vote: 5-0).

On May 5, 2026, the City Council approved a Purchase Order for Construction Management Services for the Fire Station 1 Living Quarters Improvement Project, CIP No. 21037, to Griffin Structures in the amount of $247,160 under the terms of their existing on-call General Services Agreement with the City (Vote: 5-0).

STRATEGIC ALIGNMENT

This item aligns with the City Council goal of: providing a high level of innovative public safety relating to priority Tier 1. This project includes a full remodel of the existing living quarters at Fire Station 1.

DISCUSSION

The Murrieta Fire and Rescue Station 1 Living Quarters is a 38-year-old facility that is due for renovations to address aging infrastructure and deferred maintenance affecting both the interior and exterior of the building, as well as to provide quarters for female staff that could be assigned to the station in the future. The existing amenities and layout no longer fully support the size of modern apparatus or current staffing needs, making a comprehensive overhaul of the living quarters imperative to the Fire Department's operations. The proposed remodel will address critical needs, including spatial constraints, modernize living accommodations, update the facility's outdated mechanical, electrical, and plumbing equipment, modernize the living quarters (bedrooms, common areas, patio, office spaces, kitchen, restrooms, showers, etc.), address safety concerns, ADA Improvements, accessibility, and address the current and future needs of the Fire Department.

During construction, on-duty firefighters will be relocated to temporary modular living quarters on site at Fire Station 1. Normal operations of the Fire Station will remain unchanged, and emergency response capabilities will not be impacted.

PROJECT BIDDING AND DETERMINATION

The City of Murrieta (City) advertised the project on March 26, 2026, and received a total of 13 construction bids on April 28, 2026. The basis for determining the low bidder was defined in the specifications as the sum of the Base Bid. The bid results are as follows:

	Bidder	Total Base Bid
1.	DeArk E&C, INC	$1,450,000.00
2.	Tovey/Shultz Construction, Inc.	$1,670,026.73
3.	R.C. Construction Services	$1,670,537.00
4.	SWCS Inc	$1,874,737.00
5.	Blackstone Builders Inc.	$1,976,899.00
6.	Coelho Inc	$1,998,360.00
7.	R. Dependable Construction Inc.	$2,185,000.00
8.	Caliba Inc.	$2,251,443.40

9.	M. Brey, Inc	$2,376,050.07
10	MLC Constructors, Inc.	$2,464,817.00
11	AA Modern General Contractors Inc.	$2,487,000.00
12.	First Trade	$2,575,000.00
13.	Leonida Builders Inc	$2,733,000.00

The City received a formal bid protest from the number two (2) bidder, Tovey/Shultz Construction, Inc. (Tovey/Shultz), protesting the bid submitted by the apparent low bidder, DeArk E&C, Inc. (DeArk). Staff, including the City Attorney's Office, reviewed the bid protest and determined that the noted deficiencies in DeArk's bid proposal were either informalities, immaterial to the outcome of the bid, or were otherwise deemed not to be valid and did not provide DeArk with a competitive advantage in the bidding process. Therefore, DeArk is not subject to disqualification from being awarded the construction contract. A formal response was provided to Tovey/Shultz outlining the City's position on the bid protest.

Staff reviewed the bids and determined that the item prices are consistent with today's construction market. Staff recommends that the construction contract be awarded to the lowest responsible bidder, DeArk E&C, Inc., in the amount of $1,450,000 for the total Base Bid, plus a 15% construction contingency of $217,500, for a total of $1,667,500.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

Staff recommends exemption of this project from the California Environmental Quality Act (CEQA) pursuant to section 15302 (Class 2 Categorical Exemption) of the CEQA Guidelines because this project involves "replacement or reconstruction" of existing infrastructure or facilities and is on the same site serving the same purpose and capacity as the facility being replaced without expanded use.

FISCAL IMPACT

The fiscal impact for approval of the construction contract is $1,450,000, plus an additional 15% contingency amount of $217,500, for a total not to exceed amount of $1,667,500. The total estimated project costs, including associated soft costs such as design, inspection, permits, purchase of temporary modular living quarters, construction management, and other administrative costs for the Fire Station 1 Living Quarters Improvement Project, are $2,674,719.74. Funding will be available in CIP No. 21037 upon approval of the requested amendments to the Operating Budget and Capital Improvement Plan Budget for Fiscal Year 2025/26.

As part of the prior-year Capital Improvement Plan budget development, City Council approved $1,500,000, in funding for this project (CIP No. 21037). Based on total project cost estimates, staff recommends an additional appropriation of $1,174,719.74 from the Measure T Unassigned Fund Balance into CIP No. 21037, bringing the total project budget to $2,674,719.74, to fully fund the Fire Station 1 Living Quarters Improvement Project, including contingency. CIP No. 21037 is funded by Measure T (Fund 111).

ATTACHMENTS

ATT 1 - Contract between the City of Murrieta and DeArk E&C, Inc.
ATT 2 - Proposal from DeArk E&C, Inc.
ATT 3 - Bid Results Summary
ATT 4 - Vicinity Map

For City Clerk Use Only

Contract No._____

PUBLIC WORKS CONSTRUCTION CONTRACT
WITH THE CITY OF MURRIETA ("CITY")

FORMAL BIDDING OVER $220,000

Project Name/Description ("Project"): MURRIETA FIRE & RESCUE STATION 1 LIVING QUARTERS IMPROVEMENT PROJECT CIP NO. 21037, MSD PROJECT NO. 26-001

Contractor Name ("Contractor"): Deark E&C, Inc.

Contractor Business Type: Corporation

Contractor Address: 1335 W. Valencia Dr. Ste P Fullerton , CA. 92833

Contractor Representative Name and Title ("Contractor Representative"): Sean Lee, Project Controller

Contractor Representative Work Phone: 714-519-3484

Contractor Representative Email: slee@dearkec.com

Contract Days: 175 Working Days

Liquidated Damages Sum (per day): $1,500 per Calander Day

Termination Date: June 1, 2027

Total Not-To-Exceed Contract Amount ("Contract Sum"): $1,450,000.00

City Department Contact ("Project Manager"): Garrett P. Strang

Department Contact Work Phone: 951-461-6421

Department Contact Email: gstrang@murrietaca.gov

Is Federal Funding Being Used to Fund Any Part of The Project (Yes/No): No

RECITALS

The City desires to contract with a Contractor to provide services as more further set forth herein.

The City circulated a Notice Inviting Bids for the above-described services.

Contractor submitted a bid and was determined to be the lowest responsible bidder.

Click or tap here to enter text.

This Contract, made and entered into effective on the date executed by the City, by and between the City of Murrieta, a municipal corporation, hereinafter referred to as "City," and the above-referenced Contractor.

The City and Contractor, for the consideration hereinafter named, mutually agree as follows:

1. SCOPE OF WORK.

1.1 The Contractor shall perform all of the work, furnish all labor, materials, equipment, tools, utility services, and transportation, and comply with all of the specifications and requirements in the Bid Documents for the above entitled Project. All such work shall be performed in a good and workmanlike manner, as reasonably determined by the City, and shall be performed in compliance with all local, state, and federal laws and regulations. As used herein, "Bid Documents" refers to all of the documents included in the solicitation of bids for the Project, including but not limited to, the Invitation for Bids, Instructions to Bidders, Bid or Bid Proposal, Contract Documents, Special Provisions, Technical Provisions, Construction Plans, Standard Plans, Drawings, Reference Specifications, all applicable permit requirements, any addenda, any applicable Project Labor Agreement, and any other documents included, referenced, or incorporated therein. The Bid Documents are incorporated into this Contract and made part hereof. In the event of any conflict between the terms of the Bid Documents and this Contract, the terms of this Contract shall govern.

2. CONTRACT DOCUMENTS.

2.1 The provisions of the 2024 Edition of the Standard Specifications for Public Works Construction, as updated by errata, ("Greenbook") are incorporated herein, except as explicitly modified by the Bid Documents or further herein. In the event of any conflict between the provisions of the Greenbook and this Contract, the terms of this Contract and the Exhibits attached hereto shall govern.

2.2 Copies of the Standard Specifications for Public Works Construction are available from the publisher:

Building News, Inc. (BNi)
990 Park Center Drive, Suite E Vista, CA 92081
(760) 734-1113
www.bnibooks.com

2.3 The aforementioned Standard Specifications will control the General Provisions, construction materials, and construction methods for this Contract except as amended by the Plans and Specifications of this Contract.

2.4 Where the Plans or Specifications describe portions of the work in general terms, but not in complete detail, it is understood that the item is to be furnished and installed completed and in place and that only the best general practice is to be used.

2.5 Unless otherwise specified, Contractor shall furnish all labor, materials, tools, equipment, and incidentals, and do all the work involved in executing the Contract.

2.6 The Contract Documents include this Contract, the Bid Documents, the Standard Specifications, any and all Exhibits thereto, all design documents, and contract change orders and all bonds and insurance documents. The Contract Documents are complementary, and what is called for by any one document shall be as binding as if called for by all. Any conflict between this Contract and any other Contract Document shall be resolved in favor of this Contract with the exception that any later amendments hereto or change orders shall take precedence over this Contract.

3. CITY APPROVAL.

3.1 All labor, materials, tools, equipment, and services shall be furnished and work performed and completed under the direction and supervision and subject to the approval of City or its authorized representatives.

4. LICENSES, PERMITS FEES AND ASSESSMENTS

4.1 Contractor shall obtain at its sole cost and expense such licenses, permits, registrations, and approvals as may be required by law for the performance of the services required by this Contract. 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 Contract, 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.

5. CONTRACT AMOUNT AND SCHEDULE.

5.1 City agrees to pay and Contractor agrees to receive and accept the prices set forth in their bid as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance, including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work. The total of all payments made to Contractor shall not exceed the Contract Sum set forth above.

5.2 Contractor agrees to complete the work on the Project in a period not to exceed the Contract Days set forth above, commencing upon the date stated in the Notice to Proceed issued by City. Construction shall not commence until bonds and insurance are approved by City. Contract Days shall be computed as calendar days and not as working or business days. Time is of the essence. If the work is not completed within said time period, liquidated damages shall apply. The term of this Agreement shall expire one (1) year following City's acceptance of the Project.

6. PAYMENT AND INVOICING.

6.1 All invoices shall include a copy of Contractor's Certified Payroll and proof that Certified Payroll has been submitted to the DIR. Contractor shall also submit a list of the prevailing wage rates (including federal prevailing wage rates, if applicable) for all employees and subcontractors providing services under this Contract, as applicable, with Contractor's first invoice. If these rates change at any time during the term of the Contract, Contractor shall submit a new list of rates to the City with its first invoice following the effective date of the rate change. Additionally, Contractor shall submit the following information with each monthly invoice: (1) an updated Project schedule reflecting all work completed and the percentage completion of all scheduled work; (2) the number of units completed for any work being performed on a unit price basis; (3) a report documenting all issues, concerns, and delays the Contractor's method of addressing said concerns; (4) in the event Contractor is not meeting the approved Project schedule, a resource-loaded recovery schedule demonstrating how Contractor will meet the approved Project schedule; (5) a list of all deliverables in process and the status of each deliverable; (6) a list of any pending requests for information or clarification and change orders and the status of each item on the list; and (7) a log of all pending corrective work and/or warranty items identified by either Party and the status of such work and/or warranty items.

6.2 Payment.

a. Payments Made by City. 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 Contract. Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, City will cause Contractor to be paid any progress payment within thirty (30) 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 that City does not cause Contractor to be paid any progress payment within thirty (30) days of receipt of an undisputed and properly submitted invoice and provided the Project is for construction, Contractor shall be entitled to the payment of interest to the extent allowed under Public Contract Code § 20104.50. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor, not later than seven (7) days after receipt by the City, for correction and resubmission. Returned invoices shall be accompanied by a document setting forth in writing the reasons why the payment request was rejected. Review and payment by the City of any invoice provided by the Contractor shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

6.3 Payments Made by Contractor to Subcontractors. In accordance with § 7108.5 of the California Business and Professions Code, Contractor shall remit payments owed to subcontractors within seven (7) calendar days after receiving payments by City if payments are owed by Contractor to any subcontractor, unless otherwise agreed to in the applicable subcontract between Contractor and Subcontractor or unless otherwise authorized by California law, but in no event less than fifteen (15) calendar days for any Subcontractor qualifying as a small business enterprise, and within thirty (30) calendar days if payments are owed by Contractor to any Subcontractor other than a small business enterprise.

6.4 Retention. Pursuant to § 9203 of the Public Contract Code, City will deduct a five percent (5%) retention from all progress payments, which shall be released to Contractor no later than sixty (60) days from completion of the work in accordance with § 7107 of the Public Contract Code. In the event of a dispute between City and Contractor, City may withhold from the final payment an amount not to exceed one hundred fifty percent (150%) of the disputed amount.

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

7. ADDITIONAL WORK AND CHANGE ORDERS.

7.1 City shall have the right at any time during the performance of the services, without invalidating this Contract, to order extra work beyond that specified in the Scope of Work or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written change order is first given by the City to the Contractor, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Contract, which said adjustments are subject to the written approval of the Contractor ("Change Order"). All Change Orders must be signed by the Contractor and City prior to commencing the extra work thereunder.

7.2 Any increase in compensation of up to the amount of contingency approved by the City Council at the time the Project was awarded to Contractor plus any additional subsequent contingency approved by the City Council, if any, taken either separately or cumulatively, or any increase in the time to perform of up to one hundred eighty (180) days and which are not detrimental to the Work or to the interest of the City, may be approved by the City Manager. Any greater increases, taken either separately or cumulatively, must be approved by the City Council.

7.3 Any adjustment in the Contract Sum for a Change Order must be in accordance with the unit prices or rates set forth in the Contractor's Bid. If the rates in the Contractor's Bid do not cover the type of work in the Change Order, the cost of such work shall not exceed an amount agreed upon in writing and signed by Contractor and City. If the cost of the Change Order cannot be agreed upon, the City will pay for actual work of the Change Order completed, to the satisfaction of the City, as follows:

a. Labor: The cost of labor shall be the actual cost for wages of workers and subcontractors performing the work for the Change Order at the time such work is performed. The use of labor classifications that would increase the cost of such work shall not be permitted. For purposes of this Section, wages shall include total compensation, including fringe benefits. For work that is self-performed by the Contractor, a markup not to exceed fifteen percent (15%) of the actual cost of labor for that portion of work is allowable. For work performed by a Subcontractor, a markup of fifteen percent (15%) of the actual cost of labor for work performed by the Subcontractor's own forces is allowable, plus two and one-half percent (2.5%) thereon for Contractor markup regardless of which tier of Subcontractor actually performed the work.

b. Materials and Equipment: The cost of materials and equipment shall be the actual cost to Contractor or the lowest current price which such materials and equipment

are reasonably available at the time the work is performed, whichever is lower. For purposes of this Section, Contractor may include a markup on the cost of materials and equipment of not more than fifteen percent (15%). Material re-stocking charges shall be limited to five percent (5%) and Contractor must provide evidence of any related charges from the supplier. For rental equipment, City will not pay Contractor for the use of tools and equipment that have a replacement value of $750 or less.

c. If the cost of the extra work cannot be agreed upon, the Contractor must provide a daily report that includes invoices for labor, materials and equipment costs for the work performed under the Change Order. The daily report must include: list of names of workers, classifications, and hours worked; description and list of quantities of materials used; type of equipment, size, identification number, and hours of operation, including loading and transportation, if applicable; description of other City authorized services and expenditures in such detail as the City may require. Failure to submit a daily report by the close of the next working day may, at the City's sole and absolute discretion, waive the Contractor's rights for that day.

7.4 It is expressly understood by Contractor that the provisions of this Section shall not apply to services specifically set forth in the Scope of Work. Contractor hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Work 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.

7.5 No claim for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

7.6 Additional work shall not include work performed by any of the following:

a. Superintendent(s).

b. Assistant Superintendent(s).

c. Project Engineer(s).

d. Project Manager(s).

e. Scheduler(s).

f. Estimator(s)

g. Drafting or detailing

h. Small tools (with a replacement value under $500)

i. Home or field office expenses, including staff, materials, and supplies.

j. Trailer or storage rental and expenses, whether on the Site or off the Site.

k. Data processing personnel and equipment

l. Site fencing

m. Utilities, including, without limitation, gas, electric, sewer, water, telephones.

n. Telephone, facsimile, e-mail and copier.

o. Overhead, administrative, or general expenses of any kind.

p. Loss of efficiency or productivity, or other impact costs caused by the effects of the Additional Work on the performance of other work or the work of other trades on the Project.

q. Capital expenses, including interest on capital employed in connection with Additional Work.

r. Legal costs.

s. Federal, State, or local income and franchise taxes.

t. Profit.

7.7 The term "markup" shall be defined as including the full amount of compensation and expenses including overhead and profit not included in the actual allowable costs. For all Change Orders, unless a lump sum amount is approved by the City, Contractor shall submit an itemized breakdown of the Change Order costs with all markups clearly identified.

7.8 City may also, with or without cause, issue deductive Change Orders reducing or removing any portion of the Scope of Work, upon provision of notice to Contractor. In the event the City desires to issue a deductive Change Order. Any adjustment in the Contract sum for a deductive Change Order shall be calculated in the same manner as a Change Order for Additional Work as set forth in this Section.

8. PAYMENTS/ACCEPTANCE OF WORK.

8.1 Any conflicting language in the Standard Specifications relating to payments and acceptance of work is hereby replaced with the following:

a. The closure date for the purpose of making partial progress payments will be the last day of each month. Contractor shall prepare the approximate measurement of the work performed through the closure date and submit it to City for approval by the tenth (10th) day of the following month. Payments will be withheld pending receipt of any outstanding reports required by the Contract Documents. A full five percent (5%) retention will be deducted from all progress payments. Partial payments on the Contract price shall not be considered as an acceptance of any part of the work.

b. Upon completion of the work, Contractor shall so notify the Project Manager, in writing, submit satisfactory evidence of payment for equipment, materials and labor, and submit the "Contractor's Affidavit." Upon receipt of the notification, the Project Manager shall promptly, by personal inspection, determine the actual status of the work in accordance with the terms of the Contract. If he finds materials, equipment, or workmanship that do not meet the terms of the Contract, he shall prepare a preliminary punch list of such items and submit it to Contractor. Final determination of acceptability shall be made by City. Upon acceptance of the work, City shall file a Notice of Completion. The conditions of the guarantee shall commence on the date that City files a Notice of Completion. City shall make final payment to Contractor in the manner provided by law following the expiration of thirty-five (35) days after filing the Notice of Completion.

c. The final payment shall include the entire sum found to be due hereunder after deducting all previous payments and such other lawful amounts as the terms of this Contract describe.

9. LIQUIDATED DAMAGES; EXTENSION OF TIME.

9.1 In accordance with Government Code Section 53069.85, Contractor agrees to forfeit and pay to City the Liquidated Damages Sum set forth above per day for each calendar day completion is delayed beyond the time allowed pursuant to Section 5 of this Contract. Such sum shall be deducted from any payments due to or to become due to Contractor.

9.2 The time period(s) specified for performance of the services rendered pursuant to this Contract 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 Project Manager in writing of the causes of the delay. The Project Manager 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 Project Manager such delay is justified. The Project Manager'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.

10. WAIVER OF CLAIMS.

10.1 Unless a shorter time is specified elsewhere in this Contract, on or before making final request for payment, Contractor shall submit to City, in writing, all claims for compensation under or arising out of this Contract; the acceptance by Contractor of the final payment shall constitute a waiver of all claims against City under or arising out of this Contract except those previously made in writing and request for payment. Contractor shall be required to execute an affidavit, release, and indemnify agreement with each claim for payment.

11. PREVAILING WAGES.

11.1 Public Work. The Parties acknowledge that the work to be performed under this Contract is a "public work" as defined in Labor Code § 1720 and that this Contract is therefore subject to the requirements of Division 2, Part 7, Chapter 1 (commencing with § 1720) of the California Labor Code relating to public works contracts and the rules and regulations established by the Department of Industrial Relations ("DIR") implementing such statutes. The work performed under this Contract is subject to compliance monitoring and enforcement by the DIR. Contractor shall post job site notices, as prescribed by regulation.

11.2 Registration with DIR. Pursuant to Labor Code § 1771.1, Contractor and all subcontractors must be registered with, and pay an annual fee to, the DIR prior to and during the performance of any work under this Contract.

11.3 Prevailing Wages. Contractor shall pay prevailing wages to the extent required by Labor Code § 1771. Pursuant to Labor Code § 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Contract, Contractor acknowledges receipt of a copy of the DIR determination of the prevailing rate of per diem wages, and Contractor shall post a copy of the same at each job site where work is performed under this Contract. If this Contract is subject to the payment of federal prevailing wages under the Davis-Bacon Act (40 U.S.C. § 3141 et seq.), then Contractor shall pay the higher of either the state or federal prevailing wage applicable to each person employed on the Project.

11.4 Penalty for Failure to Pay Prevailing Wages. Contractor shall comply with and be bound by the provisions of Labor Code §§ 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Contractor shall, as a penalty to the City, forfeit two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Contract by Contractor or by any subcontractor.

11.5 Payroll Records. Contractor shall comply with and be bound by the provisions of Labor Code § 1776, which requires Contractor and each subcontractor to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in § 1776; certify and make such payroll records available for inspection as provided by § 1776; and inform the City of the location of the records. Upon request by the City, Contractor shall provide any records to the City pursuant to this subsection within ten (10) days of such request. In the event that the Contractor fails to comply within the10-day period, Contractor or subcontractor shall, as a penalty to the City, forfeit one hundred dollars ($100) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated.

11.6 Apprentices. Contractor shall comply with and be bound by the provisions of Labor Code §§ 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, §§ 200, et seq. concerning the employment of apprentices on public works projects. Contractor shall be responsible for compliance with these aforementioned sections for all apprenticeable occupations. Prior to commencing work under this Contract, Contractor shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Contract, Contractor and each of its subcontractors shall submit

to the City a verified statement of the journeyman and apprentice hours performed under this Contract.

11.7 Eight-Hour Work Day. Contractor acknowledges that eight (8) hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code § 1810.

1.1 Penalties for Excess Hours. Contractor shall comply with and be bound by the provisions of Labor Code § 1813 concerning penalties for workers who work excess hours. The Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Contract by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code § 1815, work performed by employees of Contractor in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half (1½) times the basic rate of pay.

11.8 Contractor's Responsibility for Subcontractors. For every subcontractor who will perform work under this Contract, Contractor shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with § 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Contract. Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Contractor shall diligently take corrective action to halt or rectify any such failure by any subcontractor.

12. WORKERS' COMPENSATION LIABILITY INSURANCE.

12.1 California Labor Code §§ 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees.

12.2 In accordance with the provisions of California Labor Code § 1861, Contractor certifies as follows:

"I am aware of the provisions of § 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

13. INDEMNIFICATION.

13.1 All work covered by this Contract done at the site of construction or in preparing or delivering materials to the site shall be at the risk of Contractor alone.

13.2 Contractor shall indemnify, defend with legal counsel approved by City, and hold harmless City, its officers, officials, employees and volunteers (each, an "Indemnitee") from and against all liability, loss, damage, expense, cost (including without limitation reasonable

legal counsel fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with Contractor's performance of work under this Contract or its failure to comply with any of its obligations contained in this Contract, except such loss or damage which is caused by the sole or active negligence or willful misconduct of the City. Should conflict of interest principles preclude a single legal counsel from representing both City and Contractor, or should City otherwise find Contractor's legal counsel unacceptable, then Contractor shall reimburse the City its costs of defense, including without limitation reasonable legal counsels' fees, expert fees and all other costs and fees of litigation. The Contractor shall promptly pay any final judgment rendered against the City (and its officers, officials, employees and volunteers) with respect to claims determined by a trier of fact to have been the result of the Contractor's negligent, reckless or wrongful performance. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Contract.

13.3 Contractor obligations under this Section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnitee. However, without affecting the rights of City under any provision of this Contract, Contractor shall not be required to indemnify and hold harmless City for liability attributable to the active negligence of City, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where City is shown to have been actively negligent and where City's active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.

13.4 City shall timely notify Contractor of the receipt of any third-party claim relating to the work under this Agreement. City shall be entitled to recover from Contractor its reasonable costs incurred in providing such notification.

14. INSURANCE.

14.1 Without limiting Contractor's indemnification of City, and prior to commencement of any services under this Contract, Contractor shall obtain, provide and maintain at its own expense during the term of this Contract, policies of insurance of the type and amounts described in Exhibit "B" attached hereto and incorporated herein.

15. CONTRACTOR'S INDEPENDENT INVESTIGATION.

15.1 No plea of ignorance of conditions that exist or that may hereafter exist or of conditions of difficulties that may be encountered in the execution of the work under this Contract, as a result of failure to make the necessary independent examinations and investigations, and no plea of reliance on initial investigations or reports prepared by City for purposes of letting this Contract out to bid will be accepted as an excuse for any failure or omission on the part of Contractor to fulfill in every detail all requirements of this Contract. Nor will such reasons be accepted as a basis for any claims whatsoever for extra compensation or for an extension of time.

15.2 By executing this Contract, Contractor warrants that Contractor (i) has thoroughly investigated and considered the scope of work 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 Contract. If the services involve work upon any site, Contractor warrants that Contractor has investigated the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder.

16. WARRANTY.

16.1 Contractor warrants all work under the Contract (which for purposes of this Section shall be deemed to include unauthorized work which has not been removed and any non conforming materials incorporated into the work) to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one year (or the period of time specified elsewhere in the Contract or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the work, whichever is later) after the date of final acceptance, Contractor shall within ten (10) days after being notified in writing by the City of any defect in the work or non conformance of the work to the Contract, commence and prosecute with due diligence all work necessary to fulfill the terms of the warranty at its sole cost and expense. Contractor shall act as soon as requested by the City in response to an emergency. In addition, Contractor shall, at its sole cost and expense, repair, remove and replace any portions of the work (or work of other contractors) damaged by its defective work or which becomes damaged in the course of repairing or replacing defective work. For any work so corrected, Contractor's obligation hereunder to correct defective work shall be reinstated for an additional one year period, commencing with the date of acceptance of such corrected work. Contractor shall perform such tests as the City may require to verify that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of the Contract. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment and materials necessary to gain access, shall be the sole responsibility of the Contractor. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any portion of the work, whether express or implied, are deemed to be obtained by Contractor for the benefit of the City, regardless of whether or not such warranties and guarantees have been transferred or assigned to the City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of the City. In the event that Contractor fails to perform its obligations under this Section, or under any other warranty or guaranty under this Contract, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non conforming work and any work damaged by such work or the replacement or correction thereof at Contractor's sole expense. Contractor shall be obligated to fully reimburse the City for any expenses incurred hereunder upon demand.

17. CONFLICT OF INTEREST.

17.1 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 Contract. Contractor further covenants that in the performance of this Contract, 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 Project Manager. 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 Contract.

17.2 No officer or employee of the City shall have any financial interest, direct or indirect, in this Contract nor shall any such officer or employee participate in any decision relating to the Contract which affects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any State statute or regulation. The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Contract.

17.3 Contractor warrants that they have no blood or marriage relationship, and that they are not in any way associated with any City officer or employee, or any architect, engineer, or other preparer of the Drawings and Specifications for this project. Contractor further warrants that no person in his employ has been employed by City within one (1) year of the date of Notice Inviting Bids. Contractor's duties and services under this Contract shall not include preparing or assisting the City with any portion of the City's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the City. The City shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor shall cooperate with the City to ensure that all bidders for a subsequent contract on any subsequent phase of this Project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by Contractor pursuant to this Contract.

17.4 Contractor warrants that neither it nor any of its employees, agents, or representatives has offered or given any gratuities or promises to City's employees, agents, or representatives with a view toward securing this Contract or securing favorable treatment with respect thereto.

18. CONTRACTOR'S AFFIDAVIT.

18.1 After completion of the work contemplated by this Contract, Contractor shall file with the City Manager his affidavit stating that all workmen and persons employed, all firms supplying materials, and all subcontractors upon the project have been paid in full, and that there are no claims outstanding against the project for either labor or materials, except certain items, if any, to be set forth in an affidavit covering disputed claims or items in connection with a Stop Notice that has been filed under the provisions of the laws of the State of California.

19. SIGNATURE OF CONTRACTOR

19.1 Corporations: The signature must contain the name of the corporation, must be signed by the President and Secretary or Assistant Secretary, and the corporate seal must be affixed. Other persons may sign for the corporation in lieu of the above if a certified copy of a resolution of the corporate board of directors so authorizing them to do so is on file in the City Clerk's office.

19.2 Partnerships: Names of all persons comprising the partnership or co-partnership must be stated. The Contract must be signed by all partners comprising the partnership unless proof in the form of a certified copy of a certificate of partnership acknowledging signer to be a general partner is presented to the City, in which case the general partner may sign.

19.3 Joint Ventures: Bids submitted as joint ventures must so state and the Contract is to be signed by each joint venturer.

19.4 Individuals: Bids submitted by individuals must be signed by the bidder, unless an up-to-date power of attorney is on file in the City, in which case said person may sign for the individual. The above rules also apply in the case of the use of a fictitious firm name. In addition, however, where the fictitious name is used, it must be so indicated in the signature.

20. SECURITY.

20.1 Performance and Payment Bonds. Concurrently with execution of this Agreement, Contractor shall deliver to the City all of the following bonds:

a. A performance bond securing the faithful performance of this Agreement, in an amount not less than 100% of the total compensation for this Contract.

b. A payment bond, securing the payment of all persons furnishing labor and/or materials in connection with the work under this Agreement, in an amount not less than 100% of the total compensation for this Agreement.

20.2 All bonds shall be on the applicable forms provided in Exhibit "C" and Exhibit "D" attached hereto and made part hereof. The bonds shall each contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his/her power of attorney. The bonds shall be unconditional and remain in force during the entire term of the Agreement until released.

20.3 Sufficiency of Insurer or Surety. Insurance and bonds required by this Contract 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's Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better. If the City determines that the work 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 and the bonds may be changed accordingly upon receipt of written notice from the City's Risk Manager.

20.4 Release of Securities. City shall release the performance bond and payment bond when the following have occurred:

a. Contractor has made a written request for release and provided evidence of satisfaction of all other requirements under this Contract;

b. the Project has been accepted; and

c. after passage of the time within which lien claims are required to be made pursuant to applicable laws; if lien claims have been timely filed, City shall hold the payment bond until such claims have been resolved, Contractor has provided statutory bond, or otherwise as required by applicable law.

20.5 In accordance with Section 22300 of the Public Contracts Code, Contractor may substitute securities for any monies withheld by City to ensure performance under the Contract.

20.6 At the request and expense of Contractor, securities equivalent to the amount withheld shall be deposited with City or with a State or Federally chartered bank or an escrow agent who shall pay such monies to Contractor upon notification by City of Contractor's satisfactory completion of the Contract. The type of securities deposited and the method of release shall be approved by the City Attorney's office.

21. DEFAULTS.

21.1 Default of Contractor. Contractor's failure to comply with the provisions of this Contract shall constitute a default. In the event that Contractor is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Contractor for any work performed after the date of default and can terminate or suspend this Agreement immediately by written notice to Contractor. If the Project Manager determines that Contractor is in default in the performance of any of the terms or conditions of this Contract, the Project Manager shall cause to be served upon Contractor a written notice of the default. Contractor shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance, or such longer time as is approved by the City. In the event that Contractor fails to cure its default within such period of time or if the default reoccurs, the City shall have the right, notwithstanding any other provision of this Contract, to terminate this Contract without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Contract.

21.2 Suspension and Termination.

a. The City may at any time, for any reason, with or without cause, suspend this Contract, or any portion hereof, by serving upon Contractor at least ten (10) days prior written notice. Upon receipt of said notice, Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends a portion of this Agreement such suspension shall not make void or invalidate the remainder of this Agreement.

b. This Contract may be terminated by either party for cause. In the event Contractor desires to the terminate the Agreement for cause, Contractor shall provide City with notice of the basis for the termination for cause and an opportunity to cure of not less than ten (30) calendar days. The City may terminate this Contract without cause upon thirty (30) days' written notice of termination. Upon termination, Contractor shall be entitled to compensation for completion of any portion of the Project accepted by City up to the effective date of termination unless any portion of the Project is accepted by City after termination in which event Contractor shall be paid for such completed portion.

22. RESOLUTION OF CLAIMS.

22.1 In the event of any dispute or controversy with the City over any matter whatsoever, the Contractor shall not cause any delay or cessation in or of work, but shall proceed with the performance of the work in dispute. The Contractor shall retain any and all rights provided that pertain to the resolution of disputes and protests between the Parties. The disputed work will

be categorized as an "unresolved dispute" and payment, if any, shall be as later determined as set forth below. The Contractor shall keep accurate, detailed records of all disputed work, claims and other disputed matters.

22.2 Section 20104 et seq. of the California Public Contract Code prescribes a process utilizing informal conferences, non-binding judicial-supervised mediation, and judicial arbitration to resolve disputes on construction claims of $375,000 or less. Section 9204 of the Public Contract Code prescribes a process for negotiation and mediation to resolve disputes on construction claims. The intent of this Section is to implement Sections 20104 et seq. and Section 9204 of the California Public Contract Code. This Section shall be construed to be consistent with said statutes.

22.3 For purposes of these procedures, "claim" means a separate demand by the Contractor, after the City has denied Contractor's timely and duly made request for payment for extra work and/or a time extension, for (A) a time extension, (B) payment of money or damages arising from work done by or on behalf of the Contractor pursuant to the Contract and payment of which is not otherwise expressly provided for or the Contractor is not otherwise entitled to, or (C) an amount the payment of which is disputed by the City.

22.4 The following requirements apply to all claims to which this section applies:

a. Claim Submittal. The claim shall be in writing and include the documents necessary to substantiate the claim. Claims governed by this procedure must be filed on or before the date of final payment. Nothing in this section is intended to extend the time limit or supersede notice requirements otherwise provided in the Contract for the filing of claims, including all requirements pertaining to compensation or payment for extra work, disputed work, and/or changed conditions. Failure to follow such contractual requirements shall bar any claims or subsequent lawsuits for compensation or payment thereon.

b. Supporting Documentation. The Contractor shall submit all claims in the following format:

(i) Summary of the claim, including references to the specific Contract Document provisions upon which the claim is based.

(ii) List of documents relating to claim: (a) Specifications, (b) Drawings, (c) Clarifications (Requests for Information), (d) Schedules, and (e) Other.

(iii) Chronology of events and correspondence related to the claim.

(iv) Statement of grounds for the claim.

(v) Analysis of the claim's cost, if any.

(vi) Analysis of the claim's time/schedule impact, if any.

c. City's Response. Upon receipt of a claim pursuant to this section, City shall conduct a reasonable review of the claim and, within a period not to exceed 45 calendar days, shall provide the Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Any payment due on an undisputed portion of the claim will be processed and made within 60 calendar days after the City issues its written statement.

(i) If the City needs approval from the City Council to provide the Contractor a written statement identifying the disputed portion and the undisputed portion of the claim, and the City Council does not meet within the 45 calendar days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the City shall have up to three days following the next duly publicly noticed meeting of the City Council after the 45-day period, or extension, expires to provide the Contractor a written statement identifying the disputed portion and the undisputed portion.

(ii) Within 30 calendar days of receipt of a claim, the City may request in writing additional documentation supporting the claim or relating to defenses or claims the City may have against the Contractor. If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual Contract of City and the Contractor.

(iii) The City's written response to the claim, as further documented, shall be submitted to the Contractor within 30 calendar days (if the claim is less than $50,000, within 15 calendar days) after receipt of the further documentation, or within a period of time no greater than that taken by the Contractor in producing the additional information or requested documentation, whichever is greater.

d. Meet and Confer. If the Contractor disputes the City's written response, or the City fails to respond within the time prescribed, the Contractor may so notify the City, in writing, either within 15 calendar days of receipt of the City's response or within 15 calendar days of the City's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand, the City shall schedule a meet and confer conference within 30 calendar days for settlement of the dispute.

e. Mediation. Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the Contractor a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 calendar days after the City issues its written statement. Any disputed portion of the claim, as identified by the Contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and Contractor shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing, unless the Parties agree to select a mediator at a later time.

(i) If the Parties cannot agree upon a mediator, each Party shall select a mediator and those mediators shall select a qualified neutral third Party to mediate with

regard to the disputed portion of the claim. Each Party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator.

(ii) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the Parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(iii) Unless otherwise agreed to by the City and the Contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Public Contract Code Section 20104.4 to mediate after litigation has been commenced.

(iv) All unresolved claims shall be considered jointly in a single mediation, unless a new unrelated claim arises after mediation is completed.

f. City's Responses. The City's failure to respond to a claim from the Contractor within the time periods described in this section or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the City's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility of qualifications of the Contractor. City's failure to respond shall not waive City's rights to any subsequent procedures for the resolution of disputed claims.

g. Government Code Claims. If following the mediation, the claim or any portion remains in dispute, the Contractor must comply with the claim procedures set forth in Government Code section 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, construction claims, and/or changed conditions, including any required mediation, have been followed by Contractor. If no such Government Code claim is submitted, or if the prerequisite contractual requirements are not satisfied, no action against the City may be filed. A Government Code claim must be filed no earlier than the date that Contractor completes all contractual prerequisites to filing a Government Code claim, including any required mediation. A Government Code claim shall be inclusive of all unresolved claims unless a new unrelated claim arises after the Government Code claim is submitted. For purposes of Government Code section 900 et seq., the running of the period of time within which a claim must be filed shall be tolled from the time the Contractor submits his or her written claim to the City until the time the claim is denied, including any period of time utilized by the meet and confer conference or mediation that does not result in a complete resolutions of all claims.

h. (h) Civil Actions for Claims of $375,000 or Less. The following procedures are established for all civil actions filed to resolve claims totaling $375,000 or less:

(i) Within 60 calendar days, but no earlier than 30 calendar days, following the filing or responsive pleadings, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both Parties or unless mediation was held prior

to commencement of the action in accordance with Public Contract Code section 9204 and the procedures in this Section. The mediation process shall provide for the selection within 15 calendar days by both Parties of a disinterested third person as mediator, shall be commenced within 30 calendar days of the submittal, and shall be concluded within 15 calendar days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court or by stipulation of both Parties. If the Parties fail to select a mediator within the 15-day period, either Party may petition the court to appoint the mediator.

(ii) If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that code. The Civil Discovery Act (Title 4 (commencing with Section 2016.010) of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

(iii) Upon stipulation of the Parties, arbitrators appointed for these purposes shall be experienced in construction law, and, upon stipulation of the Parties, mediators and arbitrators shall be paid necessary and reasonable hourly rates of pay not to exceed their customary rate, and such fees and expenses shall be paid equally by the Parties, except in the case of arbitration where the arbitrator, for good cause, determines a different division.

(iv) In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, any Party who after receiving an arbitration award requests a trial de novo but does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, pay the attorney's fees of the other Party arising out of the trial de novo.

23. NOTICE TO CITY OF CLAIMS OR LABOR DISPUTES.

23.1 Whenever Contractor has knowledge that any actual or potential labor dispute is delaying or threatens to delay the timely performance of the Contract, Contractor shall immediately give notice thereof, including all relevant information with respect thereto, to City.

24. RECORDS, REPORTS, AND RELEASE OF INFORMATION

24.1 Records. Contractor shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies, certified and accurate copies of payroll records in compliance with all applicable laws, 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 Contract and enable the Project Manager 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 Project Manager 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 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.

24.2 Reports. Contractor shall periodically prepare and submit to the Project Manager such reports concerning the performance of the services required by this Contract as the Project Manager shall require. Contractor hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Contract. 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, Contractor shall promptly notify the Project Manager of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto.

24.3 Ownership of Documents. All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Contractor, its employees, subcontractors and agents in the performance of this Contract shall be the property of City and shall be delivered to City upon request of the Project Manager or upon the termination of this Contract, 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 an unrestricted 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.

24.4 Confidentiality and Release of Information. Information gained or work product produced by Contractor in performance of this Contract 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 Project Manager.

24.5 Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Project Manager 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 Contract. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

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

24.7 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 Contract and the work performed there under. City retains the right, but has no obligation, to represent Contractor or 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.

25. UTILITY LOCATION.

25.1 To the extent required by Government Code § 4215, City will compensate Contractor for the cost of locating, repairing damage not due to the failure of Contractor to exercise reasonable care, and removing or relocating utility facilities not identified by City in the Bid Documents with reasonable accuracy, and for equipment on the project necessarily idled during such work. Nothing herein shall be deemed to require City to indicate the presence of existing service laterals or appurtenances whenever the presence of such utilities on the project site can be inferred from the presence of other visible facilities, such as buildings, meters, and junction boxes, on or adjacent to the site of the construction; provided, however, nothing herein shall relieve City from identifying main or trunklines in the plans and specifications. If Contractor, while performing the work, discovers utility facilities not identified by City in the plans or specifications, Contractor shall immediately notify City and the utility in writing. This Contract is subject to Government Code§§ 4126 through 4216.9. Contractor must notify utilities and obtain an identification number before excavation or be subject to liability for damages to subsurface installations.

26. REGIONAL NOTIFICATION CENTERS.

26.1 Contractor agrees to contact the appropriate regional notification center in accordance with Government Code Section 4216.2.

27. TRENCH PROTECTION AND EXCAVATION.

27.1 Pursuant to Labor Code § 6705, if this Project requires the excavation of any trench or trenches five feet or more in depth, Contractor shall submit, in advance of such excavation, a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches.

27.2 The plan shall be reviewed and accepted by the City, or a registered civil or structural engineer employed by the City to whom authority has been delegated, prior to the excavation. If the plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.

27.3 This Section shall not be deemed to allow the use of a shoring, sloping, or protective system less effective than that required by the Construction Safety Orders.

27.4 This Section shall not be construed to impose tort liability on the City or any of its employees.

27.5 Full compensation for sheeting, shoring, bracing, sloping, and all other provisions required for worker protection shall be considered as included in the contract price shown in the appropriate Bid Item, and no additional compensation will be allowed therefor.

28. PROTECTION AND CARE OF WORK AND MATERIALS.

28.1 The Contractor shall adopt reasonable methods, including providing and maintaining storage facilities, during the life of the Contract 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 caused by City's own negligence. Stored materials shall be reasonably accessible for inspection. Contractor shall not, without City's consent, assign, sell, mortgage, hypothecate, or remove equipment or materials which have been installed or delivered and which may be necessary for the completion of the work.

29. HAZARDOUS CONDITIONS.

29.1 Contractor shall, without disturbing the condition, notify City, in writing, as soon as Contractor, or any of Contractor's subcontractors, agents, or employees have knowledge and reporting is possible, of the discovery of any of the following conditions:

a. The presence of any material that Contractor believes is hazardous waste, as defined in Section 25117 of the Health and Safety Code;

b. Subsurface or latent physical conditions at the site differing from those indicated in the specifications; or

c. Unknown physical conditions at the site of any unusual nature, different materially for those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract.

29.2 Pending a determination by City of appropriate action to be taken, Contractor shall provide security measures (e.g., fences) adequate to prevent the hazardous waste or physical conditions from causing bodily injury to any person.

29.3 City shall promptly investigate the reported conditions. If City, through and in the exercise of its sole discretion, determines that the conditions do materially differ or do involve hazardous waste, and will cause a decrease or increase in Contractor's cost of, or time required for, performance of any part of the work, then City shall issue a change order.

29.4 In the event of a dispute between City and Contractor as to whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in Contractor's cost of, or time required for, performance of any part of the work, Contractor shall not be excused from any scheduled completion date, and shall proceed with all work to be performed under the contract. Contractor shall retain any and all rights that pertain to the resolution of disputes and protests between the parties.

30. CARB COMPLIANCE.

30.1 For a project involving the use of in-use off-road diesel-fueled vehicles, as defined by 13 CCR 2449, Contractor shall obtain copies of the valid Certificates of Reported Compliance, as described in 13 CCR 2449(n), for the fleet performing services pursuant to this contract and all listed subcontractors, if applicable, prior to commencing any work pursuant to this Contract or any renewed contract with that fleet. Contractor shall indemnify, defend and hold harmless the District, its officers, agents, employees and directors from any liability imposed arising from Contractor's violation of any regulation set forth in 13 CCR 2449.

31. INSPECTION.

31.1 The work shall be subject to inspection and testing by City and its authorized representatives during manufacture and construction and all other times and places, including, without limitation, the plans of Contractor and any of its suppliers. Contractor shall provide all reasonable facilities and assistance for the safety and convenience of inspectors. All inspections and tests shall be performed in such manner as to not unduly delay the work. The work shall be subject to final inspection and acceptance notwithstanding any payments or other prior inspections. Such final inspection shall be made within a reasonable time after completion of the work.

32. CONTRACTOR STATUS.

32.1 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 Contract 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.

32.2 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. 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, and Contractor shall make no representation to that effect.

32.3 The experience, knowledge, capability and reputation of Contractor, its principals and employees were a substantial inducement for the City to enter into this Contract. 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. All subcontractors shall obtain, at its or Contractor's expense, such licenses, permits, registrations and approvals (including from the City) as may be required by law for the performance of any services or work

under this Contract. 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.

33. GENERAL TERMS.

33.1 Waiver. Waiver by any party to this Contract of any term, condition, or covenant of this Contract shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Contract shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Contract. Acceptance by City of any work or services by Contractor shall not constitute a waiver of any of the provisions of this Contract. 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.

33.2 Rights and Remedies Are Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Contract, 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.

33.3 Unfair Business Practices Claims. Pursuant to Public Contract Code § 7103.5, in entering into this Contract, Contractor offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under § 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Chapter 2, (commencing with § 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services or materials related to this Agreement. This assignment shall be made and become effective at the time the City tenders final payment to the Contractor without further acknowledgment by the Parties.

33.4 Discrimination. Contractor covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, 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 Contract. 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.

33.5 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. § 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 Contract, 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 attorneys' fees, incurred by City.

33.6 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 Contract.

33.7 Governing 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 Riverside, 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 Riverside, State of California.

33.8 Provisions Required By Law. Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein, and the Contract shall be read and enforced as though it were included herein. If through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon application of either party, the contract shall forthwith be physically amended to make such insertion or correction.

33.9 Severability. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Contract 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 Contract 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 Contract meaningless.

33.10 Interpretation. The terms of this Contract 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 Contract or any other rule of construction which might otherwise apply.

33.11 Counterparts. This Contract may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Contract. All signatures on bonds must be originals.

33.12 Written Notice. Any written notice required to be given in any part of the Contract Documents shall be performed by depositing the same in the U.S. Mail, postage prepaid,

directed to the address of Contractor as set forth above, and to City addressed to the Project Manager as follows:

City of Murrieta
1 Town Square
Murrieta, CA 92562

34. CONTRACT MODIFICATIONS

34.1 Additional terms and conditions of this Contract, if any, or any modifications or revisions to the standard terms and conditions herein are made a part hereof as set forth in the "Contract Modifications" attached hereto as Exhibit A and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit A and any other provisions of this Contract, the provisions of Exhibit A shall govern.

35. FEDERAL FUNDING.

35.1 If federal funding is being utilized to fund any part of the Project, as indicated on the Cover Page of this Contract, the terms of Exhibit E are hereby incorporated herein by this reference. If no federal funding is being utilized, Exhibit may be omitted.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Contract on the date and year set forth below.

CITY OF MURRIETA

By: _____

Jon Levell, Mayor

Date: _____

ATTEST:

By: _____

Cristal McDonald, City Clerk

Date: _____

APPROVED AS TO FORM

ALESHIRE & WYNDER, LLP

By: _____

Tiffany Israel, City Attorney

CONTRACTOR:

By: _____

Name: Dong K. Jin

Title: President

Date: 4-30-2026

By: _____

Name: Dong K. Jin

Title: Secretary

Date: 4-30-2026

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairperson of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. (Cal. Corp. Code § 313.) Appropriate attestations shall be included as may be required by the bylaws, articles of incorporation or other rules or regulations applicable to Contractor's business City.

EXHIBIT A

CONTRACT MODIFICATIONS
(Superseding Contract Boilerplate)

Click or tap here to enter text.

EXHIBIT B

INSURANCE REQUIREMENTS

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$4,000,000 per occurrence.** If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **$2,000,000 per accident for bodily injury and property damage.**

3. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000 per accident for bodily injury or disease.** (Not required if Contractor provides written verification it has no employees)

4. Contractor's Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if Project involves environmental hazards) with limits of no less than $1,000,000 per occurrence or claim and $2,000,000 policy aggregate.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Other Insurance Provisions
The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status
The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to

the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 if a later edition is used).

Primary Coverage
For any claims related to this contract, the Contractor**'s insurance coverage shall be primary and non-contributory** and at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.

Umbrella or Excess Policy
The Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

Notice of Cancellation
Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

Waiver of Subrogation
Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions
Self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City. The CGL and any policies, including Excess liability policies, may not be subject to a self-insured retention (SIR) or deductible that exceeds $25,000 unless approved in writing by City. Any and all deductibles and SIRs shall be the sole responsibility of Contractor or subcontractor who procured such insurance and shall not apply to

the Indemnified Additional Insured Parties. City may deduct from any amounts otherwise due Contractor to fund the SIR/deductible. Policies shall NOT contain any self-insured retention (SIR) provision that limits the satisfaction of the SIR to the Named. The policy must also provide that Defense costs, including the Allocated Loss Adjustment Expenses, will satisfy the SIR or deductible. City reserves the right to obtain a copy of any policies and endorsements for verification.

Acceptability of Insurers

Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

Claims Made Policies (note – should be applicable only to professional liability, see below)

If any of the required policies provide claims-made coverage:

1. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.

2. Insurance must be maintained and evidence of insurance must be provided **for at least five (5) years after completion of the contract of work.**

3. If coverage is canceled or non-renewed, and not replaced **with another claims-made policy form with a Retroactive Date prior** to the contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of **five (5) years after completion of work.**

Verification of Coverage

Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause **and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements.** All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.

Duration of Coverage

CGL & Excess liability policies **for any construction related work, including, but not limited to, maintenance, service, or repair work,** shall continue coverage for a minimum of 5 years for Completed Operations liability coverage. Such Insurance must be maintained, and evidence of insurance must be provided **for at least five (5) years after completion of the contract of work.**

Special Risks or Circumstances

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

EXHIBIT C

PERFORMANCE BOND

We,_____, as Principal, and _____, as Surety, jointly and severally, firmly bind ourselves, our heirs, representatives, successors and assigns, as set forth herein, to the City of Murrieta ("City") for payment of the penal sum of _____ U.S. Dollars and _____Cents ($_____). City and Principal have entered into an contract, or are about to enter into the contract attached hereto and incorporated by reference herein, for completion of public works for the property(ies) referenced in said contract. Surety herein approves of the terms and conditions of said contract and binds itself to faithfully perform the obligations of Principal therein if Principal fails to so perform. Surety acknowledges that the contract herein referenced shall be that document as executed by City and Principal.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal shall in all things stand to and abide by, and well and truly keep and perform all of the covenants, conditions, and provisions in said agreement, and any alteration thereof made as therein provided, on Principal's part to be kept and performed at the time and in the manner therein specified, and shall indemnify and save harmless the City, City's engineer, and their consultants, and each of their officials, directors, officers, employees and agents, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

Surety agrees that should it fail to take over and diligently perform the contract upon Principal's default after notice and within the time specified in the agreement, Surety will promptly on demand deposit with City such amount as City may reasonably estimate as the cost of completing all of Principal's obligations. Surety's obligation for payment herein shall exist, notwithstanding any controversy between Principal and City regarding Principal's failure under the agreement, and payment by Surety should be conclusively presumed between the parties herein to relieve, as demanded, Surety's obligations herein and shall be deemed proper payment as between Principal and Surety.

Surety agrees that no change, extension of time, alteration, or addition to the terms of the contract, or the work to be performed thereunder or the plans and specifications, or any matters unknown to Surety which may affect Surety's risk shall in any wise affect its obligation on this bond, and it does thereby waive notice thereof.

Principal and Surety agree that if the City is required to engage the services of an attorney in connection with the enforcement of this bond, each shall pay City's reasonable attorneys' fees incurred, with or without suit, in addition to the above sum.

Executed this _____ day of _____, _____.

Seal of Corporation

By:_____

Authorized Representative of Principal

Title: _____

(ATTACH ACKNOWLEDGEMENT OF AUTHORIZED REPRESENTATIVES)

Any claims under this bond may be addressed to:

_____	_____
Name	Address
_____	
City and State	
_____	
Telephone Number	

By:_____

Attorney in Fact or other Representative

(ATTACH ACKNOWLEDGEMENT OF AUTHORIZED REPRESENTATIVE)

Furnish the name, address and phone number of the company agent as well as the surety company.

Sureties must be authorized to do business in and have an agent for service of process in California and be on the accredited list of the United States Treasury Department (their bonds will be limited to such amounts as would be acceptable to the Treasury Department), and otherwise meet the requirements of the agreement.

EXHIBIT D

PAYMENT BOND

We, _____, as Principal, and _____, as Surety, jointly and severally, firmly bind ourselves, our heirs, representatives, successors and assigns, as set forth herein, to the City of Murrieta ("City") and those for whose benefit this bond insures in the sum of _____ U.S. Dollars and _____ Cents ($_____). City and Principal have entered into a contract, or are about to enter into the contract attached hereto and incorporated by reference herein, for completion of public works for the property(ies) referenced in said agreement. Surety herein approves of the terms and conditions of said contract and binds itself to faithfully perform the obligations of Principal therein if Principal fails to so perform. Surety acknowledges that the contract herein referenced shall be that document as executed by City and Principal. If Principal or any of Principal's contractors or subcontractors, fails to pay any of the persons named in §§ 9000, et seq. of the California Civil Code employed in the performance of the agreement for materials furnished or for labor thereon of any kind, or for amounts due under the Unemployment Insurance Code with respect to such work or labor, then Surety shall pay the same in an amount not exceeding the sum specified above, and also shall pay, in case suit is brought upon this bond, such reasonable attorneys' fees as shall be fixed by the court.

Surety agrees that it shall pay the amounts due the persons above named and diligently perform the contract upon Principal's default after notice and within the time specified in the agreement. If Surety fails to perform within the times specified in the agreement, Surety shall promptly on demand deposit with City such amount as City may reasonably estimate as the cost of completing all of Principal's obligations. Surety's obligation for payment herein shall extend, notwithstanding any controversy between Principal and City regarding Principal's failure under the contract. Principal and Surety agree that any payment by Surety pursuant to this paragraph should be conclusively presumed between the parties herein to relieve, as demanded, Surety's obligation herein and shall be deemed proper payment as between Principal and Surety.

This bond shall insure to the benefit of any and all of the persons named in §§ 9000, et seq. of the California Civil Code so as to give a right of action to them or their assigns in any suit brought upon this bond.

Surety agrees that no change, extension of time, alteration, or addition to the terms of the agreement, or the work to be performed thereunder, or the plans and specifications, or any matters unknown to Surety which might affect Surety's risk, shall in any way affect its obligation on this bond, and it does hereby waive notice thereof.

Principal and Surety agree that should City become a party to any action on this bond, that each will also pay City's reasonable attorneys' fees incurred therein in addition to the above sums.

Executed this _____ day of _____, _____.

Seal of Corporation

By:_____

Authorized Representative of Principal

Title: _____

(ATTACH ACKNOWLEDGEMENT OF AUTHORIZED REPRESENTATIVES)

Any claims under this bond may be addressed to:

_____ _____

Name Address

_____

City and State

_____

Telephone Number

By:_____

Attorney in Fact or other Representative

(ATTACH ACKNOWLEDGEMENT OF AUTHORIZED REPRESENTATIVE)

Furnish the name, address and phone number of the company agent as well as the surety company.

Sureties must be authorized to do business in and have an agent for service of process in California and be on the accredited list of the United States Treasury Department (their bonds will be limited to such amounts as would be acceptable to the Treasury Department), and otherwise meet the requirements of the agreement.

00 21 01 Bid Schedule

MURRIETA FIRE & RESCUE STATION 1
LIVING QUARTERS IMPROVEMENT PROJECT
CIP NO. 21037, MSD PROJECT NO. 26-001

Addendum(a) No(s). 1, 2 has/have been received and is/are included in this proposal.

REJECTION OF BIDS

The undersigned agrees that the City reserves the right to reject any or all bids and reserves the rightto waive informalities in a bid or bids not affected by law, if to do so seems to best serve the publicinterest.

TIME

The Contract shall be signed by the bidder and returned with the proposal. Signatures shall complywith Section 17 of the Contract. The successful bidder shall submit the Contract bonds and insurancecertificate, **within ten (10) calendar days** after the bidder has received a Notice of Award.

BID DEPOSIT

There is enclosed herewith, a certified check or surety bond in the sum of ten percent (10%) of the Base **dollars and cents** (S 145,000) made payable to City and the Undersigned agrees that in case of his failure to execute the necessary Contract and furnish the required bonds, the certified check or surety bond, the money payable thereon, shall be and remainthe property of City.

The undersigned hereby certifies that he will have an appropriate license, issued by the State of California to provide this work; that such license will be in full force and effect throughout the duration of construction; and that any and all subcontractors to be employed on this project will be similarly licensed.

Dated: 4-28-2026

CONTRACTOR

1059536
California Contractor's License No.

Signature

Dong K Jin, President
Print or Type Name & Title

00 40 00 PROCUREMENT FORMS

00 40 00 Proposal

DATE: 4-28-2026

TO THE CITY CLERK OF MURRIETA, CALIFORNIA:

BIDDER (Firm Name) Deark E&C, Inc

The undersigned hereby proposes and agrees to furnish any and all materials, labor, and services forthe following:

MURRIETA FIRE & RESCUE STATION 1
LIVING QUARTERS IMPROVEMENT PROJECT
CIP NO. 21037, MSD PROJECT NO. 26-001

All in accordance with the City's Notice Inviting Bids, hereby proposes to furnish all materials, equipment, tools, labor, and incidentals required for the above-stated project as set forth in the Plans,Specifications, and Contract Documents therefore, and to perform all work in the manner and time prescribed therein. The attached Bid Schedule is hereby made a part of this proposal.

The undersigned bidder declares that this proposal is based upon careful examination of the worksite, Plans, Specifications, Instructions to Bidders, and all other Contract Documents. If this proposalis accepted for award, bidder agrees to enter into a contract with City at the unit prices or lump-sumprices set forth in the following Bid Schedule. Bidder understands that failure to enter into a contractand furnish bonds in the manner and time prescribed will result in forfeiture to City of the guarantee accompanying this proposal.

The undersigned bidder certifies that this proposal is made in good faith, without collusion or connection with any other person or persons bidding on the work.

The undersigned bidder understands that the City Council reserves the right to accept or reject anyor all proposals, or to waive any irregularities in any proposal in the interests of City.

00 40 01 Bid Sheet

This Bid Sheet defines how the project will be bid and what will constitute the Lowest Most Responsive Bidder. The actual unit prices and total item prices shall be submitted online on the PlanetBids Vendor Portal as defined in the Instructions to Bidders. The Bid Sheet shall be completed and submitted with the electronic bid. Should there be a discrepancy between this Bid Sheet and the electronic proposal, the electronic proposal shall govern.

MURRIETA FIRE & RESCUE STATION 1
LIVING QUARTERS IMPROVEMENT PROJECT
CIP NO. 21037, MSD PROJECT NO. 26-001

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL ITEM PRICE
BASE BID					
1	Mobilization (not to exceed 15% of total base bid price)	1	LS	UNIT PRICES and TOTAL ITEM PRICE shall be submitted online at PlanetBids.com Total Base Bid should be filled out below and submitted with electronic bid package	
2	General Conditions	1	LS		
3	Demolition	1	LS		
4	Concrete/Minor Structural/Misc. Metals	1	LS		
5	Rough Carpentry/Framing	1	LS		
6	Gypsum Board/Plaster/ACT/Insulation	1	LS		
7	Openings/Doors/Frames/Hardware	1	LS		
8	Glazing	1	LS		
9	Flooring	1	LS		
10	Painting/Coatings	1	LS		
11	Specialties/Toilet Accessories/Signage	1	LS		
12	Finish Carpentry/Casework/Counters	1	LS		
13	Plumbing	1	LS		
14	HVAC/Controls/Testing, Adjusting, and Balancing	1	LS		
15	Fire Alarm/Low Voltage/Communications	1	LS		
16	Electrical/Lighting/Power	1	LS		
17	Testing/Inspection Support/Commissioning	1	LS		
18	Exterior/Patio Improvements	1	LS		
19	Hazardous Material/Abatement/AQMD	1	LS		
20	Fire Sprinklers	1	LS		

SUM OF THE TOTAL BASE BID ITEMS:
$ 1,450,000

SUM OF THE TOTAL BASE BID ITEMS (WORDS):
One Million four hundred fifty thousand

BASIS OF THE BID SHALL BE BASED UPON THE SUM OF THE TOTAL BASE BID ITEMS.

*Unit Abbreviation: LS = Lump Sum

EXTENDED OVERHEAD DAILY RATE

Bidders shall provide their Extended Overhead Daily Rate. Please note that the extended overhead daily rate shall be provided for reference only and will **not** be considered or accounted for in the basis of the bid. The daily rate for the sum of the Contractor's field office and home office overhead applicable to this project, for each day of compensable delay will be:

($ 3,000) (Three thousand)

Daily rate in figures **Daily rate in words**

The City reserves the right to reject any or all bids.

The City reserves the right to choose or reject any of the Additive Bid Items if applicable.

The unit price or lump sum prices to be paid for the items listed in the Proposal Bid Sheet shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals and doing all work involved in furnishing and installing the materials complete and in place, in accordance with the details as shown on the plans, exhibits, contract documents, described in the specifications, and as specified herein. Any items shown on the plans or specifications, but not specifically included in the bid items, shall be considered as appurtenant items. The Bid Sheet shall include and account for all costs associated with the complete performance of the Work, including, but not limited to, labor, materials, tools, equipment, and all incidental expenses required by the Plans, Specifications, and Contract Documents. All such costs shall be incorporated into the appropriate bid items, and no additional compensation will be permitted therefore.

Signature of Bidder 4-28-2026 **Date**

Dong K Jin, President

Print Name and Title

00 40 02 Bidder's Agreement

MURRIETA FIRE & RESCUE STATION 1
LIVING QUARTERS IMPROVEMENT PROJECT
CIP NO. 21037, MSD PROJECT NO. 26-001

The undersigned also agrees as follows:

FIRST: Execute the Contract per the requirements of the "Instructions to Bidders" Section 21.

SECOND: Within **ten (10) calendar days** from the receipt of the Notice of Award of Contract, furnish to City, two (2) satisfactory bonds in the amounts specified in the Notice Inviting Bids guarantying the faithful performance of the work and payment of bills.

THIRD: To begin work within **ten (10) calendar days** after the date specified in the Notice to Proceed.

Accompanying this proposal is cash, a cashier's check, or a certified check of a bidder's bond for notless than ten percent (10%) of the total amount of the bid payable to City which is to be forfeited, asliquidated damages, if, in the event Contractor does not execute the Contract and furnish satisfactorybonds under the conditions and within the time specified in this proposal, otherwise said cash, cashier's check, certified check, or bidder's bond is to be returned to the undersigned. Within fifteen (15) calendar days after award of this Contract, City will return the bidder's bond accompanying such proposal not considered in making the award. All other bidder's bonds will be held until theContract has been finally executed; they will then be returned to the bidders whose proposals theyaccompany.

Deark E&C, Inc
BIDDER'S NAME

1335 W. Valencia Dr. Ste P, Fullerton, CA 92833
BIDDER'S ADDRESS

IMPORTANT NOTICE: If bidder is a corporation, state legal name of corporation and names of the president, secretary, treasurer, and manager; if co-partnership, state true name of firm and names of all individual co-partners composing firm; or, if individual, state first and last names in full.

Officer's Signature	Title	Date
[signature]	President	4-28-2026
[signature]	Secretary	4-28-2026
[signature]	C.F.O.	4-28-2026

Signature and title of the officer(s) set forth above shall be authorized to sign contracts on behalf of the corporation, co-partnership, or individual. If signature is by an agent, other than an officer of the corporation or a member of a partnership, a Power of Attorney must be on file with City prior to or at time of bid opening; otherwise, the bid will be subject to rejection by City Council.

00 40 03 Subcontractor List

MURRIETA FIRE & RESCUE STATION 1
Living quarters IMPROVEMENT PROJECT
CIP NO. 21037, MSD PROJECT NO. 26-001

As required by California State Law, the General Contractor bidding will hereinafter state the subcontractor who will be the subcontractor on the job for each particular trade or subdivision of the work in an amount in excess of one-half of one percent (0.5%) of the General Contractor's total bid and will state the firm name and California contractor license number. If a General Contractor fails to specify a subcontractor, or if he specifies more than one (1) subcontractor for the same portion of work to be performed under the Contract in excess of one-half of one percent (0.5%), he agrees that he is fully qualified to perform that portion himself and that he shall perform that portion himself.

NOTE: If alternate bids are called for, and the General Contractor intends to use different or additional subcontractors on the alternates, he must provide a separate list of subcontractors for each alternate.

*****The Subcontractor List shall be provided with the online electronic proposal on the PlanetBids Vendor Portal as defined in the Instructions to Bidders. The signature below indicates the Subcontractor's List presented online is in compliance with the instructions herein.*****

Signature of Bidder

00 45 13 Three Year Contracting History

LIST ALL CURRENT AND COMPLETED CONTRACTS WITH CALIFORNIA MUNICIPALITIES FOR THE PAST THREE YEARS.

- Begin with the most recent project.
- Use extra sheets as necessary.
- Contractor may provide requested project information attached in their own format (limit 3 pages)

PROJECT _____
State/City/City : City of Palm Springs
State/City/City Contact Name : Rebecca Brown
State/City/City Contact Phone : 661-267-5310
Project Name : Marie Kerr Park Best of the West Concession Stand
Project Type : Park Facility Improvement
Address : 2923 W. Rancho Vista Blvd, Palmdale, CA
Contract Type/Description/Delivery Method : Unit Price / Concession Stand Improvement / Design-Bid-Build
Contract Number : 887
Contract Amount : $590,854
Date of Contract : 7/22/2025
Architect Name : Barry S. Munz
Architect Phone : 661-948-0805

PROJECT _____
State/City/City : City of Murrieta
State/City/City Contact Name : Brian Crawford
State/City/City Contact Phone : 951-461-6047
Project Name : Town Square Park Amphitheater Parking Lot & Entryway Monument Project
Project Type : Park Site Improvement
Address : 1 Town Square, Murrieta, CA
Contract Type/Description/Delivery Method : Unit Price / Park Site Improvement / Design-Bid-Build
Contract Number : 22-453 / CIP 10041
Contract Amount : $2,452,944
Date of Contract : 9/16/2024
Architect Name : Michael Baker International
Architect Phone : 760-476-9193

00 45 19 Non-Collusion Affidavit

MURRIETA FIRE & RESCUE STATION 1
LIVING QUARTERS IMPROVEMENT PROJECT
CIP NO. 21037, MSD PROJECT NO. 26-001

TO BE EXECUTED BY BIDDER

State of California

County of Orange)

Dong K Jin (name), being first duly sworn, deposes and says that he or she is President (title) of Deark E&C Inc (company), the party making the foregoing bid; that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone, to fix the bid price of the bidder or any other bidder, or to secure any advantage against the public body awarding the Contract of anyone interested in the proposed Contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged the information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or any member or agent thereof to effectuate a collusive or sham bid.

Subscribed and sworn to before me this 28th day of April, 2026.

By: Dong K Jin

President

Notary Public

Title

Date: 4-28-2026

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT — CIVIL CODE § 1189

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

State of California)
County of Los Angeles)

On 4/28/26 (Date) before me, Ko Aihara Notary Public (Here Insert Name and Title of the Officer)

personally appeared Dong Kevn Jin (Name(s) of Signer(s))

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

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

WITNESS my hand and official seal.

KO AIHARA
COMM. # 2546909
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JAN. 30, 2030

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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00 46 01 Civil Litigation History

Bidder/Proposer shall provide either the certification requested below or information requested on the next page. **Failure to provide such certification or information may result in a determination that the Bidder/Proposer is nonresponsive. Failure to fully and accurately provide the requested certification or information may result in a determination that the Bidder/Proposer is not responsible.**

For the two (2) years preceding the date of submittal of this Bid/Proposal, identify any civil litigation arising out of the performance of a construction contract within the State of California in which the (1) Bidder/Proposer submitting this Bid/Proposal, including any person who is an officer of, or in a management position with, or has an ownership interest in the contracting entity which is submitting this Bid/Proposal, or (2) the qualifying person licensed by the State Contractors' License Board to perform the work described in this Bid/Proposal, including any such person when they were an officer, manager, owner, or responsible managing employee of a construction contractor other than the Bidder/Proposer submitting this Bid/Proposal, was a named plaintiff or defendant in a lawsuit brought by or against the Owner. Do not include litigation which is limited solely to enforcement of mechanics' liens or stop notices. Provide on the following page labeled "Civil Litigation History Information:" (1) the name and court case identification number of each case, (2) the jurisdiction in which it was filed, and (3) the outcome of the litigation, e.g., whether the case is pending, a judgment was entered, a settlement was reached, or the case was dismissed.

CIVIL LITIGATION CERTIFICATION

If the Bidder/Proposer has no civil litigation history to report as described above, complete the following:

I, Dong K Jin, hereby certify that neither
(print name of owner, officer, manager, or licensee responsible for submission of Bid/Proposal)

Deark E&C, Inc
(Bidder/Proposer name as shown on Bid/Proposal)

nor Dong K Jin
(name of responsible managing person licensed by the Contractors' State License Board)

has been involved in civil litigation as described above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 28th day of April, 2026 at Fullerton, CA
(month and year) (city and state)

by Dong K Jin
(signature of owner, officer, manager, or licensee responsible for submission of Bid/Proposal)

CIVIL LITIGATION HISTORY INFORMATION

(1) Name of Case: N/A

Court case identification number: _____

(2) Jurisdiction in which case was filed: _____

_____

(3) Outcome of the case: _____

_____

_____

_____

_____

(1) Name of Case: _____

Court case identification number: _____

(2) Jurisdiction in which case was filed: _____

_____

(3) Outcome of the case: _____

_____

_____

_____

_____

Declaration: I declare under penalty of perjury that the above information is true and correct.

Executed this 28th day of April, 2026 at Fullerton, CA
(month and year) (city and state)

by _____
(signature of owner, officer, manager, or licensee responsible for submission of Bid/Proposal)

00 46 04 Prospective Contractor List of Terminated Contracts

Contractor's Name: Deark E&C, Inc

Proposer must list all contracts that have been terminated within the past three years. Terminated contracts are those contracts terminated by an agency or firm before the contract's expiration date. Any and all terminated contracts should be accompanied with "Reason for termination". It should be noted that contracts that naturally expired need not be listed. The City is only seeking information on contracts that were terminated prior to expiration.

1. Name of Firm N/A
2. Address of Firm
3. Contact Person
4. Telephone
5. Email
6. Name or Contract Number
7. Reason for Termination:

PROVIDE ADDITIONAL SHEETS AS NECESSARY.

00 46 05 Bidder's Organization Questionnaire/Affidavit

Please complete, date and sign this form and place it in your Bid. The person signing the form must be authorized to sign on behalf of the Bidder and to bind the applicant in a Contract.

1. If your firm is a corporation, state its legal name (as found in your Articles of Incorporation) and State of Incorporation

Name Deark E&C, Inc State CA Year Inc. 2018

2. If your firm is a partnership or a sole proprietorship, state the name of the proprietor or managing partner: N/A

3. If your firm is doing business under one or more DBA's, please list all DBA's and the City(ies) of registration:

Name N/A City of Registration _____ Year _____

4. Is your firm wholly or majority owned by, or a subsidiary of, another firm: NO if yes,

Name of parent firm: _____

State of incorporation or registration of parent firm: _____

5. Please list any other names your firm has done business as within the last five (5) years.
Name N/A Year of Name Change _____

6. Indicate if your firm is involved in any pending acquisition/merger, including the associated company name. If not applicable, so indicate below. N/A

Bidder acknowledges that if any false, misleading, incomplete, or deceptively unresponsive statements in connection with this Bid are made, the Bidder may be rejected. The evaluation and determination in this area shall be at the Director's sole and final judgment:

Bidder's Name Deark E&C, Inc
Address 1335 W. Valencia Dr. Ste P, Fullerton, CA 92833
E-mail address Slee@dearkec.com
Telephone number 714-519-3484

On behalf of Deark E&C, Inc (Bidder's name), I Dong K Jin (Name of Bidder's authorized representative), certify that the information contained in this Bidder's Organization Affidavit is true and correct to the best of my information and belief.

Signature _____ Internal Revenue Service EIN 83-1987278

Title President California Business License Number 582599

Date 4-28-2026

00 65 19 False Claims

Bidders/Proposers shall provide either the certification requested below or the information requested on the next page. **Failure to certify or provide the requested information may result in a determination that the Bidder/Proposer is non-responsive. Failure to fully and accurately provide the requested certification or information may result in a determination that the Bidder/Proposer is not responsible.**

"False Claims Act", as used herein, is defined as either or both the Federal False Claims Act, 31 U.S.C. Sections 3729 et seq., and the California False Claims Act, Government Code Sections 12650 et seq.

FALSE CLAIMS ACT CERTIFICATION

If the Bidder/Proposer has no False Claims Act violations as described above, complete the following:

I, Dong K Jin, hereby certify that neither
(print name of owner, officer, manager, or licensee responsible for submission of Bid/Proposal)

Deark E&C Inc
(Bidder/Proposer name as shown on Bid/Proposal)

nor Dong K Jin
(name of responsible managing person licensed by Contractors' State License Board)
has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act as defined above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 28th day April, 2026 at Fullerton, CA
(month and year) (city and state)

by _____
(signature of owner, officer, manager, or licensee responsible for submission of Bid/Proposal)

FALSE CLAIMS ACT VIOLATIONS

With regard to any determinations by a tribunal or court of competent jurisdiction that the False Claims Act, as defined above, has been violated by (1) the Bidder/Proposer submitting this Bid/Proposal, including any person who is an officer of, or in a management position with, or has an ownership interest in the contracting entity which is submitting this Bid/Proposal, or (2) the qualifying person licensed by the State Contractors' License Board to perform the work described in the Bid/Proposal, including any such person when they were an officer, manager, owner, or responsible managing employee of a construction contractor other than the Bidder/Proposer submitting this Bid/Proposal, Bidder/Proposer shall provide on the following page labeled "False

Claim Act Violations Information:" (1) the date of the determination of the violation, (2) the identity of tribunal or court and the case name or number, if any, (3) the identity of government contract or project involved, (4) the identity of government agency involved, 5) the amount of fine imposed, and (6) any exculpatory information of which the City should be aware.

FALSE CLAIMS ACT VIOLATIONS INFORMATION

(1) Date of determination of the violation: N/A

(2) Identity of tribunal or court and the case name or number, if any:

(3) Government contract or project involved:

(4) Government agency involved:

(5) Amount of fine imposed:

(6) Exculpatory information:

Declaration: I declare under penalty of perjury that the above information is true and correct.

Executed this 28th day of April, 2026 at Fullerton, CA
(month and year) (city and state)

by _____
(signature of owner, officer, manager, or licensee responsible for submission of Bid/Proposal)

BID BOND

KNOW ALL BY THESE PRESENTS, That we, DeARK E&C, INC.

of 1335 W. VALENCIA DRIVE SUITE P. FULLERTON, CA 92833 (hereinafter called the Principal),

as Principal, and EMPLOYERS MUTUAL CASUALTY COMPANY

(hereinafter called the Surety), as Surety are held and firmly bound unto CITY OF MURRIETA

(hereinafter called the Obligee) in the penal sum of TEN PERCENT OF AMOUNT BID

Dollars ($ 10%)

for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That WHEREAS, the Principal has submitted or is about to submit a proposal to the Obligee on a contract for MURRIETA FIRE & RESCUE STATION 1 LIVING QUARTERS IMPROVEMENT

NOW, THEREFORE, If the said Contract be timely awarded to the Principal and the Principal shall, within such time as may be specified, enter into the Contract in writing, and give bond, if bond is required, with surety acceptable to the Obligee for the faithful performance of the said Contract, then this obligation shall be void; otherwise to remain in full force and effect.

Signed and sealed this 27TH day of APRIL , 2026 .

Witness

DeARK E&C, INC. (Seal)
Principal

President
Title

Witness

EMPLOYERS MUTUAL CASUALTY COMPANY

By
KEVIN VEGA
Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Los Angeles)

On 4/28/26 (Date) before me, Ko Aihara Notary Public (Here Insert Name and Title of the Officer),

personally appeared Dong Keun Jin (Name(s) of Signer(s)),

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

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

WITNESS my hand and official seal.

KO AIHARA
COMM. # 2346909
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JAN. 30, 2030

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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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)
} ss.
County of LOS ANGELES)

On April 27th, 2026 before me, Philip Vega, Notary Public
Here Insert Name and Title of the Officer

personally appeared Kevin Vega, Attorney-in-Fact
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

PHILIP VEGA
Notary Public - California
Los Angeles County
Commission # 2490569
My Comm. Expires May 31, 2028

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title of Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Right Thumbprint of Signer
Top of thumb here

Signer is Representing:

Signer's Name: _____
☐ Individual
☐ Corporate Officer Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Right Thumbprint of Signer
Top of thumb here

Signer is Representing:

emc INSURANCE

P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation
4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

KEVIN VEGA, BRITTON CHRISTIANSEN, PHILIP VEGA

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 22nd day of September , 2022 .

Seals

SEAL 1863 1953 SEAL SEAL SEAL

Scott R. Jean, President & CEO of Company 1, Chairman, President & CEO of Companies 2, 3, 4, 5 & 6

Todd Strother, Executive Vice President Chief Legal Officer & Secretary of Companies 1, 2, 3, 4, 5 & 6

KATHY LOVERIDGE
Commission Number 780769
My Commission Expires
October 10, 2025

On this 22nd day of September , 2022 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2025.

Kathy Loveridge
Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 22nd day of September , 2022 , are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 27th day of April , 2026 .

Ryan J. Springer Vice President

ADDENDUM NO. 1

4-28-2026

CITY OF MURRIETA
DEPARTMENT OF MUNICIPAL SERVICES

PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS

FOR THE

MURRIETA FIRE & RESCUE STATION 1

LIVING QUARTERS IMPROVEMENT PROJECT

CIP NO. 21037, MSD PROJECT NO. 26-001

APRIL 16, 2026

The following change(s) have been made to the bid documents, plans, and/or specifications posted on Planetbids and shall be incorporated into the bid. The referenced change(s) are as follows:

Item No. 1: Pre-Bid Job Walk – Agenda and Sign-In Sheet

The City hosted the mandatory project Pre-Bid Meeting at Fire Station 1 located at 41825 Juniper St. Murrieta, CA. 92562 on April 14, 2026, at 9:00 a.m. In accordance with the project specifications, all contractors intending to bid as the Prime/General Contractor were required to attend the Pre-Bid Meeting. The Pre-Bid Meeting agenda and sign-in sheet are included in Addendum No. 1 as **Attachment No. 1**.

Item No. 2: Question Set No. 1 Release

Question Set No. 1 has been released and is available for viewing on the project Planetbids portal under the Q&A tab.

The Bid Date and Time remains unchanged on:
TUESDAY, APRIL 28, 2026 at 2:00:00 P.M.

ADDENDUM NO. 2

4-28-2026

CITY OF MURRIETA
DEPARTMENT OF MUNICIPAL SERVICES

PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS

FOR THE

MURRIETA FIRE & RESCUE STATION 1

LIVING QUARTERS IMPROVEMENT PROJECT

CIP NO. 21037, MSD PROJECT NO. 26-001

APRIL 22, 2026

The following change(s) have been made to the bid documents, plans, and/or specifications posted on Planetbids and shall be incorporated into the bid. The referenced change(s) are as follows:

Item No. 1: Issuance of updated Plan Sheets

The following plan sheets included in this Addendum as "**Attachment No. 1**" have been updated to incorporate a number of changes that have been made since bid advertisement. The following plan sheets are hereby **reissued in their entirety** and shall **supersede and replace** the previously issued versions of the same sheet numbers:

1. T-1.0, TITLE SHEET AND SHEET INDEX
   City of Murrieta Fire Alarm and Sprinkler providers and preferred vendors added to Deferred Submittal list.

2. AD-1.0, DEMOLITION FLOOR PLAN
   Added scope to remove and save for re-use the recently City-added Generator Panel. Added scope to remove and save for re-use the existing Fire Alerting System Panel in the Captain's Bedroom.

3. M-2.0, HVAC DEMO PLAN
   Added General Note to describe compliant removal of refrigerant/coolant gases.

All other plan sheets not specifically identified in this Addendum shall remain unchanged and in full force. Bidders are directed to use the revised plan sheets identified herein in preparation of their bids. Any references to the above-listed sheets in the original bid documents shall be understood to refer to the revised versions issued under this Addendum.

Item No. 2: Question Set No. 2 Release

Question set No. 2 has been released and is available for viewing on the project Planetbids Portal under the Q&A tab.

Item No. 3: Miscellaneous Bid Clarifications

The following bid clarifications shall be acknowledged and taken into consideration for preparing all bids:

1. Temporary housing for firefighters during the course of construction is not apart of the project scope of work and will be handled by the City.
2. City recognized Holidays/non-working days should be referenced on the City website.
3. The Contractor will be required to use the Construction Management firm's Project Management Software by Autodesk for all project deliverables, submittals, RFI's, Change Orders, etc. This will **NOT** require purchasing of a license to use the platform.
4. Construction access and deliveries will be handled through the B Street site access point. Access will not be allowed via Juniper Street with special written approval from the City.
5. A site map has been provided as part of this Addendum to identify the Contractor's staging/laydown area. Included in this Addendum as Attachment No. 2.

The Bid Date and Time remains unchanged on:
TUESDAY, APRIL 28, 2026 at 2:00:00 P.M.

DEARK E&C INC,

IIPP

INJURY AND ILLNESS PREVENTION PROGRAM

EFFECTIVE | REVISION DATE: 01/01/2025

INJURY AND ILLNESS PREVENTION PROGRAM (IIPP)

Purpose

The purpose of the IIPP (Injury and Illness Prevention Program) is to ensure employee safety and health while achieving compliance with California Department of Industrial Relations | Title 8 (T8), of the *California* Code of *Regulations* (CCR), Section 3203.

Scope

This IIPP applies to all employees working in The State of California and to all operations performed in The State of California.

Policy Statement

The personal safety and health of each [**DEARK E&C INC.**] employee is paramount. Prevention of occupationally induced injuries and illnesses is of such consequence that it will be given precedence over operating productivity, whenever necessary. To the greatest degree possible, management will provide all mechanical and physical activities required for personal safety and health, in keeping with the highest standards.

Responsibilities

[**SEAN LEE**] is the [**DEARK E&C INC.**] Injury and Illness Prevention Program (IIPP) administrator, who has the authority, responsibility and overall accountability for the comprehensive implementation of this IIPP.

Managers and Supervisors shall implement and maintain the IIPP in the work area and answer all employee inquiries about the IIPP. Each manager and supervisor will have a copy of this IIPP, and will ensure that each employee has a copy of this IIPP.

Safety Communication

Open, two–way communication between management and employees concerning health and safety is required in order to have a workplace that is both productive and free from hazards.

The system of communication as outlined below will facilitate an uninterrupted flow of health and safety information between management and employees in a manner that is easy to understand.

The communication system should be comprised of the following elements:

- New hire orientation will provide new employees with the proper information about safety and health policies and procedures,
- IIPPs, workplace safety and health training programs will be regularly reviewed with the staff,
- Safety meetings will occur on a regularly scheduled basis,
- Employees and supervisors will effectively communicate safety and health concerns,
- Safety information will be posted in visible areas and/or distributed,
- A system must be implemented so that employees can report safety and health problems or hazards effectively and anonymously without fear reprisal or reprimand,

When required, a labor and management safety committee will meet on a regular basis:

- A written record of the health and safety committee meetings will be composed and retained,
- The committee will review results of scheduled periodic inspections, investigation reports of accidents and exposures, and alleged hazardous conditions,
- The committee will make recommendations to prevent future accidents and exposures, in addition to recommending ways to implement employee's safety suggestions.

Periodic inspections to assess identified workplace hazards will be performed by competent observers in the following workplace areas:

- The Project Manager or Safety Representative shall serve as inspector, and provide daily safety review of the project sites.
- A Safety Group or Committee will be responsible for performing safety evaluations of the project sites on an as

needed basis.

Periodic inspections involve the identification and assessment of workplace hazards. Applicable documentation must be used, along with other methods that have been deemed effective in the identification and evaluation of workplace hazards.

Periodic inspections are to be conducted according to the following:

- Any time that potentially hazardous substances, procedures or equipment is introduced into the workplace,
- When previously unidentified hazards are recognized,
- Whenever a work-related injury or illness occurs,
- When employees (both temporary and permanent) are hired or reassigned to processes, operations or tasks that have yet to undergo a hazard evaluation,
- Any time the company feels that workplace conditions warrant an inspection.

Employee Compliance

- Management holds the responsibility of ensuring that all safety and health related policies and procedures have been communicated to all employees and that the employees understand all information provided to them.
- Both managers and supervisors will enforce all rules fairly and uniformly.
- Employees will comply with the IIPP by taking advantage of all applicable incentives, training and retraining.

The systems used to ensure all employees comply with rules to maintain a safe work environment include:

- Providing employees with the provisions of the IIPP,
- Making sure that the safety of each employee's work is properly evaluated,
- Recognizing those employees who engage in safe and healthful work practices,
- Training employees who fail to adhere to safety performance guidelines,
- Taking disciplinary action against employees who fail to comply with the safety guidelines.

Code of Safe Practices

The following “Code of Safe Practices” shall be observed and complied with by “all” employees, supervisors and managers:

1. All persons shall follow these safe practice rules, render every possible aid to safe operations, and report all unsafe conditions or practices to the foreman or superintendent.
2. Foremen shall insist on employees observing and obeying every rule, regulation, and order as is necessary to the safe conduct of the work, and shall take such action as is necessary to obtain observance.
3. All employees shall be given frequent accident prevention instructions. Instructions shall be given at least every 10 working days.
4. Anyone known to be under the influence of drugs or intoxicating substances that impair the employee's ability to safely perform the assigned duties shall not be allowed on the job while in that condition.
5. Horseplay, scuffling, and other acts that tend to have an adverse influence on the safety or well-being of the employees shall be prohibited.
6. Work shall be well planned and supervised to prevent injuries in the handling of materials and in working together with equipment.
7. No one shall knowingly be permitted or required to work while the employee's ability or alertness is so impaired by fatigue, illness, or other causes that it might unnecessarily expose the employee or others to injury.
8. Employees shall not enter manholes, underground vaults, chambers, tanks, silos, or other similar places that receive little ventilation, unless it has been determined that is safe to enter.
9. Employees shall be instructed to ensure that all guards and other protective devices are in proper places and adjusted, and shall report deficiencies promptly to the foreman or superintendent.
10. Crowding or pushing when boarding or leaving any vehicle or other conveyance shall be prohibited.
11. Workers shall not handle or tamper with any electrical equipment, machinery, or air or water lines in a manner not within the scope of their duties, unless they have received instructions from their foreman.
12. All injuries shall be reported promptly to the foreman or superintendent so that arrangements can be made for medical or first aid treatment.
13. When lifting heavy objects, the large muscles of the leg instead of the smaller muscles of the back shall be used.

14. Inappropriate footwear or shoes with thin or badly worn soles shall not be worn.
15. Materials, tools, or other objects shall not be thrown from buildings or structures until proper precautions are taken to protect others from the falling objects.
16. Employees shall cleanse thoroughly after handling hazardous substances, and follow special instructions from authorized sources.
17. Hod carriers should avoid the use of extension ladders when carrying loads. Such ladders may provide adequate strength, but the rung position and rope arrangement make such climbing difficult and hazardous for this trade.
18. Work shall be so arranged that employees are able to face ladder and use both hands while climbing.
19. Gasoline shall not be used for cleaning purposes.
20. No burning, welding, or other source of ignition shall be applied to any enclosed tank or vessel, even if there are some openings, until it has first been determined that no possibility of explosion exists, and authority for the work is obtained from the foreman or superintendent.
21. Any damage to scaffolds, falsework, or other supporting structures shall be immediately reported to the foreman and repaired before use.
22. All tools and equipment shall be maintained in good condition.
23. Damaged tools or equipment shall be removed from service and tagged "DEFECTIVE."
24. Pipe or Stillson wrenches shall not be used as a substitute for other wrenches.
25. Only appropriate tools shall be used for the job.
26. Wrenches shall not be altered by the addition of handle-extensions or "cheaters."
27. Files shall be equipped with handles and not used to punch or pry.
28. A screwdriver shall not be used as a chisel.
29. Wheelbarrows shall not be pushed with handles in an upright position.
30. Portable electric tools shall not be lifted or lowered by means of the power cord. Ropes shall be used.
31. Electric cords shall not be exposed to damage from vehicles.
32. In locations where the use of a portable power tool is difficult, the tool shall be supported by means of a rope or similar support of adequate strength.
33. Only authorized persons shall operate machinery or equipment.
34. Loose or frayed clothing, or long hair, dangling ties, finger rings, etc., shall not be worn around moving machinery or other sources of entanglement.
35. Machinery shall not be serviced, repaired or adjusted while in operation, nor shall oiling of moving parts be attempted, except on equipment that is designed or fitted with safeguards to protect the person performing the work.
36. All subcontractors (if applicable) shall adhere to these safe practices and their own during their course of work.
37. All employees shall be trained at least annually on the hazards associated with their course of work.
38. Each employee reserves the right to refuse to work if a hazard is present and shall notify their supervisor of the hazard immediately.
39. Each employee reserves the right to bypass supervisors if they are ordered to work when a hazard is present by calling the next supervisory individual in their chain of command.
40. Each employee is responsible for reporting unsafe practices by other workers to their supervisor.

Inspections, Hazard Assessment, Control & Correction

Site-specific inspections for each non high-hazard location where employees are present shall be conducted and recorded at least monthly. Site's, which are considered high-hazard, shall be inspected either on a weekly or daily basis (determined by safety administrator) generating inspection records with each inspection. Based upon the severity of the hazard, unsafe or unhealthy work conditions will be corrected in a timely fashion according to the following procedures:

- When an imminent hazard exists that cannot be abolished immediately without posing risk to employees and/or property occurs, employees are to be removed from the area. Only those employees who are needed to correct the condition are exempt,
- Those employees needed to correct the hazardous condition will be provided with the required protection equipment,

- All actions and dated of completion will be documented on the designated forms.

Incident (Accident) Investigation

The following procedures will be implemented to investigate workplace accidents and possible substance exposures:

- The accident scene must be visited as soon as possible,
- Injured workers and witnesses will be interviewed,
- The cause of the accident and/or exposure will be determined,
- Corrective actions will be taken to prevent recurrence of the accident or exposure,
- The findings of the investigation will be documented and the appropriate corrective actions will be taken.

Training and Instruction

Employees, managers, and supervisors must have training and instruction in both general and job specific safety and health practices before or at the time of their initial job assignments.

Training and instruction will be provided as follows:

- At the time when the IIPP is first established,
- For every new employee as they undergo new hire training,
- Employees who are in construction are provided training through a Cal/OSHA approved construction industry occupational safety and health training program,
- All employees that have new job assignments for which they have not been previously trained,
- When new substances, processes, procedures and/or equipment that poses new hazards are introduced to the workplace,
- When the employer has been advised of a new or previously unidentified hazard.

All supervisors will have training to familiarize them with the health and safety hazards that pose potential risks to workers who are under their immediate direction and control. Every employee will receive training on the particular hazards involved in their job assignment. Workplace safety and health training shall include, but are not limited to, the following:

- Disclosure of the IIPP, action plan for emergencies, fire prevention plan and methods for reporting injuries as well as unsafe working conditions and practices,
- Proper use of protective clothing including gloves, footwear and personal protection equipment,
- Disclosure of the chemical hazards to which employees may be potentially exposed, along with other hazard program information,
- The location of toilets, hand washing stations and water drinking facilities,
- The provision of medical services, first aid and emergency procedures,
- Specific instruction to all employees about hazards, which are unique to their job assignment, in instances where the information was not provided in other training.

Record Keeping | Documentation

The following steps have been taken or are being taken to implement and maintain the IIPP:

- Records of hazard inspections detailing the person(s) who conducted the inspections, the unsafe conditions and work practices that have been identified and the corrective action implemented to ameliorate the unsafe conditions and work practices, all of which is recorded on the hazard assessment and correction forms,
- Documentation of safety and health training for each employee, including the names of each employee, the dates of training, the type of training and the training providers,
- Inspection records and training documentation will be maintained for one year, except for those employees that have worked for less than one year.

Appendix

The following IIPP supporting forms are located at the end of this document. Each document shall be used in conjunction with the IIPP and shall be used to record all IIPP actions:

- Hazard Identification Checklist
- Hazard Assessment | Abatement Record
- Incident Investigation Record
- Training and Instruction Record
- Mandatory Training Subject List

HAZARD IDENTIFICATION CHECKLIST

The following checklist and abatement record (at bottom of this document) can be used to identify, evaluate and abate (correct) hazards in your workplace. The checklist covers a wide variety of workplace safety and health hazards. All of the topics covered in the checklist may not apply to your particular workplace. When evaluating your workplace use the sections of the checklist that "do" apply to your workplace and work activities.

GENERAL WORK ENVIRONMENT

- ☐ Are all worksites clean and orderly?
- ☐ Are work surfaces kept dry or appropriate means taken to assure the surfaces are slip-resistant?
- ☐ Are all spilled materials or liquids cleaned up immediately?
- ☐ Is combustible scrap, debris and waste stored safely and removed from the worksite promptly?
- ☐ Is accumulated combustible dust routinely removed from elevated surfaces, including the overhead structure of buildings?
- ☐ Is combustible dust cleaned up with a vacuum system to prevent the dust going into suspension?
- ☐ Is metallic or conductive dust prevented from entering or accumulation on or around electrical enclosures or equipment?
- ☐ Are covered metal waste cans used for oily and paint-soaked waste?
- ☐ Are all oil and gas fired devices equipped with flame failure controls that will prevent flow of fuel if pilots or main burners are not working?
- ☐ Are paint spray booths, dip tanks and the like cleaned regularly?
- ☐ Are the minimum number of toilets and washing facilities provided?
- ☐ Are all toilets and washing facilities clean and sanitary?
- ☐ Are all work areas adequately illuminated?
- ☐ Are pits and floor openings covered or otherwise guarded?

PERSONAL PROTECTIVE EQUIPMENT

- ☐ Are protective goggles or face shields provided and worn where there is any danger of flying particles or corrosive materials?
- ☐ Are approved safety glasses required to be worn at all times in areas where there is a risk of eye injuries such as punctures, abrasions, contusions or burns?
- ☐ Are employees who need corrective lenses (glasses or contacts lenses) in working environments with harmful exposures, required to wear only approved safety glasses, protective goggles, or use other medically approved precautionary procedures?
- ☐ Are protective gloves, aprons, shields, or other means provided against cuts, corrosive liquids and chemicals?

- ☐ Are hard hats provided and worn where danger of falling objects exists?
- ☐ Are hard hats inspected periodically for damage to the shell and suspension system?
- ☐ Is appropriate foot protection required where there is the risk of foot injuries from hot, corrosive, poisonous substances, falling objects, crushing or penetrating actions?
- ☐ Are approved respirators provided for regular or emergency use where needed?
- ☐ Is all protective equipment maintained in a sanitary condition and ready for use?
- ☐ Do you have eye wash facilities and a quick drench shower within the work area where employees are exposed to injurious corrosive materials?
- ☐ Where special equipment is needed for electrical workers, is it available?
- ☐ When lunches are eaten on the premises, are they eaten in areas where there is no exposure to toxic materials or other health hazards?
- ☐ Is protection against the effects of occupational noise exposure provided when sound levels exceed those of the Cal/OSHA noise standard?

WALKWAYS

- ☐ Are aisles and passageways kept clear?
- ☐ Are aisles and walkways marked as appropriate?
- ☐ Are wet surfaces covered with non-slip materials?
- ☐ Are holes in the floor, sidewalk or other walking surface repaired properly, covered or otherwise made safe?
- ☐ Is there safe clearance for walking in aisles where motorized or mechanical handling equipment is operating.
- ☐ Are spilled materials cleaned up immediately?
- ☐ Are materials or equipment stored in such a way that sharp projectiles will not interfere with the walkway?
- ☐ Are changes of direction or elevations readily identifiable?
- ☐ Are aisles or walkways that pass near moving or operating machinery, welding operations or similar operations arranged so employees will not be subjected to potential hazards?
- ☐ Is adequate headroom provided for the entire length of any aisle or walkway?
- ☐ Are standard guardrails provided wherever aisle or walkway surfaces are elevated more than 30 inches above any adjacent floor or the ground?
- ☐ Are bridges provided over conveyors and similar hazards?

FLOOR AND WALL STAIRWAYS

- ☐ Are floor openings guarded by a cover, guardrail, or equivalent on all sides (except at entrance to stairways or ladders)?
- ☐ Are toeboards installed around the edges of a permanent floor opening (where persons may pass below the opening)?
- ☐ Are skylight screens of such construction and mounting that they will withstand a load of at least 200 pounds?

- ☐ Is the glass in windows, doors, glass walls that are subject to human impact, of sufficient thickness and type for the condition of use?
- ☐ Are grates or similar type covers over floor openings such as floor drains, of such design that foot traffic or rolling equipment will not be affected by the grate spacing?
- ☐ Are unused portions of service pits and pits not actually in use either covered or protected by guardrails or equivalent?
- ☐ Are manhole covers, trench covers and similar covers, plus their supports, designed to carry a truck rear axle load of at least 20,000 pounds when located in roadways and subject to vehicle traffic?
- ☐ Are floor or wall openings in fire resistive construction provided with doors or covers compatible with the fire rating of the structure and provided with self-closing feature when appropriate?

STAIRS & STAIRWAYS

- ☐ Are standard stair rails or handrails on all stairways having four or more risers?
- ☐ Are all stairways at least 22 inches wide?
- ☐ Do stairs have at least a 6'6" overhead clearance?
- ☐ Do stairs angle no more than 50 and no less than 30 degrees?
- ☐ Are stairs of hollow-pan type treads and landings filled to noising level with solid material?
- ☐ Are step risers on stairs uniform from top to bottom, with no riser spacing greater than 7-1/2 inches?
- ☐ Are steps on stairs and stairways designed or provided with a surface that renders them slip resistant?
- ☐ Are stairway handrails located between 30 and 34 inches above the leading edge of stair treads?
- ☐ Do stairway handrails have a least 1-1/2 inches of clearance between the handrails and the wall or surface they are mounted on?
- ☐ Are stairway handrails capable of withstanding a load of 200 pounds, applied in any direction?
- ☐ Where stairs or stairways exit directly into any area where vehicles may be operated, are adequate barriers and warnings provided to prevent employees stepping into the path of traffic?
- ☐ Do stairway landings have a dimension measured in the direction of travel, at least equal to width of the

stairway?

☐ Is the vertical distance between stairway landings limited to 12 feet or less?

ELEVATED SURFACES

- ☐ Are signs posted, when appropriate, showing the elevated surface load capacity?
- ☐ Are surfaces elevated more than 30 inches above the floor or ground provided with standard guardrails?
- ☐ Are all elevated surfaces (beneath which people or machinery could be exposed to falling objects) provided with standard 4-inch toeboards?
- ☐ Is a permanent means of access and egress provided to elevated storage and work surfaces?
- ☐ Is required headroom provided where necessary?
- ☐ Is material on elevated surfaces piled, stacked or racked in a manner to prevent it from tipping, falling, collapsing, rolling or spreading?
- ☐ Are dock boards or bridge plates used when transferring materials between docks and trucks or rail cars?

EXITING OR EGRESS

- ☐ Are all exits marked with an exit sign and illuminated by a reliable light source?
- ☐ Are the directions to exits, when not immediately apparent, marked with visible signs?
- ☐ Are doors, passageways or stairways, that are neither exits nor access to exits and which could be mistaken for exits, appropriately marked "NOT AN EXIT", "TO BASEMENT", "STOREROOM", and the like?
- ☐ Are exit signs provided with the word "EXIT" in lettering at least 5 inches high and the stroke of the lettering at least 1/2 inch wide?
- ☐ Are exit doors side-hinged?
- ☐ Are all exits kept free of obstructions?
- ☐ Are at least two means of egress provided from elevated platforms, pits or rooms where the absence of a second exit would increase the risk of injury from hot, poisonous, corrosive, suffocating, flammable, or explosive substances?
- ☐ Are there sufficient exits to permit prompt escape in case of emergency?
- ☐ Are special precautions taken to protect employees during construction and repair operations?
- ☐ Is the number of exits from each floor of a building, and the number of exits from the building itself, appropriate for the building occupancy load?
- ☐ Are exit stairways which are required to be separated from other parts of a building enclosed by at least two hour fire-resistive construction in buildings more than four stories in height, and not less than one-hour fire resistive construction elsewhere?
- ☐ When ramps are used as part of required exiting from a building, is the ramp slope limited to 1- foot vertical and 12 feet horizontal?
- ☐ Where exiting will be through frameless glass doors, glass exit doors, storm doors, and such are the doors fully tempered and meet the safety requirements for human impact?

EXIT DOORS

- ☐ Are doors that are required to serve as exits designed and constructed so that the way of exit travel is obvious and direct?
- ☐ Are windows that could be mistaken for exit doors, made inaccessible by means of barriers or railings?
- ☐ Are exit doors openable from the direction of exit travel without the use of a key or any special knowledge or effort, when the building is occupied?
- ☐ Is a revolving, sliding or overhead door prohibited from serving as a required exit door?
- ☐ Where panic hardware is installed on a required exit door, will it allow the door to open by applying a force of 15 pounds or less in the direction of the exit traffic?
- ☐ Are doors on cold storage rooms provided with an inside release mechanism that will release the latch and open the door even if it's padlocked or otherwise locked on the outside?
- ☐ Where exit doors open directly onto any street, alley or other area where vehicles may be operated, are adequate barriers and warnings provided to prevent employees stepping into the path of traffic?
- ☐ Are doors that swing in both directions and are located between rooms where there is frequent traffic, provided

with viewing panels in each door?

PORTABLE LADDERS

- ☐ Are all ladders maintained in good condition, joints between steps and side rails tight, all hardware and fittings securely attached, and moveable parts operating freely without binding or undue play?
- ☐ Are non-slip safety feet provided on each ladder?
- ☐ Are non-slip safety feet provided on each metal or rung ladder?
- ☐ Are ladder rungs and steps free of grease and oil?
- ☐ Is it prohibited to place a ladder in front of doors opening toward the ladder except when the door is blocked open, locked or guarded?
- ☐ Is it prohibited to place ladders on boxes, barrels, or other unstable bases to obtain additional height?
- ☐ Are employees instructed to face the ladder when ascending or descending?
- ☐ Are employees prohibited from using ladders that are broken, missing steps, rungs, or cleats, broken side rails or other faulty equipment?
- ☐ Are employees instructed not to use the top 2 steps of ordinary stepladders as a step?
- ☐ When portable rung ladders are used to gain access to elevated platforms, roofs, and the like does the ladder always extend at least 3 feet above the elevated surface?
- ☐ Is it required that when portable rung or cleat type ladders are used the base is so placed that slipping will not occur, or it is lashed or otherwise held in place?
- ☐ Are portable metal ladders legibly marked with signs reading "CAUTION" "Do Not Use Around Electrical Equipment" or equivalent wording?
- ☐ Are employees prohibited from using ladders as guys, braces, skids, gin poles, or for other than their intended purposes?
- ☐ Are employees instructed to only adjust extension ladders while standing at a base (not while standing on the ladder or from a position above the ladder)?
- ☐ Are metal ladders inspected for damage?
- ☐ Are the rungs of ladders uniformly spaced at 12 inches, center to center?

HAND TOOLS & EQUIPMENT

- ☐ Are all tools and equipment (both, company and employee-owned) used by employees at their workplace in good condition?
- ☐ Are hand tools such as chisels, punches, which develop mushroomed heads during use, reconditioned or replaced as necessary?
- ☐ Are broken or fractured handles on hammers, axes and similar equipment replaced promptly?
- ☐ Are worn or bent wrenches replaced regularly?
- ☐ Are appropriate handles used on files and similar tools?
- ☐ Are employees made aware of the hazards caused by faulty or improperly used hand tools?
- ☐ Are appropriate safety glasses, face shields, and similar equipment used while using hand tools or equipment that might produce flying materials or be subject to breakage?
- ☐ Are jacks checked periodically to assure they are in good operating condition?
- ☐ Are tool handles wedged tightly in the head of all tools?
- ☐ Are tool cutting edges kept sharp so the tool will move smoothly without binding or skipping?
- ☐ Are tools stored in dry, secure location where they won't be tampered with?
- ☐ Is eye and face protection used when driving hardened or tempered spuds or nails?

PORTABLE (POWER OPERATED) TOOLS & EQUIPMENT

- ☐ Are grinders, saws, and similar equipment provided with appropriate safety guards?
- ☐ Are power tools used with the correct shield, guard or attachment recommended by the manufacturer?
- ☐ Are portable circular saws equipped with guards above and below the base shoe?
- ☐ Are circular saw guards checked to assure they are not wedged up, thus leaving the lower portion of the blade unguarded?

☐ Are rotating or moving parts of equipment guarded to prevent physical contact?

- ☐ Are all cord-connected, electrically operated tools and equipment effectively grounded or of the approved double insulated type?
- ☐ Are effective guards in place over belts, pulleys, chains, and sprockets, on equipment such as concrete mixers, air compressors, and the like?
- ☐ Are portable fans provided with full guards or screens having openings 1/2 inch or less?
- ☐ Is hoisting equipment available and used for lifting heavy objects, and are hoist ratings and characteristics appropriate for the task?
- ☐ Are ground-fault circuit interrupters provided on all temporary electrical 15 and 20 ampere circuits, used during periods of construction?
- ☐ Are pneumatic and hydraulic hoses on power-operated tools checked regularly for deterioration or damage?

ABRASIVE WHEEL EQUIPMENT GRINDERS

- ☐ Is the work rest used and kept adjusted to within 1/8 inch of the wheel?
- ☐ Is the adjustable tongue on the top side of the grinder used and kept adjusted to within 1/4 inch of the wheel?
- ☐ Do side guards cover the spindle, nut, and flange and 75 percent of the wheel diameter?
- ☐ Are bench and pedestal grinders permanently mounted?
- ☐ Are goggles or face shields always worn when grinding?
- ☐ Is the maximum RPM rating of each abrasive wheel compatible with the RPM rating of the grinder motor?
- ☐ Are fixed or permanently mounted grinders connected to their electrical supply system with metallic conduit or other permanent wiring method?
- ☐ Does each grinder have an individual on and off control switch?
- ☐ Is each electrically operated grinder effectively grounded?
- ☐ Before new abrasive wheels are mounted, are they visually inspected and ring tested?
- ☐ Are dust collectors and powered exhausts provided on grinders used in operations that produce large amounts of dust?
- ☐ Are splashguards mounted on grinders that use coolant, to prevent the coolant reaching employees?
- ☐ Is cleanliness maintained around grinder?

POWDER ACTUATED TOOLS

- ☐ Are employees who operate powder-actuated tools trained in their use and carry a valid operator's card?
- ☐ Do the powder-actuated tools being used have written approval of the Division of Occupational Safety and Health?
- ☐ Is each powder-actuated tool stored in its own locked container when not being used?
- ☐ Is a sign at least 7" by 10" with bold type reading "POWDER-ACTUATED TOOL IN USE" conspicuously posted when the tool is being used?
- ☐ Are powder-actuated tools left unloaded until they are actually ready to be used?
- ☐ Are powder-actuated tools inspected for obstructions or defects each day before use?
- ☐ Do powder-actuated tools operators have and use appropriate personal protective equipment such as hard hats, safety goggles, safety shoes and ear protectors?

MACHINE GUARDING

- ☐ Is there a training program to instruct employees on safe methods of machine operation?
- ☐ Is there adequate supervision to ensure that employees are following safe machine operating procedures?
- ☐ Is there a regular program of safety inspection of machinery and equipment?
- ☐ Is all machinery and equipment kept clean and properly maintained?
- ☐ Is sufficient clearance provided around and between machines to allow for safe operations, set up and servicing, material handling and waste removal?
- ☐ Is equipment and machinery securely placed and anchored, when necessary to prevent tipping or other movement that could result in personal injury?

☐ Is there a power shut-off switch within reach of the operator's position at each machine?
☐ Can electric power to each machine be locked out for maintenance, repair, or security?

- ☐ Are the noncurrent-carrying metal parts of electrically operated machines bonded and grounded?
- ☐ Are foot-operated switches guarded or arranged to prevent accidental actuation by personnel or falling
- ☐ Are manually operated valves and switches controlling the operation of equipment and machines clearly identified and readily accessible?
- ☐ Are all emergency stop buttons colored red?
- ☐ Are all pulleys and belts that are within 7 feet of the floor or working level properly guarded?
- ☐ Are all moving chains and gears properly guarded?
- ☐ Are splashguards mounted on machines that use coolant, to prevent the coolant from reaching employees?
- ☐ Are methods provided to protect the operator and other employees in the machine area from hazards created at the point of operation, ingoing nip points, rotating parts, flying chips, and sparks?
- ☐ Are machinery guards secure and so arranged that they do not offer a hazard in their use?
- ☐ If special hand tools are used for placing and removing material, do they protect the operator's hands?
- ☐ Are revolving drums, barrels, and containers required to be guarded by an enclosure that is interlocked with the drive mechanism, so that revolution cannot occur unless the guard enclosure is in place, so guarded?
- ☐ Do arbors and mandrels have firm and secure bearings and are they free from play?
- ☐ Are provisions made to prevent machines from automatically starting when power is restored after a power failure or shutdown?
- ☐ Are machines constructed so as to be free from excessive vibration when the largest size tool is mounted and run at full speed?
- ☐ If machinery is cleaned with compressed air, is air pressure controlled and personal protective equipment or other safeguards used to protect operators and other workers from eye and body injury?
- ☐ Are fan blades protected with a guard having openings no larger than 1/2 inch, when operating within 7 feet of the floor?
- ☐ Are saws used for ripping, equipped with anti-kick back devices and spreaders?
- ☐ Are radial arm saws so arranged that the cutting head will gently return to the back of the table when released?

LOCKOUT BLOCKOUT PROCEDURES

- ☐ Is all machinery or equipment capable of movement, required to be de-energized or disengaged and blocked or locked out during cleaning, servicing, adjusting or setting up operations, whenever required?
- ☐ Is the locking-out of control circuits in lieu of locking-out main power disconnects prohibited?
- ☐ Are all equipment control valve handles provided with a means for locking-out?
- ☐ Does the lockout procedure require that stored energy (i.e. mechanical, hydraulic, air,) be released or blocked before equipment is locked-out for repairs?
- ☐ Are appropriate employees provided with individually keyed personal safety locks?
- ☐ Are employees required to keep personal control of their key(s) while they have safety locks in use?
- ☐ Is it required that employees check the safety of the lock out by attempting a start up after making sure no one is exposed?
- ☐ Where the power disconnecting means for equipment does not also disconnect the electrical control circuit:
- ☐ Are the appropriate electrical enclosures identified?
- ☐ Is means provide to assure the control circuit can also be disconnected and locked out?

WELDING, CUTTING & BRAZING

- ☐ Are only authorized and trained personnel permitted to use welding, cutting or brazing equipment?
- ☐ Do all operator have a copy of the appropriate operating instructions and are they directed to follow them?
- ☐ Are compressed gas cylinders regularly examined for obvious signs of defects, deep rusting, or leakage?
- ☐ Is care used in handling and storage of cylinders, safety valves, relief valves, and the like, to prevent damage?
- ☐ Are precautions taken to prevent the mixture of air or oxygen with flammable gases, except at a burner or in a

standard torch?

- ☐ Are only approved apparatus (torches, regulators, pressure-reducing valves, acetylene generators, manifolds) used?
- ☐ Are cylinders kept away from sources of heat?
- ☐ Is it prohibited to use cylinders as rollers or supports?
- ☐ Are empty cylinders appropriately marked their valves closed and valve-protection caps on?
- ☐ Are signs reading: DANGER NO-SMOKING, MATCHES, OR OPEN LIGHTS, or the equivalent posted?
- ☐ Are cylinders, cylinder valves, couplings, regulators, hoses, and apparatus keep free of oily or greasy substances?
- ☐ Is care taken not to drop or strike cylinders?
- ☐ Unless secured on special trucks, are regulators removed and valve-protection caps put in place before moving cylinders?
- ☐ Do cylinders without fixed hand wheels have keys, handles, or non-adjustable wrenches on stem valves when in service?
- ☐ Are liquefied gases stored and shipped valve-end up with valve covers in place?
- ☐ Are employees instructed to never crack a fuel-gas cylinder valve near sources of ignition?
- ☐ Before a regulator is removed, is the valve closed and gas released form the regulator?
- ☐ Is red used to identify the acetylene (and other fuel-gas) hose, green for oxygen hose, and black for inert gas and air hose?
- ☐ Are pressure-reducing regulators used only for the gas and pressures for which they are intended?
- ☐ Is open circuit (No Load) voltage of arc welding and cutting machines as low as possible and not in excess of the recommended limits?
- ☐ Under wet conditions, are automatic controls for reducing no-load voltage used?
- ☐ Is grounding of the machine frame and safety ground connections of portable machines checked periodically?

- ☐ Are electrodes removed from the holders when not in use?
- ☐ Is it required that electric power to the welder be shut off when no one is in attendance?
- ☐ Is suitable fire extinguishing equipment available for immediate use?
- ☐ Is the welder forbidden to coil or loop welding electrode cable around his body?
- ☐ Are wet machines thoroughly dried and tested before being used?
- ☐ Are work and electrode lead cables frequently inspected for wear and damage, and replaced when needed?
- ☐ Do means for connecting cables' lengths have adequate insulation?
- ☐ When the object to be welded cannot be moved and fire hazards cannot be removed, are shields used to confine heat, sparks, and slag?
- ☐ Are firewatchers assigned when welding or cutting is performed, in locations where a serious fire might develop?
- ☐ Are combustible floors kept wet, covered by damp sand, or protected by fire-resistant shields?
- ☐ When floors are wet down, are personnel protected from possible electrical shock?
- ☐ When welding is done on metal walls, are precautions taken to protect combustibles on the other side?
- ☐ Before hot work is begun, are used drums, barrels, tanks, and other containers so thoroughly cleaned that no substances remain that could explode, ignite, or produce toxic vapors?
- ☐ Is it required that eye protection helmets, hand shields and goggles meet appropriate standards?
- ☐ Are employees exposed to the hazards created by welding, cutting, or bracing operations protected with personal protective equipment and clothing?
- ☐ Is a check made for adequate ventilation in and where welding or cutting is preformed?
- ☐ When working in confined places are environmental monitoring tests taken and means provided for quick removal of welders in case of an emergency?

COMPRESSORS & COMPRESSED AIR

- ☐ Are compressors equipped with pressure relief valves, and pressure gauges?
- ☐ Are compressor air intakes installed and equipped to ensure that only clean uncontaminated air enters the

compressor?

☐ Are air filters installed on the compressor intake?

- ☐ Are compressors operated and lubricated in accordance with the manufacturer's recommendations?
- ☐ Are safety devices on compressed air systems checked frequently?
- ☐ Before any repair work is done on the pressure system of a compressor, is the pressure bled off and the system locked-out?
- ☐ Are signs posted to warn of the automatic starting feature of the compressors?
- ☐ Is the belt drive system totally enclosed to provide protection for the front, back, top, and sides?
- ☐ Is it strictly prohibited to direct compressed air towards a person?
- ☐ Are employees prohibited from using highly compressed air for cleaning purposes?
- ☐ If compressed air is used for cleaning off clothing, is the pressure reduced to less than 10 psi?
- ☐ When using compressed air for cleaning, do employees use personal protective equipment?
- ☐ Are safety chains or other suitable locking devices used at couplings of high pressure hose lines where a connection failure would create a hazard?
- ☐ Before compressed air is used to empty containers of liquid, is the safe working pressure of the container checked?
- ☐ When compressed air is used with abrasive blast cleaning equipment, is the operating valve a type that must be held open manually?
- ☐ When compressed air is used to inflate auto tires, is a clip-on chuck and an inline regulator preset to 40 psi required?
- ☐ Is it prohibited to use compressed air to clean up or move combustible dust if such action could cause the dust to be suspended in the air and cause a fire or explosion hazard?

COMPRESSED AIR RECEIVERS

- ☐ Is every receiver equipped with a pressure gauge and with one or more automatic, spring-loaded safety valves?
- ☐ Is the total relieving capacity of the safety valve capable of preventing pressure in the receiver from exceeding the maximum allowable working pressure of the receiver by more than 10 percent?
- ☐ Is every air receiver provided with a drainpipe and valve at the lowest point for the removal of accumulated oil and water?
- ☐ Are compressed air receivers periodically drained of moisture and oil?
- ☐ Are all safety valves tested frequently and at regular intervals to determine whether they are in good operating condition?
- ☐ Is there a current operating permit issued by the Division of Occupational Safety and Health?
- ☐ Is the inlet of air receivers and piping systems kept free of accumulated oil and carbonaceous materials?

COMPRESSED GAS & CYLINDERS

- ☐ Are cylinders with a water weight capacity over 30 pounds equipped with means for connecting a valve protector device, or with a collar or recess to protect the valve?
- ☐ Are cylinders legibly marked to clearly identify the gas contained?
- ☐ Are compressed gas cylinders stored in areas which are protected from external heat sources such as flame impingement, intense radiant heat, electric arcs, or high temperature lines?
- ☐ Are cylinders located or stored in areas where they will not be damaged by passing or falling objects, or subject to tampering by unauthorized persons?
- ☐ Are cylinders stored or transported in a manner to prevent them creating a hazard by tipping, falling or rolling?

- ☐ Are cylinders containing liquefied fuel gas, stored or transported in a position so that the safety relief device is always in direct contact with the vapor space in the cylinder?
- ☐ Are valve protectors always placed on cylinders when the cylinders are not in use or connected for use?
- ☐ Are all valves closed off before a cylinder is moved, when the cylinder is empty, and at the completion of each job?
- ☐ Are low pressure fuel-gas cylinders checked periodically for corrosion, general distortion, cracks, or any other defect that might indicate a weakness or render it unfit for service?

☐ Does the periodic check of low pressure fuel-gas cylinders include a close inspection of the cylinders' bottom?

HOIST & AUXILIARY EQUIPMENT

- ☐ Is each overhead electric hoist equipped with a limit device to stop the hook travel at its highest and lowest point of safe travel?
- ☐ Will each hoist automatically stop and hold any load up to 125 percent of its rated load, if its actuating force is removed?
- ☐ Is the rated load of each hoist legibly marked and visible to the operator?
- ☐ Are stops provided at the safe limits of travel for trolley hoist?
- ☐ Are the controls of hoists plainly marked to indicate the direction of travel or motion?
- ☐ Is each cage-controlled hoist equipped with an effective warning device?
- ☐ Are close-fitting guards or other suitable devices installed on hoist to assure hoist ropes will be maintained in the sheave groves?
- ☐ Are all hoist chains or ropes of sufficient length to handle the full range of movement for the application while still maintaining two full wraps on the drum at all times?
- ☐ Are nip points or contact points between hoist ropes and sheaves which are permanently located within 7 feet of the floor, ground or working platform, guarded?
- ☐ Is it prohibited to use chains or rope slings that are kinked or twisted?
- ☐ Is it prohibited to use the hoist rope or chain wrapped around the load as a substitute, for a sling?
- ☐ Is the operator instructed to avoid carrying loads over people?
- ☐ Are only employees who have been trained in the proper use of hoists allowed to operate them?

INDUSTRIAL TRUCKS - FORKLIFTS

- ☐ Are only trained personnel allowed to operate industrial trucks?
- ☐ Is substantial overhead protective equipment provided on high lift rider equipment?
- ☐ Are the required lift truck operating rules posted and enforced?
- ☐ Is directional lighting provided on each industrial truck that operates in an area with less than 2 foot candles per square foot of general lighting?
- ☐ Does each industrial truck have a warning horn, whistle, gong or other device which can be clearly heard above the normal noise in the areas where operated?
- ☐ Are the brakes on each industrial truck capable of bringing the vehicle to a complete and safe stop when fully loaded?
- ☐ Will the industrial truck's parking brake effectively prevent the vehicle from moving when unattended?
- ☐ Are industrial trucks operating in areas where flammable gases or vapors, or combustible dust or ignitable fibers may be present in the atmosphere, approved for such locations?
- ☐ Are motorized hand and hand/rider trucks so designed that the brakes are applied, and power to the drive motor shuts off when the operator releases his/her grip on the device that controls the travel?
- ☐ Are industrial trucks with internal combustion engine operated in buildings or enclosed areas, carefully checked to ensure such operations do not cause harmful concentration of dangerous gases or fumes?

SPRAYING OPERATIONS

- ☐ Is adequate ventilation assured before spray operations are started?
- ☐ Is mechanical ventilation provided when spraying operation is done in enclosed areas?
- ☐ When mechanical ventilation is provided during spraying operations, is it so arranged that it will not circulate the contaminated air?
- ☐ Is the spray area free of hot surfaces?
- ☐ Is the spray area at least 20 feet from flames, sparks, operating electrical motors and other ignition sources?
- ☐ Are portable lamps used to illuminate spray areas suitable for use in a hazardous location?
- ☐ Is approved respiratory equipment provided and used when appropriate during spraying operations?
- ☐ Do solvents used for cleaning have a flash point of 100E F or more?

☐ Are fire control sprinkler heads kept clean?

- ☐ Are "NO SMOKING" signs posted in spray areas, paint rooms, paint booths, and paint storage areas?
- ☐ Is the spray area kept clean of combustible residue?
- ☐ Are spray booths constructed of metal, masonry, or other substantial noncombustible material?
- ☐ Are spray booth floors and baffles noncombustible and easily cleaned?
- ☐ Is infrared drying apparatus kept out of the spray area during spraying operations?
- ☐ Is the spray booth completely ventilated before using the drying apparatus?
- ☐ Is the electric drying apparatus properly grounded?
- ☐ Are lighting fixtures for spray booths located outside of the booth and the interior lighted through sealed clear panels?
- ☐ Are the electric motors for exhaust fans placed outside booths or ducts?
- ☐ Are belts and pulleys inside the booth fully enclosed?
- ☐ Do ducts have access doors to allow cleaning?
- ☐ Do all drying spaces have adequate ventilation?

ENTERING CONFINED SPACES

- ☐ Are confined spaces thoroughly emptied of any corrosive or hazardous substances, such as acids or caustics, before entry?
- ☐ Before entry, are all lines to a confined space, containing inert, toxic, flammable, or corrosive materials valved off and blanked or disconnected and separated?
- ☐ Is it required that all impellers, agitators, or other moving equipment inside confined spaces be locked-out if they present a hazard?
- ☐ Is either natural or mechanical ventilation provided prior to confined space entry?
- ☐ Before entry, are appropriate atmospheric tests performed to check for oxygen deficiency, toxic substance and explosive concentrations in the confined space before entry?
- ☐ Is adequate illumination provided for the work to be performed in the confined space?
- ☐ Is the atmosphere inside the confined space frequently tested or continuously monitor during conduct of work?

- ☐ Is there an assigned safety standby employee outside of the confined space, whose sole responsibility is to watch the work in progress, sound an alarm if necessary, and render assistance?
- ☐ Is the standby employee or other employees prohibited from entering the confined space without lifelines and respiratory equipment if there is any questions as to the cause of an emergency?
- ☐ In addition to the standby employee, is there at least one other trained rescuer in the vicinity?
- ☐ Are all rescuers appropriately trained and using approved, recently inspected equipment?
- ☐ Does all rescue equipment allow for lifting employees vertically from a top opening?
- ☐ Are there trained personnel in First Aid and CPR immediately available?
- ☐ Is there an effective communication system in place whenever respiratory equipment is used and the employee in the confined space is out of sight of the standby person?
- ☐ Is approved respiratory equipment required if the atmosphere inside the confined space cannot be made acceptable?
- ☐ Is all portable electrical equipment used inside confined spaces either grounded and insulated, or equipped with ground fault protection?
- ☐ Before gas welding or burning is started in a confined space, are hoses checked for leaks, compressed gas bottles forbidden inside of the confined space, torches lighted only outside of the confined area and the confined area tested for an explosive atmosphere each time before a lighted torch is to be taken into the confined space?
- ☐ If employees will be using oxygen-consuming equipment such as salamanders, torches, furnaces, in a confined space, is sufficient air provided to assure combustion without reducing the oxygen concentration of the atmosphere below 19.5 percent by volume?
- ☐ Whenever combustion-type equipment is used in confined space, are provisions made to ensure the exhaust gases are vented outside of the enclosure?
- ☐ Is each confined space checked for decaying vegetation or animal matter, which may produce methane?

☐ Is the confined space checked for possible industrial waste, which could contain toxic properties?

☐ If the confined space is below the ground and near areas where motor vehicles will be operating, is it possible for vehicle exhaust or carbon monoxide to enter the space?

ENVIRONMENTAL CONTROLS

☐ Are all work areas properly illuminated?
☐ Are employees instructed in proper first aid and other emergency procedures?
☐ Are hazardous substances identified which may cause harm by inhalation, ingestion, skin absorption or contact?
☐ Are employees aware of the hazards involved with the various chemicals they may be exposed to in their work environment, such as ammonia, chlorine, epoxies, and caustics?
☐ Is employee exposure to chemicals in the workplace kept within acceptable levels?
☐ Can a less harmful method or product be used?
☐ Is the work area's ventilation system appropriate for the work being performed?
☐ Are spray painting operations done in spray rooms or booths equipped with an appropriate exhaust system?
☐ Is employee exposure to welding fumes controlled by ventilation, use of respirators, exposure time, or other means?
☐ Are welders and other workers nearby provided with flash shields during welding operations?
☐ If forklifts and other vehicles are used in buildings or other enclosed areas, are the carbon monoxide levels kept below maximum acceptable concentration?
☐ Has there been a determination that noise levels in the facilities are within acceptable levels?
☐ Are steps being taken to use engineering controls to reduce excessive noise levels?
☐ Are proper precautions being taken when handling asbestos and other fibrous materials?
☐ Are caution labels and signs used to warn of asbestos?
☐ Are wet methods used, when practicable, to prevent the emission of airborne asbestos fibers, silica dust and similar hazardous materials?
☐ Is vacuuming with appropriate equipment used whenever possible rather than blowing or sweeping dust?
☐ Are grinders, saws, and other machines that produce respirable dusts vented to an industrial collector or central exhaust system?
☐ Are all local exhaust ventilation systems designed and operating properly such as airflow and volume necessary for the application? Are the ducts free of obstructions or the belts slipping?
☐ Is personal protective equipment provided, used and maintained wherever required?
☐ Are there written standard operating procedures for the selection and use of respirators where needed?
☐ Are restrooms and washrooms kept clean and sanitary?
☐ Is all water provided for drinking, washing, and cooking potable?
☐ Are all outlets for water not suitable for drinking clearly identified?
☐ Are employees' physical capacities assessed before being assigned to jobs requiring heavy work?
☐ Are employees instructed in the proper manner of lifting heavy objects?
☐ Where heat is a problem, have all fixed work areas been provided with spot cooling or air conditioning?
☐ Are employees screened before assignment to areas of high heat to determine if their health condition might make them more susceptible to having an adverse reaction?
☐ Are employees working on streets and roadways where they are exposed to the hazards of traffic, required to wear bright colored (traffic orange) warning vest?
☐ Are exhaust stacks and air intakes located that contaminated air will not be recirculated within a building or other enclosed area?
☐ Is equipment producing ultra-violet radiation properly shielded?

FLAMMABLE & COMBUSTIBLE MATERIALS

☐ Are combustible scrap, debris and waste materials (i.e. oily rags) stored in covered metal receptacles and removed from the worksite promptly?
☐ Is proper storage practiced to minimize the risk of fire including spontaneous combustion?

☐ Are approved containers and tanks used for the storage and handling of flammable and combustible liquids?

- ☐ Are all connections on drums and combustible liquid piping, vapor and liquid tight?
- ☐ Are all flammable liquids kept in closed containers when not in use (e.g. parts cleaning tanks, pans)?
- ☐ Are bulk drums of flammable liquids grounded and bonded to containers during dispensing?
- ☐ Do storage rooms for flammable and combustible liquids have explosion-proof lights?
- ☐ Do storage rooms for flammable and combustible liquids have mechanical or gravity ventilation?
- ☐ Is liquefied petroleum gas stored, handled, and used in accordance with safe practices and standards?
- ☐ Are liquefied petroleum storage tanks guarded to prevent damage from vehicles?
- ☐ Are all solvent wastes and flammable liquids kept in fire-resistant covered containers until they are removed from the worksite?
- ☐ Is vacuuming used whenever possible rather than blowing or sweeping combustible dust?
- ☐ Are fire separators placed between containers of combustibles or flammables, when stacked one upon another, to assure their support and stability?
- ☐ Are fuel gas cylinders and oxygen cylinders separated by distance, fire resistant barriers or other means while in storage?
- ☐ Are fire extinguishers selected and provided for the types of materials in areas where they are to be used?
- ☐ Class A: Ordinary combustible material fires.
- ☐ Class B: Flammable liquid, gas or grease fires.
- ☐ Class C: Energized-electrical equipment fires.
- ☐ If a Halon 1301 fire extinguisher is used, can employees evacuate within the specified time for that extinguisher?
- ☐ Are appropriate fire extinguishers mounted within 75 feet of outside areas containing flammable liquids, and within 10 feet of any inside storage area for such materials?
- ☐ Is the transfer/withdrawal of flammable or combustible liquids performed by trained personnel?
- ☐ Are fire extinguishers mounted so that employees do not have to travel more than 75 feet for a class "A" fire or 50 feet for a class "B" fire?
- ☐ Are employees trained in the use of fire extinguishers?
- ☐ Are extinguishers free from obstructions or blockage?
- ☐ Are all extinguishers serviced, maintained and tagged at intervals not to exceed one year?
- ☐ Are all extinguishers fully charged and in their designated places?
- ☐ Is a record maintained of required monthly checks of extinguishers?
- ☐ Where sprinkler systems are permanently installed, are the nozzle heads directed or arranged so that water will not be sprayed into operating electrical switchboards and equipment?
- ☐ Are "NO SMOKING" signs posted where appropriate in areas where flammable or combustible materials are used or stored?
- ☐ Are "NO SMOKING" signs posted on liquefied petroleum gas tanks?
- ☐ Are "NO SMOKING" rules enforced in areas involving storage and use of flammable materials?
- ☐ Are safety cans used for dispensing flammable or combustible liquids at a point of use?
- ☐ Are all spills of flammable or combustible liquids cleaned up promptly?
- ☐ Are storage tanks adequately vented to prevent the development of excessive vacuum or pressure as a result of filling, emptying, or atmosphere temperature changes?
- ☐ Are storage tanks equipped with emergency venting that will relieve excessive internal pressure caused by fire exposure?
- ☐ Are spare portable or butane tanks, which are sued by industrial trucks stored in accord with regulations?

FIRE PROTECTION

- ☐ Do you have a fire prevention plan?
- ☐ Does your plan describe the type of fire protection equipment and/or systems?
- ☐ Have you established practices and procedures to control potential fire hazards and ignition sources?
- ☐ Are employees aware of the fire hazards of the material and processes to which they are exposed?
- ☐ Is your local fire department well acquainted with your facilities, location and specific hazards?

☐ If you have a fire alarm system, is it tested at least annually?

- ☐ If you have a fire alarm system, is it certified as required?
- ☐ If you have interior standpipes and valves, are they inspected regularly?
- ☐ If you have outside private fire hydrants, are they flushed at least once a year and on a routine preventive maintenance schedule?
- ☐ Are fire doors and shutters in good operating condition?
- ☐ Are fire doors and shutters unobstructed and protected against obstructions, including their counterweights?
- ☐ Are fire door and shutter fusible links in place?
- ☐ Are automatic sprinkler system water control valves, air and water pressures checked weekly/periodically as required?
- ☐ Is maintenance of automatic sprinkler system assigned to responsible persons or to a sprinkler contractor?
- ☐ Are sprinkler heads protected by metal guards, when exposed to physical damage?
- ☐ Is proper clearance maintained below sprinkler heads?
- ☐ Are portable fire extinguishers provided in adequate number and type?
- ☐ Are fire extinguishers mounted in readily accessible locations?
- ☐ Are fire extinguishers recharged regularly and noted on the inspection tag?
- ☐ Are employees periodically instructed in the use of extinguishers and fire protection procedures?

HAZARDOUS CHEMICAL EXPOSURES

- ☐ Are employees trained in the safe handling practices of hazardous chemicals such as acids, caustics, and the like?
- ☐ Are employees aware of the potential hazards involving various chemicals stored or used in the workplace--such as acids, bases, caustics, epoxies, and phenols?
- ☐ Is employee exposure to chemicals kept within acceptable levels?
- ☐ Are eye wash fountains and safety showers provided in areas where corrosive chemicals are handled?
- ☐ Are all containers, such as vats and storage tanks labeled as to their contents--e.g. "CAUSTICS"?
- ☐ Are all employees required to use personal protective clothing and equipment when handling chemicals (i.e. gloves, eye protection, and respirators)?
- ☐ Are flammable or toxic chemicals kept in closed containers when not in use?
- ☐ Are chemical piping systems clearly marked as to their content?
- ☐ Where corrosive liquids are frequently handled in open containers or drawn from storage vessels or pipelines, is adequate means readily available for neutralizing or disposing of spills or overflows properly and safely?
- ☐ Have standard operating procedures been established and are they being followed when cleaning up chemical spills?
- ☐ Where needed for emergency use, are respirators stored in a convenient, clean and sanitary location?
- ☐ Are respirators intended for emergency use adequate for the various uses for which they may be needed?
- ☐ Are employees prohibited from eating in areas where hazardous chemicals are present?
- ☐ Is personal protective equipment provided, used and maintained whenever necessary?
- ☐ Are there written standard operating procedures for the selection and use of respirators where needed?
- ☐ If you have a respirator protection program, are your employees instructed on the correct usage and limitations of the respirators?
- ☐ Are the respirators NIOSH approved for this particular application?
- ☐ Are they regularly inspected and cleaned sanitized and maintained?
- ☐ If hazardous substances are used in your processes, do you have a medical or biological monitoring system in operation?
- ☐ Are you familiar with the Threshold Limit Values or Permissible Exposure Limits of airborne contaminants and physical agents used in your workplace?
- ☐ Have control procedures been instituted for hazardous materials, where appropriate, such as respirators, ventilation systems, handling practices, and the like?
- ☐ Whenever possible, are hazardous substances handled in properly designed and exhausted booths or similar locations?

☐ Do you use general dilution or local exhaust ventilation systems to control dusts, vapors, gases, fumes, smoke, solvents or mists which may be generated in your workplace?

- ☐ Is ventilation equipment provided for removal of contaminants from such operations as production grinding, buffing, spray painting, and/or vapor decreasing, and is it operating properly?
- ☐ Do employees complain about dizziness, headaches, nausea, irritation, or other factors of discomfort when they use solvents or other chemicals?
- ☐ Is there a dermatitis problem--do employees complain about skin dryness, irritation, or sensitization?
- ☐ Have you considered the use of an industrial hygienist or environmental health specialist to evaluate your operation?
- ☐ If internal combustion engines are used, is carbon monoxide kept within acceptable levels?
- ☐ Is vacuuming used, rather than blowing or sweeping dusts whenever possible for clean up?
- ☐ Are materials, which give off toxic asphyxiant, suffocating or anesthetic fumes, stored in remote or isolated locations when not in use?

HAZARDOUS SUBSTANCES COMMUNICATION

- ☐ Is there a list of hazardous substances used in your workplace?
- ☐ Is there a written hazard communication program dealing with Material Safety Data Sheets (MSDS) labeling, and employee training?
- ☐ Who is responsible for MSDSs, container labeling, employee training?
- ☐ Is each container for a hazardous substance (i.e. vats, bottles, storage tanks,) labeled with product identity and a hazard warning (communication of the specific health hazards and physical hazards)?
- ☐ Is there a Material Safety Data Sheet readily available for each hazardous substance used?
- ☐ How will you inform other employers whose employees share the same work area where the hazardous substances are used?
- ☐ Is there an employee training program for hazardous substances?
- ☐ Does this program include:
- ☐ An explanation of what an MSDS is and how to use and obtain one?
- ☐ MSDS contents for each hazardous substance or class of substances?
- ☐ Explanation of "Right to Know"?
- ☐ Identification of where employees can see the employer's written hazard communication program and where hazardous substances are present in their work area?
- ☐ The physical and health hazards of substances in the work area, how to detect their presence, and specific protective measures to be used?
- ☐ Details of the hazard communication program, including how to use the labeling system and MSDSs?
- ☐ How employees will be informed of hazards of non-routine tasks, and hazards of unlabeled pipes?

ELECTRICAL

- ☐ Are your workplace electricians familiar with the Cal/OSHA Electrical Safety Orders?
- ☐ Do you specify compliance with Cal/OSHA for all contract electrical work?
- ☐ Are all employees required to report as soon as practicable any obvious hazard to life or property observed in connection with electrical equipment or lines?
- ☐ Are employees instructed to make preliminary inspections and/or appropriate tests to determine what conditions exist before starting work on electrical equipment or lines?
- ☐ When electrical equipment or lines are to be serviced, maintained or adjusted, are necessary switches opened, locked-out and tagged whenever possible?
- ☐ Are portable electrical tools and equipment grounded or of the double insulated type?
- ☐ Are electrical appliances such as vacuum cleaners, polishers, vending machines grounded?
- ☐ Do extension cords being used have a grounding conductor?
- ☐ Are multiple plug adapters prohibited?
- ☐ Are ground-fault circuit interrupters installed on each temporary 15 or 20 ampere, 120 volt AC circuit at locations where construction, demolition, modifications, alterations or excavations are being performed?
- ☐ Are all temporary circuits protected by suitable disconnecting switches or plug connectors at the junction with

permanent wiring?

☐ Is exposed wiring and cords with frayed or deteriorated insulation repaired or replaced promptly?

- ☐ Are flexible cords and cables free of splices or taps?
- ☐ Are clamps or other securing means provided on flexible cords or cables at plugs, receptacles, tools, and equipment and is the cord jacket securely held in place?
- ☐ Are all cord, cable and raceway connections intact and secure?
- ☐ In wet or damp locations, are electrical tools and equipment appropriate for the use or location or otherwise protected?
- ☐ Is the location of electrical power lines and cables (overhead, underground, underfloor, other side of walls) determined before digging, drilling or similar work is begun?
- ☐ Are metal measuring tapes, ropes, handlines or similar devices with metallic thread woven into the fabric prohibited where they could come in contact with energized parts of equipment or circuit conductors?
- ☐ Is the use of metal ladders prohibited in area where the ladder or the person using the ladder could come in contact with energized parts of equipment, fixtures or circuit conductors?
- ☐ Are all disconnecting switches and circuit breakers labeled to indicate their use or equipment served?
- ☐ Are disconnecting means always opened before fuses are replaced?
- ☐ Do all interior wiring systems include provisions for grounding metal parts of electrical raceways, equipment and enclosures?
- ☐ Are all electrical raceways and enclosures securely fastened in place?
- ☐ Are all energized parts of electrical circuits and equipment guarded against accidental contact by approved cabinets or enclosures?
- ☐ Is sufficient access and working space provided and maintained about all electrical equipment to permit ready and safe operations and maintenance?
- ☐ Are all unused openings (including conduit knockouts) in electrical enclosures and fittings closed with appropriate covers, plugs or plates?
- ☐ Are electrical enclosures such as switches, receptacles, junction boxes, etc., provided with tight-fitting covers or plates?
- ☐ Are disconnecting switches for electrical motors in excess of two horsepower, capable of opening the circuit when the motor is in a stalled condition, without exploding? (Switches must be horsepower rated equal to or in excess of the motor hp rating).
- ☐ Is low voltage protection provided in the control device of motors driving machines or equipment, which could cause probably injury from inadvertent starting?
- ☐ Is each motor disconnecting switch or circuit breaker located within sight of the motor control device?
- ☐ Is each motor located within sight of its controller or the controller disconnecting means capable of being locked in the open position or is a separate disconnecting means installed in the circuit within sight of the motor?
- ☐ Is the controller for each motor in excess of two horsepower, rated in horsepower equal to or in excess of the rating of the motor is serves?
- ☐ Are employees who regularly work on or around energized electrical equipment or lines instructed in the cardiopulmonary resuscitation (CPR) methods?
- ☐ Are employees prohibited from working alone on energized lines or equipment over 600 volts?

NOISE

- ☐ Are there areas in the workplace where continuous noise levels exceed 85 dBA? (To determine maximum allowable levels for intermittent or impact noise, see Title 8, Section 5097.)
- ☐ Are noise levels being measured using a sound level meter or an octave band analyzer and records being kept?
- ☐ Have you tried isolating noisy machinery from the rest of your operation?
- ☐ Have engineering controls been used to reduce excessive noise levels?
- ☐ Where engineering controls are determined not feasible, are administrative controls (i.e. worker rotation) being used to minimize individual employee exposure to noise?
- ☐ Is there an ongoing preventive health program to educate employees in safe levels of noise and exposure, effects of noise on their health, and use of personal protection?
- ☐ Is the training repeated annually for employees exposed to continuous noise above 85 dBA?

☐ Have work areas where noise levels make voice communication between employees difficult been identified and posted?

- ☐ Is approved hearing protective equipment (noise attenuating devices) available to every employee working in areas where continuous noise levels exceed 85 dBA?
- ☐ If you use ear protectors, are employees properly fitted and instructed in their use and care?
- ☐ Are employees exposed to continuous noise above 85 dBA given periodic audiometric testing to ensure that you have an effective hearing protection system?

FUELING

- ☐ Is it prohibited to fuel an internal combustion engine with a flammable liquid while the engine is running?
- ☐ Are fueling operations done in such a manner that likelihood of spillage will be minimal?
- ☐ When spillage occurs during fueling operations, is the spilled fuel cleaned up completely, evaporated, or other measures taken to control vapors before restarting the engine?
- ☐ Are fuel tank caps replaced and secured before starting the engine?
- ☐ In fueling operations is there always metal contact between the container and fuel tank?
- ☐ Are fueling hoses of a type designed to handle the specific type of fuel?
- ☐ Is it prohibited to handle or transfer gasoline in open containers?
- ☐ Are open lights, open flames, or sparking or arcing equipment prohibited near fueling or transfer of fuel operations?
- ☐ Is smoking prohibited in the vicinity of fueling operations?
- ☐ Are fueling operations prohibited in building or other enclosed areas that are not specifically ventilated for this purpose?
- ☐ Where fueling or transfer of fuel is done through a gravity flow system, are the nozzles of the self-closing type?

IDENTIFICATION OF PIPING SYSTEMS

- ☐ When nonpotable water is piped through a facility, are outlets or taps posted to alert employees that it is unsafe and not to be used for drinking, washing or other personal use?
- ☐ When hazardous substances are transported through above ground piping, is each pipeline identified at points where confusion could introduce hazards to employees?
- ☐ When pipelines are identified by color painting, are all visible parts of the line so identified?
- ☐ When pipelines are identified by color painted bands or tapes, are the bands or tapes located at reasonable intervals and at each outlet, valve or connection?
- ☐ When pipelines are identified by color, is the color code posted at all locations where confusion could introduce hazards to employees?
- ☐ When the contents of pipelines are identified by name or name abbreviation, is the information readily visible on the pipe near each valve or outlet?
- ☐ When pipelines carrying hazardous substances are identified by tags, are the tags constructed of durable materials, the message carried clearly ad permanently distinguishable and are tags installed at each valve or outlet?
- ☐ When pipelines are heated by electricity, steam or other external source, are suitable warning signs or tags placed at unions, valves, or other serviceable parts of the system?

MATERIAL HANDLING

- ☐ Is there safe clearance for equipment through aisles and doorways?
- ☐ Are aisleways designated, permanently marked, and kept clear to allow unhindered passage?
- ☐ Are motorized vehicles and mechanized equipment inspected daily or prior to use?
- ☐ Are vehicles shut off and brakes set prior to loading or unloading?
- ☐ Are containers or combustibles or flammables, when stacked while being moved, always separated by dunnage sufficient to provide stability?
- ☐ Are dock boards (bridge plates) used when loading or unloading operations are taking place between vehicles and docks?

☐ Are trucks and trailers secured from movement during loading and unloading operations?

☐ Are dock plates and loading ramps constructed and maintained with sufficient strength to support imposed loading?
☐ Are hand trucks maintained in safe operating condition?
☐ Are chutes equipped with sideboards of sufficient height to prevent the materials being handled from falling off?
☐ Are chutes and gravity roller sections firmly placed or secured to prevent displacement?
☐ At the delivery end of rollers or chutes, are provisions made to brake the movement of the handled materials.

☐ Are pallets usually inspected before being loaded or moved?
☐ Are hooks with safety latches or other arrangements used when hoisting materials so that slings or load attachments won't accidentally slip off the hoist hooks?
☐ Are securing chains, ropes, chockers or slings adequate for the job to be performed?
☐ When hoisting material or equipment, are provisions made to assure no one will be passing under the suspended loads?
☐ Are Material Safety Data Sheets available to employees handling hazardous substances?

TRANSPORTING EMPLOYEES & MATERIALS

☐ Do employees who operate vehicles on public thoroughfares have valid operator's licenses?
☐ When seven or more employees are regularly transported in a van, bus or truck, is the operator's license appropriate for the class of vehicle being driven?
☐ Is each van, bus or truck used regularly to transport employees, equipped with an adequate number of seats?

☐ When employees are transported by truck, are provision provided to prevent their falling from the vehicle?
☐ Are vehicles used to transport employees, equipped with lamps, brakes, horns, mirrors, windshields and turn signals in good repair?
☐ Are transport vehicles provided with handrails, steps, stirrups or similar devices, so placed and arranged that employees can safely mount or dismount?
☐ Are employee transport vehicles equipped at all times with at least two reflective type flares?
☐ Is a full charged fire extinguisher, in good condition, with at least 4 B:C rating maintained in each employee transport vehicle?
☐ When cutting tools with sharp edges are carried in passenger compartments of employee transport vehicles, are they placed in closed boxes or containers which are secured in place?
☐ Are employees prohibited from riding on top of any load, which can shift, topple, or otherwise become unstable?

CONTROL OF HARMFUL SUBSTANCES BY VENTILATION

☐ Is the volume and velocity of air in each exhaust system sufficient to gather the dusts, fumes, mists, vapors or gases to be controlled, and to convey them to a suitable point of disposal?
☐ Are exhaust inlets, ducts and plenums designed, constructed, and supported to prevent collapse or failure of any part of the system?
☐ Are clean-out ports or doors provided at intervals not to exceed 12 feet in all horizontal runs of exhaust ducts?

☐ Where two or more different type of operations are being controlled through the same exhaust system, will the combination of substances being controlled, constitute a fire, explosion or chemical reaction hazard in the duct?
☐ Is adequate makeup air provided to areas where exhaust systems are operating?
☐ Is the intake for makeup air located so that only clean, fresh air, which is free of contaminates, will enter the work environment?
☐ Where two or more ventilation systems are serving a work area, is their operation such that one will not offset the functions of the other?

SANITIZING EQUIPMENT & CLOTHING

- ☐ Is personal protective clothing or equipment, that employees are required to wear or use, of a type capable of being easily cleaned and disinfected?
- ☐ Are employees prohibited from interchanging personal protective clothing or equipment, unless it has been properly cleaned?
- ☐ Are machines and equipment, which processes, handle or apply materials that could be injurious to employees, cleaned and/or decontaminated before being overhauled or placed in storage?
- ☐ Are employees prohibited from smoking or eating in any area where contaminates are present that could be injurious if ingested?
- ☐ When employees are required to change from street clothing into protective clothing, is a clean changeroom with separate storage facility for street and protective clothing provided?
- ☐ Are employees required to shower and wash their hair as soon as possible after a known contact has occurred with a carcinogen?
- ☐ When equipment, materials, or other items are taken into or removed from a carcinogen regulated area, is it done in a manner that will not contaminate non-regulated areas or the external environment?

TIRE INFLATION

- ☐ Where tires are mounted and/or inflated on drop center wheels is a safe practice procedure posted and enforced?
- ☐ Where tires are mounted and/or inflated on wheels with split rims and/or retainer rings is a safe practice procedure posted and enforced?
- ☐ Does each tire inflation hose have a clip-on chuck with at least 24 inches of hose between the chuck and an in-line hand valve and gauge?
- ☐ Does the tire inflation control valve automatically shut off the airflow when the valve is released?
- ☐ Is a tire restraining device such as a cage, rack or other effective means used while inflating tires mounted on split rims, or rims using retainer rings?
- ☐ Are employees strictly forbidden from taking a position directly over or in front of a tire while it's being inflated?

EMERGENCY ACTION PLAN

- ☐ Are you required to have an emergency action plan?
- ☐ Does the emergency action plan comply with requirements of T8CCR 3220(a)?
- ☐ Have emergency escape procedures and routes been developed and communicated to all employers?
- ☐ Do employees, who remain to operate critical plant operations before they evacuate, know the proper procedures?
- ☐ Is the employee alarm system that provides a warning for emergency action recognizable and perceptible above ambient conditions?
- ☐ Are alarm systems properly maintained and tested regularly?
- ☐ Is the emergency action plan reviewed and revised periodically?
- ☐ Do employees now their responsibilities:
- ☐ For reporting emergencies?
- ☐ During an emergency?
- ☐ For conducting rescue and medical duties?

INFECTION CONTROL

- ☐ Are employees potentially exposed to infectious agents in body fluids?
- ☐ Have occasions of potential occupational exposure been identified and documented?
- ☐ Has a training and information program been provided for employees exposed to or potentially exposed to blood and/or body fluids?
- ☐ Have infection control procedures been instituted where appropriate, such as ventilation, universal precautions, workplace practices, and personal protective equipment?

☐ Are employees aware of specific workplace practices to follow when appropriate? (Hand washing, handling sharp instruments, handling of laundry, disposal of contaminated materials, reusable equipment.)

- ☐ Is personal protective equipment provided to employees, and in all appropriate locations?
- ☐ Is the necessary equipment (i.e. mouthpieces, resuscitation bags, and other ventilation devices) provided for administering mouth-to-mouth resuscitation on potentially infected patients?
- ☐ Are facilities/equipment to comply with workplace practices available, such as hand-washing sinks, biohazard tags and labels, needle containers, detergents/disinfectants to clean up spills?
- ☐ Are all equipment and environmental and working surfaces cleaned and disinfected after contact with blood or potentially infectious materials?
- ☐ Is infectious waste placed in closable, leak proof containers, bags or puncture-resistant holders with proper labels?
- ☐ Has medical surveillance including HBV evaluation, antibody testing and vaccination been made available to potentially exposed employees?
- ☐ Training on universal precautions?
- ☐ Training on personal protective equipment?
- ☐ Training on workplace practices, which should include blood drawing, room cleaning, laundry handling, clean up of blood spills?
- ☐ Training on needlestick exposure/management?
- ☐ Hepatitis B vaccinations?

ERGONOMICS

- ☐ Can the work be performed without eyestrain or glare to the employees?
- ☐ Does the task require prolonged raising of the arms?
- ☐ Do the neck and shoulders have to be stooped to view the task?
- ☐ Are there pressure points on any parts of the body (wrists, forearms, back of thighs)?
- ☐ Can the work be done using the larger muscles of the body?
- ☐ Can the work be done without twisting or overly bending the lower back?
- ☐ Are there sufficient rest breaks, in addition to the regular rest breaks, to relieve stress from repetitive-motion tasks?
- ☐ Are tools, instruments and machinery shaped, positioned and handled so that tasks can be performed comfortably?
- ☐ Are all pieces of furniture adjusted, positioned and arranged to minimize strain on all parts of the body?

VENTILATION FOR INDOOR AIR QUALITY

- ☐ Does your HVAC system provide at least the quantity of outdoor air required by the State Building Standards Code, Title 24, Part 2 at the time the building was constructed?
- ☐ Is the HVAC system inspected at least annually, and problems corrected?
- ☐ Are inspection records retained for at least 5 years?

CRANE CHECKLIST

- ☐ Are the cranes visually inspected for defective components prior to the beginning of any work shift?
- ☐ Are all electrically operated cranes effectively grounded?
- ☐ Is a crane preventive maintenance program established?
- ☐ Is the load chart clearly visible to the operator?
- ☐ Are operating controls clearly identified?
- ☐ Is a fire extinguisher provided at the operator's station?
- ☐ Is the rated capacity visibly marked on each crane?
- ☐ Is an audible warning device mounted on each crane?
- ☐ Is sufficient illumination provided for the operator to perform the work safely?
- ☐ Are cranes of such design, that the boom could fall over backward, equipped with boomstops?

☐ Does each crane have a certificate indicating that required testing and examinations have been performed?
☐ Are crane inspection and maintenance records maintained and available for inspection?

HAZARD ASSESSMENT | ABATEMENT RECORD

This hazard assessment | abatement record shall be kept on file for at least 3 years after the hazard has been abated or mitigated.

All hazards should be corrected as soon as possible, based on the severity of the hazard. If a serious imminent hazard cannot be immediately corrected, evacuate personnel from the area and restrict access until the hazard can be addressed.

Supervisor/Safety Coordinator Name: _____ Telephone: _____

Supervisor/Safety Coordinator Signature: _____ Date: _____

Description and Location of Unsafe Condition	Date Discovered	Required Action and Responsible Party	Completion Date	
			Projected	Actual

INCIDENT INVESTIGATION RECORD

This incident (accident, illness, exposure, etc.) investigation record shall be kept on file for at least 3 years after the date of occurrence. All affected employees and applicable third parties shall be provide a copy of incident records upon request.

Incident Information	
Name(s) of Affected Employee(s):	Date of Incident:
Work Area of Affected Employee(s):	Date Investigation Began:
Describe Nature of Incident:	
Part(s) of Body Affected:	
Describe Medical Treatment Administered:	
Witness Information	
Witness #1 Name:	Phone:
Witness's Description of Incident:	
Witness's Signature:	
Witness #2 Name:	Phone:
Witness's Description of Incident:	
Witness's Signature:	

Investigation Results		
List contributing factors/root causes:		
Was a mandatory safe work practice violated?	Yes	No
Was the unsafe condition, practice or protective equipment problem corrected immediately? If no, what has been done to ensure correction?	Yes	No
Do additional mandatory safe work practices need to be implemented? If yes, please describe safe work practice:	Yes	No
List corrective actions taken and date implemented:		

Signature of Investigator:	Date:
Signature of Person Responsible for Corrective Actions:	Date:

TRAINING | INSTRUCTION RECORD

This training and instruction record shall be kept on file for at least 3 years after the termination of the employee's employment. All applicable third parties shall be provided a copy of training records upon request.

Employee Name(s)	Training Date(s)	Training Subject(s)	Instructor Name(s)

Mandatory Training Subjects for All Employees

Training Subject	Method of Instruction	Instructor | Training Source Name
IIPP (Injury & Illness Prevention Program	on-site	Safety Manager
Code of Safe Work Practices	on-site	Safety Manager
Emergency Action Plan	on-site	Safety Manager
Ergonomics	on-site	Safety Manager
Hazard Communication	on-site	Safety Manager
Materials Handling	on-site	Safety Manager
Office Safety (general)	on-site	Safety Manager
New Hire Safety Orientation	on-site	Safety Manager

Additional Training Subjects (make any of the following subjects mandatory training)

Training Subject	Applicable Standards	Course No.	Affected Employees	Frequency	Estimated Hours	Instructor | Training Source Name
Accident Prevention Signs and Tags	145	N/A	Field Employees	Initial / Periodic	1	Update as necessary
Asbestos Abatement Training (OSHA Class I and II)	1001	N/A	Employees exposed to asbestos	Initial / Annual	1	Update as necessary
Asbestos Awareness Training (OSHA Class IV)	1001	N/A	Employees potentially exposed to asbestos	Initial / Annual	1	Update as necessary
Asbestos Operations and Maintenance Training (OSHA Class III)	1001	N/A	Employees exposed to asbestos	Initial / Annual	1	Update as necessary
Bloodborne Pathogens	1030	N/A	Employees with occupational exposure, first aid responders, police	Initial / Annual	1	Update as necessary
Chainsaw Safety	266	N/A	Employees using chainsaws as part of their job	Initial	1	Update as necessary
Compressed Gas Safety	101	N/A	Employees using compressed gases	Initial	1	Update as necessary
Control of Hazardous Energy (Lockout/Tagout)	147	N/A	Employees that may service or maintain equipment	Initial / Periodic	1	Update as necessary
Crane, derrick, and hoist safety	Subpart N	N/A	Employees using/operating applicable equipment	Initial/Regularly thereafter	1	Update as necessary
Diving Safety	410	N/A	Employees involved in underwater diving	Initial / Periodic	1	Update as necessary
Drivers Safety	UAF mandated	N/A	Any employee who drives a UAF vehicle or rents one for UAF related work	If taken after January 1, 2003 - no refresher needed.	1	Update as necessary
Electrical Safety-Related Work	332	N/A	Employees working with electrical equipment	Initial / Periodic	1	Update as necessary
Emergency Action Plan	38	N/A	All	Initial / Periodic Change in Plan	1	Update as necessary
Ethylene Oxide (ETO)	1047	N/A	Employees exposed to ETO	Initial / Annual	1	Update as necessary

Explosive or Blasting Agents	109	N/A	Employees that use, handle, store, or transport, these products	Initial / Periodic	1	Update as necessary
Fall Protection	66 App C	N/A	All exposed workers	Initial / Periodic New Hazard or Equipment	1	Update as necessary
Fire Extinguishing System(s)	160	N/A	Employees who inspect and/or maintain these systems	Initial / Annual	1	Update as necessary
Fire Prevention Plan	38	N/A	All	Initial / Periodic	1	Update as necessary
Formaldehyde	1048(n)	N/A	Employees with exposure at or above 0.1 ppm	Initial / Annual	1	Update as necessary
Hazard Communication	1200	N/A	All employees exposed to hazardous chemicals (excluding labs), infectious agents, or pesticides	Initial / Periodic New Hazard	1	Update as necessary
Hazardous Waste Management		N/A	All employees working with chemicals and generating hazardous waste	Initial	1	Update as necessary
Hazardous Waste Operations and Emergency Response	120	N/A	Personnel expected to respond to an uncontrolled release	Initial/Annual	1	Update as necessary
Hearing Protection	95	N/A	Employees working in high noise areas	Initial / Annual	1	Update as necessary
Hydrofluoric Acid		N/A	Employees and students who use hydrofluoric acid	Initial	1	Update as necessary
Job Hazard Analysis	Subpart I, App B	N/A	Employees exposed to workplace hazard	Initial/New Hazards	1	Update as necessary
Laboratory Safety	1450	N/A	All laboratory employees, new exposures	Initial / refresher every 2 yrs	1	Update as necessary
Ladder Safety	25, 26, 27	N/A	Employees using applicable ladders	Initial/Change in equipment	1	Update as necessary
Laser Safety		N/A	All employees that use lasers (Class 2 or higher)	Initial	1	Update as necessary
Lead	1025	N/A	Employees exposed to lead	Initial Assignment / Annual at or above Action Level	1	Update as necessary
Mechanical Power Presses	217	N/A	Employees exposed to power presses	Initial / Periodic	1	Update as necessary
Medical Services and First Aid (recommended for general employees)	151	N/A	First aid providers and any other employee	Every 2 years for providers; 1 year for others	1	Update as necessary
Methylene Chloride	1052	N/A	Employees with exposure	Initial / Annual	1	Update as necessary
New Employee Orientation		N/A	All	Initial	1	Update as necessary
Ergonomics, Office and Labs (recommended)		N/A	Any	Initial	1	Update as necessary
Operations of Powered Platforms	66	N/A	Employees using powered platforms	Initial / Periodic	1	Update as necessary
Permit Required Confined Space	146	N/A	1. Authorized entrants/attendants, 2. rescue personnel	1. Initial / Periodic 2. Initial/Annual	1	Update as necessary
Personal Protective Equipment	132	N/A	Employees required to use PPE	Initial / Change in work place/PPE use	1	Supervisor (For large groups, EHS&RM can be of assistance)

Pesticide Safety	EPA mandated	N/A	All agricultural workers and pesticide handlers	Initial / refresher every 5 years	1	Update as necessary
Portable Fire Extinguishers	157	N/A	Employees with extinguishers in their work area	Initial / Annual	1	Update as necessary
Powered Industrial Trucks	178	N/A	All designated operators or forklifts	Initial / Every 3 years	1	Update as necessary
Process Safety Management of Highly Hazardous Chemicals	119	N/A	Employees with processes involving a flammable liquid or gas in excess of 10,000 lbs or a chemical at or above the threshold amount (App A)	Call EHS&RM if your department is in this category	1	Update as necessary
Radiation Safety	NRC requirement	N/A	Employees using radioactive materials	Initial	1	Update as necessary
Record keeping		N/A	(Included in New Employee Orientation)		1	
Respiratory Protection	134	N/A	All employees required to wear a respirator of any type	Initial / Annually New Hazard	1	Update as necessary
Scaffold User Safety		N/A	All employees required to build or work on scaffolds	Initial	1	Update as necessary
Servicing of Multi-Piece and Single-Piece Rim Wheels	177	N/A	Maintenance garage employees	Initial / Periodic	1	Update as necessary
Storage and Handling of LP Gases	110	N/A	All personnel who perform installation, removal, operation or maintenance	Initial / Periodic	1	Update as necessary
Storage of Flammable and Combustible Liquids	106	N/A	Employees who handle, store, or dispense these products	Initial / Periodic	1	Update as necessary
Toxic and Hazardous Substances	1000	N/A	Employees that are exposed at or above the limits for air contaminant listed in Table Z-1*. Call EHS&RM for monitoring	Initial / Periodic	1	Update as necessary
Trenching		N/A	Employees who work in excavations	Initial / Periodic	1	Update as necessary
Tuberculosis	OSHA Draft Standard 10/1997	N/A	All employees at risk i.e. medical, fire, and police personnel, some maintenance staff	Initial / Periodic	1	Update as necessary
Violence in the Workplace (recommended)	General Duty Clause	N/A	Any	Initial	1	Update as necessary
Welding	253	N/A	All employees who perform welding /cutting operations	Initial / Periodic	1	Update as necessary

Yellow indicates training that is mandatory for all employees. For training ideas or materials, contact IIPP administrator.

The term periodic training generally means training that occurs at regular intervals (e.g. 1 to 3 years). Annual refresher training is recommended in order to maintain the understanding/skill level required by most performance-based standards. The estimated times needed to provide training for each course, type of activity or exposure is the amount of time needed for the employee to obtain a minimum level of proficiency. More or less time may be needed depending on class size and the experience level of attendees. **All training must be documented.**

DEARK E&C INC .

Code of Safe Practices

It is our policy that everything possible will be done to protect employees, customers and visitors from accidents. Safety is a cooperative undertaking requiring participation by every employee. Failure by any employee to comply with safety rules will be grounds for corrective discipline. Supervisors shall insist that employees observe all applicable Company, State, and Federal safety rules and practices and take action as is necessary to obtain compliance.

To carry out this policy, employees SHALL:

1. Report unsafe conditions/equipment to supervisor or safety coordinator.

2. Report accidents, injuries and illnesses to your supervisor or safety coordinator.

3. Persons known to be under the influence of intoxicating liquor or drugs shall not be permitted to be on the job.

4. Horseplay and other acts that have an adverse influence on the safety or well being of other employees are strictly prohibited.

5. Means of egress shall never be blocked, shall be well lighted and unlocked during working hours.

6. In the event of fire, sound the nearest alarm and evacuate the building.

7. Upon hearing the alarm bell, immediately evacuate the building and gather at the designated location. Remain there until the " ALL CLEAR " signal is given.

8. ONLY trained workers may attempt to respond to a fire or other emergency.

9. All exit doors shall comply with fire safety regulations during business hours.

10. There shall be no storage of any type permitted in exit aisles, corridors, stairs, doorways and shall not block emergency equipment of any type.

11. All work areas shall be maintained in a safe, clean, neat and orderly manner.

12. All spills shall be cleaned up promptly.

13. Always utilize proper lifting techniques. Never attempt to lift or push an object that is too heavy for you. Contact your supervisor when help is necessary.

14. Never stack material on top of lockers, file cabinets or other high places. Do not store any material in an unstable manner.

15. Report frayed electrical cords or exposed wiring to your supervisor immediately.

16. Never use a metal ladder when working on or near electrical components and systems.

17. Do not use electrical tools or equipment that is not properly grounded.

18. All electrical equipment and appliances shall be plugged into appropriate wall receptacles or approved extension cord sized for capacity. Three pronged plugs shall be used to ensure continuity of ground.

19. All electrical cords installed in or across traffic areas shall be installed in appropriate rubber protectors to prevent electrical shock, trip hazards and allow wheelchair access.

20. Do not use compressed air for cleaning off clothing.

21. Do not store compressed gas cylinders in areas that are exposed to extreme heat sources, electric arcs or high temperature lines. All cylinders shall be chained in an upright position to prevent falling or tipping over.

22. All pipelines shall be identified and appropriately labeled as to their contents.

23. Hearing protection shall be worn in all areas identified as having high noise exposure.

24. Goggles or face shields shall be worn when performing grinding operations.

25. Report all faulty or excessively worn hand tools to your supervisor. Do not use.

26. Do not enter confined spaces unless tests for toxic substances and oxygen deficiency have been provided.

27. Always keep flammable or toxic chemicals in closed containers when not in use. Store in approved flammable storage cabinets.

28. Consuming food in areas where hazardous chemicals are present is prohibited.

29. Poisonous solutions not intended for consumption shall be appropriately labeled and stored.

30. A written Lock-out-Tag-out program must be complied with at all times.

General – Code of Safe Practices Acknowledgement

I, _____, have read and fully understand my responsibility to strongly adhere to all safety practices outlined in the “Code of Safe Practices”. I understand that at any time I violate any of these safe practices, disciplinary action may follow. I have received a copy and have fully discussed this outline with my immediate Supervisor.

_____ _____

Signed Date

Supervisor _____

Signature / Printed Name Date

TAILGATE TRAINING SIGN-IN

- Training Date _____ Jobsite Location Name _____
- Training Time Spent _____ Location Address _____
- Training Topic(s) _____
- Training Done By _____ *Signature* _____
- Trainer's Position _____
- Actions to Do _____

_____

Names of workers attending

	Print Name	*Signature*
1.		
2.		
3.		
4.		
5.		
6.		

▶ Names of workers attending *(continued from front side)*

	Print Name	Signature
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		

TAILGATE TOPIC:

Things to do before giving this tailgate training

- _____
- _____
- _____
- _____

Introduction

Show the Video (if there is one)

QUESTIONS TO ASK

1. _____
2. _____
3. _____

Key training points

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

AFTER THE TRAINING, EMPLOYER ACTIONS TO TAKE:

1. _____
2. _____
3. _____

AFTER THE TRAINING, SAFE WORK PRACTICES THAT WORKERS CAN DO:

1. _____
2. _____
3. _____

Bid Results Breakdown
Murrieta Fire & Rescue Station 1 Living Quarters Improvement Project
MSD Project No. 26-001, CIP No. 21037
Bids Opened: April 28, 2026 @ 2:00 p.m.

					DEARK E&C, INC		Tovey/Shultz Construction, Inc.		R.C. Construction Services		SWCS Inc		Blackstone Builders Inc.		Coelho Inc		R. Dependable Construction Inc.		Caliba Inc.		M. Brey, Inc		MLC Constructors, Inc.		AA Modern General Contractors Inc		First Trade		Leonida Builders Inc		Bid Review		
Item No.	Section	Description	Unit of Measure	Quantity	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Median Item Price	Average Item Price	Average % of Total Bid Price
1	Base Bid	Mobilization (not to exceed 15% of total base bid price)	LS	1	$50,000.00	3.4%	$180,878.73	10.8%	$28,673.00	1.7%	$100,000.00	5.3%	$65,000.00	3.3%	$96,440.00	4.8%	$325,000.00	14.9%	$55,000.00	2.4%	$218,107.92	9.2%	$250,000.00	10.1%	$33,800.00	1.4%	$27,850.00	1.1%	$314,000.00	11.5%	$96,440.00	$134,211.51	6.2%
2	Base Bid	General Conditions	LS	1	$50,000.00	3.4%	$180,878.73	10.8%	$228,231.00	13.7%	$214,256.00	11.4%	$98,000.00	5.0%	$81,140.00	4.1%	$80,000.00	3.7%	$346,800.00	15.4%	$26,720.31	1.1%	$100,000.00	4.1%	$227,700.00	9.2%	$33,000.00	1.3%	$150,000.00	5.5%	$100,000.00	$139,748.16	6.8%
3	Base Bid	Demolition	LS	1	$45,000.00	3.1%	$90,816.21	5.4%	$59,360.00	3.6%	$90,768.00	4.8%	$107,182.00	5.4%	$47,000.00	2.4%	$115,000.00	5.3%	$61,600.00	2.7%	$129,744.56	5.5%	$183,210.00	7.4%	$250,200.00	10.1%	$132,000.00	5.1%	$275,000.00	10.1%	$107,182.00	$122,067.75	5.5%
4	Base Bid	Concrete/Minor Structural/Misc. Metals	LS	1	$39,000.00	2.7%	$37,005.59	2.2%	$94,767.00	5.7%	$174,959.00	9.3%	$94,135.00	4.8%	$39,370.00	2.0%	$85,000.00	3.9%	$187,862.40	8.3%	$91,161.20	3.8%	$62,075.00	2.5%	$64,800.00	2.6%	$181,500.00	7.0%	$50,000.00	1.8%	$85,000.00	$92,433.48	4.4%
5	Base Bid	Rough Carpentry/Framing	LS	1	$92,000.00	6.3%	$68,508.07	4.1%	$85,430.00	5.1%	$69,138.00	3.7%	$123,200.00	6.2%	$89,450.00	4.5%	$115,000.00	5.3%	$101,624.60	4.5%	$147,128.62	6.2%	$239,850.00	9.7%	$241,200.00	9.7%	$165,000.00	6.4%	$160,000.00	5.9%	$115,000.00	$130,579.18	6.0%
6	Base Bid	Gypsum Board/Plaster/ACT/Insulation	LS	1	$63,000.00	4.3%	$76,976.12	4.6%	$167,586.00	10.0%	$121,071.00	6.5%	$130,000.00	6.6%	$184,580.00	9.2%	$125,000.00	5.7%	$171,215.00	7.6%	$242,484.61	10.2%	$157,380.00	6.4%	$228,300.00	9.2%	$275,000.00	10.7%	$145,000.00	5.3%	$157,380.00	$160,584.06	7.4%
7	Base Bid	Openings/Doors/Frames/Hardware	LS	1	$66,000.00	4.6%	$60,365.72	3.6%	$63,600.00	3.8%	$62,112.00	3.3%	$70,000.00	3.5%	$125,510.00	6.3%	$65,000.00	3.0%	$121,000.00	5.4%	$85,036.09	3.6%	$128,050.00	5.2%	$121,200.00	4.9%	$192,500.00	7.5%	$48,000.00	1.8%	$70,000.00	$92,951.83	4.3%
8	Base Bid	Glazing	LS	1	$12,000.00	0.8%	$33,692.50	2.0%	$40,439.00	2.4%	$33,726.00	1.8%	$62,000.00	3.1%	$46,700.00	2.3%	$65,000.00	3.0%	$57,123.00	2.5%	$40,524.58	1.7%	$58,500.00	2.4%	$34,800.00	1.4%	$44,000.00	1.7%	$40,000.00	1.5%	$40,524.58	$43,731.16	2.1%
9	Base Bid	Flooring	LS	1	$147,000.00	10.1%	$160,714.33	9.6%	$106,054.00	6.3%	$103,539.00	5.5%	$130,708.00	6.6%	$159,210.00	8.0%	$65,000.00	3.0%	$142,885.60	6.3%	$31,299.48	1.3%	$134,550.00	5.5%	$68,300.00	2.7%	$86,250.00	3.3%	$55,000.00	2.0%	$106,054.00	$106,962.34	5.4%
10	Base Bid	Painting/Coatings	LS	1	$31,000.00	2.1%	$29,200.16	1.7%	$47,345.00	2.8%	$29,997.00	1.6%	$62,500.00	3.2%	$40,670.00	2.0%	$65,000.00	3.0%	$24,915.00	1.1%	$131,772.77	5.5%	$81,575.00	3.3%	$93,400.00	3.8%	$192,500.00	7.5%	$94,000.00	3.4%	$62,500.00	$71,067.30	3.2%
11	Base Bid	Specialties/Toilet Accessories/Signage	LS	1	$30,000.00	2.1%	$34,905.43	2.1%	$73,564.00	4.4%	$108,362.00	5.8%	$75,990.00	3.8%	$69,360.00	3.5%	$30,000.00	1.4%	$52,816.50	2.3%	$210,938.92	8.9%	$40,430.00	1.6%	$84,900.00	3.4%	$33,000.00	1.3%	$38,000.00	1.4%	$52,816.50	$67,866.68	3.2%
12	Base Bid	Finish Carpentry/Casework/Counters	LS	1	$133,000.00	9.2%	$112,209.49	6.7%	$105,907.00	6.3%	$88,009.00	4.7%	$140,000.00	7.1%	$193,310.00	9.7%	$115,000.00	5.3%	$168,447.50	7.5%	$130,469.39	5.5%	$116,640.00	4.7%	$166,800.00	6.7%	$115,000.00	4.5%	$265,000.00	9.7%	$130,469.39	$142,291.72	6.7%
13	Base Bid	Plumbing	LS	1	$170,000.00	11.7%	$174,077.89	10.4%	$159,000.00	9.5%	$158,795.00	8.5%	$175,500.00	8.9%	$159,600.00	8.0%	$250,000.00	11.4%	$225,847.60	10.0%	$178,496.43	7.5%	$286,390.00	11.6%	$191,000.00	7.7%	$218,500.00	8.5%	$180,000.00	6.6%	$178,496.43	$194,400.53	9.3%
14	Base Bid	HVAC/Controls/Testing, Adjusting, and Balancing	LS	1	$203,000.00	14.0%	$128,018.01	7.7%	$131,440.00	7.9%	$183,679.00	9.8%	$145,250.00	7.3%	$125,030.00	6.3%	$135,000.00	6.2%	$125,386.80	5.6%	$103,024.69	4.3%	$169,000.00	6.9%	$148,600.00	6.0%	$224,150.00	8.7%	$450,000.00	16.5%	$145,250.00	$174,736.81	8.2%
15	Base Bid	Fire Alarm/Low Voltage/Communications	LS	1	$47,000.00	3.2%	$69,619.36	4.2%	$12,720.00	0.8%	$63,053.00	3.4%	$102,984.00	5.2%	$35,030.00	1.8%	$85,000.00	3.9%	$86,670.10	3.8%	$143,384.54	6.0%	$86,000.00	3.5%	$115,000.00	4.6%	$92,000.00	3.6%	$85,000.00	3.1%	$85,000.00	$78,727.77	3.6%
16	Base Bid	Electrical/Lighting/Power	LS	1	$169,000.00	11.7%	$167,900.94	10.1%	$206,700.00	12.4%	$131,148.00	7.0%	$280,450.00	14.2%	$253,450.00	12.7%	$220,000.00	10.1%	$231,866.80	10.3%	$325,751.76	13.7%	$214,175.00	8.7%	$255,000.00	10.3%	$230,000.00	8.9%	$200,000.00	7.3%	$220,000.00	$221,957.12	10.6%
17	Base Bid	Testing/Inspection Support/Commissioning	LS	1	$13,000.00	0.9%	$5,615.42	0.3%	$1.00	0.0%	$15,000.00	0.8%	$15,000.00	0.8%	$37,470.00	1.9%	$20,000.00	0.9%	$38,500.00	1.7%	$39,536.18	1.7%	$5,000.00	0.2%	$27,200.00	1.1%	$16,500.00	0.6%	$15,000.00	0.5%	$15,000.00	$19,063.28	0.9%
18	Base Bid	Exterior/Patio Improvements	LS	1	$38,000.00	2.6%	$26,657.50	1.6%	$23,850.00	1.4%	$63,113.00	3.4%	$42,000.00	2.1%	$148,380.00	7.4%	$165,000.00	7.6%	$10,000.00	0.4%	$34,264.69	1.4%	$41,492.00	1.7%	$64,000.00	2.6%	$230,000.00	8.9%	$144,000.00	5.3%	$42,000.00	$79,289.01	3.6%
19	Base Bid	Hazardous Material/Abatement/AQMD	LS	1	$20,000.00	1.4%	$15,140.28	0.9%	$14,670.00	0.9%	$15,514.00	0.8%	$25,000.00	1.3%	$25,790.00	1.3%	$20,000.00	0.9%	$15,224.00	0.7%	$34,264.69	1.4%	$78,000.00	3.2%	$22,000.00	0.9%	$17,250.00	0.7%	$15,000.00	0.5%	$20,000.00	$24,450.23	1.1%
20	Base Bid	Fire Sprinklers	LS	1	$32,000.00	2.2%	$16,846.25	1.0%	$21,200.00	1.3%	$48,498.00	2.6%	$32,000.00	1.6%	$40,870.00	2.0%	$40,000.00	1.8%	$26,658.50	1.2%	$31,938.64	1.3%	$32,500.00	1.3%	$48,800.00	2.0%	$69,000.00	2.7%	$10,000.00	0.4%	$32,000.00	$34,639.34	1.6%
		Total Bid Price:			$1,345,000.00		$1,670,026.73		$1,670,537.00		$1,874,737.00		$1,976,899.00		$1,998,360.00		$2,185,000.00		$2,251,443.40		$2,376,050.07		$2,464,817.00		$2,487,000.00		$2,575,000.00		$2,733,000.00		$2,185,000.00	$2,131,759.25	

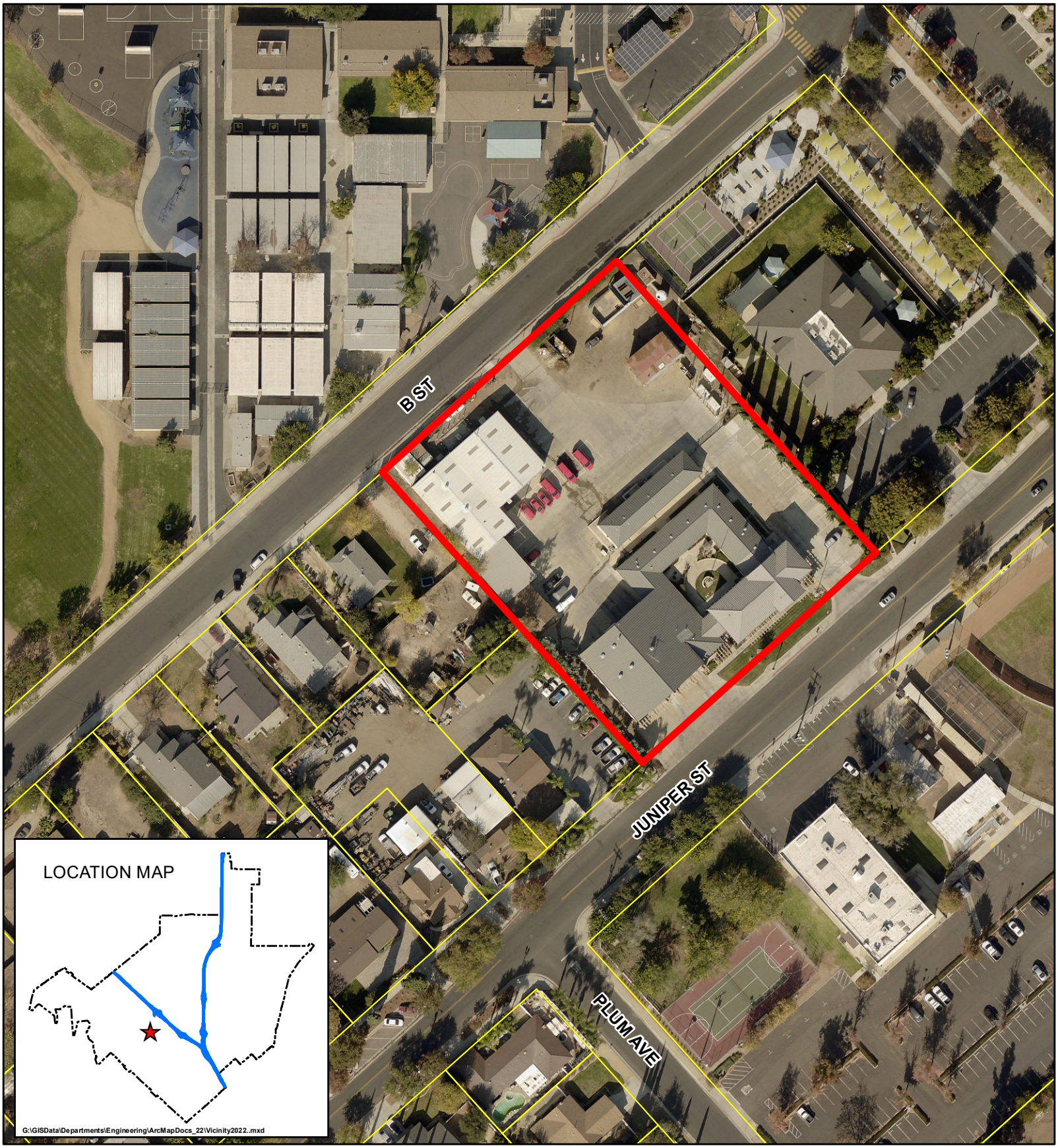
(Zoomed In Version)

Bid Results Breakdown
Murrieta Fire & Rescue Station 1 Living Quarters Improvement Project
MSD Project No. 26-001, CIP No. 21037
Bids Opened: April 28, 2026 @ 2:00 p.m.

					DEARK E&C, INC		Tovey/Shultz Construction, Inc.		R.C. Construction Services		SV
Item No.	Section	Description	Unit of Measure	Quantity	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost
1	Base Bid	Mobilization (not to exceed 15% of total base bid price)	LS	1	$50,000.00	3.4%	$180,878.73	10.8%	$28,673.00	1.7%	$100,000.00
2	Base Bid	General Conditions	LS	1	$50,000.00	3.4%	$180,878.73	10.8%	$228,231.00	13.7%	$214,256.00
3	Base Bid	Demolition	LS	1	$45,000.00	3.1%	$90,816.21	5.4%	$59,360.00	3.6%	$90,768.00
4	Base Bid	Concrete/Minor Structural/Misc. Metals	LS	1	$39,000.00	2.7%	$37,005.59	2.2%	$94,767.00	5.7%	$174,959.00
5	Base Bid	Rough Carpentry/Framing	LS	1	$92,000.00	6.3%	$68,508.07	4.1%	$85,430.00	5.1%	$69,138.00
6	Base Bid	Gypsum Board/Plaster/ACT/Insulation	LS	1	$63,000.00	4.3%	$76,976.12	4.6%	$167,586.00	10.0%	$121,071.00
7	Base Bid	Openings/Doors/Frames/Hardware	LS	1	$66,000.00	4.6%	$60,365.72	3.6%	$63,600.00	3.8%	$62,112.00
8	Base Bid	Glazing	LS	1	$12,000.00	0.8%	$33,692.50	2.0%	$40,439.00	2.4%	$33,726.00
9	Base Bid	Flooring	LS	1	$147,000.00	10.1%	$160,714.33	9.6%	$106,054.00	6.3%	$103,539.00
10	Base Bid	Painting/Coatings	LS	1	$31,000.00	2.1%	$29,200.16	1.7%	$47,345.00	2.8%	$29,997.00
11	Base Bid	Specialties/Toilet Accessories/Signage	LS	1	$30,000.00	2.1%	$34,905.43	2.1%	$73,564.00	4.4%	$108,362.00
12	Base Bid	Finish Carpentry/Casework/Counters	LS	1	$133,000.00	9.2%	$112,209.49	6.7%	$105,907.00	6.3%	$88,009.00
13	Base Bid	Plumbing	LS	1	$170,000.00	11.7%	$174,077.89	10.4%	$159,000.00	9.5%	$158,795.00
14	Base Bid	HVAC/Controls/Testing, Adjusting, and Balancing	LS	1	$203,000.00	14.0%	$128,018.01	7.7%	$131,440.00	7.9%	$183,679.00
15	Base Bid	Fire Alarm/Low Voltage/Communications	LS	1	$47,000.00	3.2%	$69,619.36	4.2%	$12,720.00	0.8%	$63,053.00
16	Base Bid	Electrical/Lighting/Power	LS	1	$169,000.00	11.7%	$167,900.94	10.1%	$206,700.00	12.4%	$131,148.00
17	Base Bid	Testing/Inspection Support/Commissioning	LS	1	$13,000.00	0.9%	$5,615.42	0.3%	$1.00	0.0%	$15,000.00
18	Base Bid	Exterior/Patio Improvements	LS	1	$38,000.00	2.6%	$26,657.50	1.6%	$23,850.00	1.4%	$63,113.00
19	Base Bid	Hazardous Material/Abatement/AQMD	LS	1	$20,000.00	1.4%	$15,140.28	0.9%	$14,670.00	0.9%	$15,514.00
20	Base Bid	Fire Sprinklers	LS	1	$32,000.00	2.2%	$16,846.25	1.0%	$21,200.00	1.3%	$48,498.00
			Total Bid Price:		$1,450,000.00		$1,670,026.73		$1,670,537.00		$1,874,737.00

NCS Inc	Blackstone Builders Inc.		Coelho Inc		R. Dependable Construction Inc.		Caliba Inc.		M. Brey, Inc		MLC Constructors, Inc.	
% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price
5.3%	$65,000.00	3.3%	$96,440.00	4.8%	$325,000.00	14.9%	$55,000.00	2.4%	$218,107.92	9.2%	$250,000.00	10.1%
11.4%	$98,000.00	5.0%	$81,140.00	4.1%	$80,000.00	3.7%	$346,800.00	15.4%	$26,720.31	1.1%	$100,000.00	4.1%
4.8%	$107,182.00	5.4%	$47,000.00	2.4%	$115,000.00	5.3%	$61,600.00	2.7%	$129,744.56	5.5%	$183,210.00	7.4%
9.3%	$94,135.00	4.8%	$39,370.00	2.0%	$85,000.00	3.9%	$187,862.40	8.3%	$91,161.20	3.8%	$62,075.00	2.5%
3.7%	$123,200.00	6.2%	$89,450.00	4.5%	$115,000.00	5.3%	$101,624.60	4.5%	$147,128.62	6.2%	$239,850.00	9.7%
6.5%	$130,000.00	6.6%	$184,580.00	9.2%	$125,000.00	5.7%	$171,215.00	7.6%	$242,484.61	10.2%	$157,380.00	6.4%
3.3%	$70,000.00	3.5%	$125,510.00	6.3%	$65,000.00	3.0%	$121,000.00	5.4%	$85,036.09	3.6%	$128,050.00	5.2%
1.8%	$62,000.00	3.1%	$46,700.00	2.3%	$65,000.00	3.0%	$57,123.00	2.5%	$40,524.58	1.7%	$58,500.00	2.4%
5.5%	$130,708.00	6.6%	$159,210.00	8.0%	$65,000.00	3.0%	$142,885.60	6.3%	$31,299.48	1.3%	$134,550.00	5.5%
1.6%	$62,500.00	3.2%	$40,670.00	2.0%	$65,000.00	3.0%	$24,915.00	1.1%	$131,772.77	5.5%	$81,575.00	3.3%
5.8%	$75,990.00	3.8%	$69,360.00	3.5%	$30,000.00	1.4%	$52,816.50	2.3%	$210,938.92	8.9%	$40,430.00	1.6%
4.7%	$140,000.00	7.1%	$193,310.00	9.7%	$115,000.00	5.3%	$168,447.50	7.5%	$130,469.39	5.5%	$116,640.00	4.7%
8.5%	$175,500.00	8.9%	$159,600.00	8.0%	$250,000.00	11.4%	$225,847.60	10.0%	$178,496.43	7.5%	$286,390.00	11.6%
9.8%	$145,250.00	7.3%	$125,030.00	6.3%	$135,000.00	6.2%	$125,386.80	5.6%	$103,024.69	4.3%	$169,000.00	6.9%
3.4%	$102,984.00	5.2%	$35,030.00	1.8%	$85,000.00	3.9%	$86,670.10	3.8%	$143,384.54	6.0%	$86,000.00	3.5%
7.0%	$280,450.00	14.2%	$253,450.00	12.7%	$220,000.00	10.1%	$231,866.80	10.3%	$325,751.76	13.7%	$214,175.00	8.7%
0.8%	$15,000.00	0.8%	$37,470.00	1.9%	$20,000.00	0.9%	$38,500.00	1.7%	$39,536.18	1.7%	$5,000.00	0.2%
3.4%	$42,000.00	2.1%	$148,380.00	7.4%	$165,000.00	7.6%	$10,000.00	0.4%	$34,264.69	1.4%	$41,492.00	1.7%
0.8%	$25,000.00	1.3%	$25,790.00	1.3%	$20,000.00	0.9%	$15,224.00	0.7%	$34,264.69	1.4%	$78,000.00	3.2%
2.6%	$32,000.00	1.6%	$40,870.00	2.0%	$40,000.00	1.8%	$26,658.50	1.2%	$31,938.64	1.3%	$32,500.00	1.3%
	$1,976,899.00		$1,998,360.00		$2,185,000.00		$2,251,443.40		$2,376,050.07		$2,464,817.00	

AA Modern General Contractors Inc.		First Trade		Leonida Builders Inc		Bid Review		
Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Item Cost	% of Total Bid Price	Median Item Price	Average Item Price	Average % of Total Bid Price
$33,800.00	1.4%	$27,850.00	1.1%	$314,000.00	11.5%	$96,440.00	$134,211.51	6.2%
$227,700.00	9.2%	$33,000.00	1.3%	$150,000.00	5.5%	$100,000.00	$139,748.16	6.8%
$250,200.00	10.1%	$132,000.00	5.1%	$275,000.00	10.1%	$107,182.00	$122,067.75	5.5%
$64,800.00	2.6%	$181,500.00	7.0%	$50,000.00	1.8%	$85,000.00	$92,433.48	4.4%
$241,200.00	9.7%	$165,000.00	6.4%	$160,000.00	5.9%	$115,000.00	$130,579.18	6.0%
$228,300.00	9.2%	$275,000.00	10.7%	$145,000.00	5.3%	$157,380.00	$160,584.06	7.4%
$121,200.00	4.9%	$192,500.00	7.5%	$48,000.00	1.8%	$70,000.00	$92,951.83	4.3%
$34,800.00	1.4%	$44,000.00	1.7%	$40,000.00	1.5%	$40,524.58	$43,731.16	2.1%
$68,300.00	2.7%	$86,250.00	3.3%	$55,000.00	2.0%	$106,054.00	$106,962.34	5.4%
$93,400.00	3.8%	$192,500.00	7.5%	$94,000.00	3.4%	$62,500.00	$71,067.30	3.2%
$84,900.00	3.4%	$33,000.00	1.3%	$38,000.00	1.4%	$52,816.50	$67,866.68	3.2%
$166,800.00	6.7%	$115,000.00	4.5%	$265,000.00	9.7%	$130,469.39	$142,291.72	6.7%
$191,000.00	7.7%	$218,500.00	8.5%	$180,000.00	6.6%	$178,496.43	$194,400.53	9.3%
$148,600.00	6.0%	$224,150.00	8.7%	$450,000.00	16.5%	$145,250.00	$174,736.81	8.2%
$115,000.00	4.6%	$92,000.00	3.6%	$85,000.00	3.1%	$85,000.00	$78,727.77	3.6%
$255,000.00	10.3%	$230,000.00	8.9%	$200,000.00	7.3%	$220,000.00	$221,957.12	10.6%
$27,200.00	1.1%	$16,500.00	0.6%	$15,000.00	0.5%	$15,000.00	$19,063.28	0.9%
$64,000.00	2.6%	$230,000.00	8.9%	$144,000.00	5.3%	$42,000.00	$79,289.01	3.6%
$22,000.00	0.9%	$17,250.00	0.7%	$15,000.00	0.5%	$20,000.00	$24,450.23	1.1%
$48,800.00	2.0%	$69,000.00	2.7%	$10,000.00	0.4%	$32,000.00	$34,639.34	1.6%
$2,487,000.00		$2,575,000.00		$2,733,000.00		$2,185,000.00	$2,131,759.25	



Fire Station No.1
41825 Juniper Street

10/1/25

100 50 0 100 Feet

Vicinity Map

CIP 21037

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 8.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Public Works Director

PREPARED BY: Garrett Strang, Capital Projects Program Manager

SUBJECT: Notice of Completion of Pedestrian Safety Enhancement Projects, CIP No. 13044 and CIP No. 13046

ABSTRACT

Staff deems construction of the Fiscal Year (FY) 2022/23 Pedestrian Safety Enhancement Project, Capital Improvement Plan (CIP) No. 13044, and the FY 2023/24 Pedestrian Safety Enhancement Project, CIP No. 13046, to be substantially complete and recommends accepting the improvements and having the City Clerk record a Notice of Completion (NOC).

RECOMMENDATION

Accept the improvements for the FY 2022/23 Pedestrian Safety Enhancement Project, CIP No. 13044, and the FY 2023/24 Pedestrian Safety Enhancement Project, CIP No. 13046, as complete;

Authorize the City Clerk to record a Notice of Completion and release bonds in accordance with State law and City Ordinances; and

Release any remaining retention from CIP No. 13044 and CIP No. 13046 in accordance with State law and City ordinances.

PRIOR ACTION/VOTE

On December 7, 2021, the City Council approved Resolution No. 21-4502, authorizing the allocation of Community Development Block Grant funds for FY 2022/23, which included the funding of Pedestrian Safety Enhancements Project FY 2022/23, CIP No. 13044, and authorized the City Manager to execute the required supplemental agreements with the County of Riverside.

On November 15, 2022, the City Council approved Resolution No. 22-4626, authorizing the allocation of Community Development Block Grant funds for FY 2023/24, which included the funding of Pedestrian Safety Enhancements Project FY 2023/24, CIP No. 13046 and authorized the City Manager to execute the required supplemental agreements with the County of Riverside.

On June 3, 2025, the City Council approved Resolution No. 25-4836, approving the Capital Improvement Plan

Budget for FY 2025/26, and the FY 2025/26 to 2029/30 Capital Improvement Plan, which included the Pedestrian Safety Enhancement Projects CIP No. 13044 and CIP No. 13046.

On April 1, 2025, the City Council awarded the construction contract for the FY 2022/23 Pedestrian Safety Enhancement Project, CIP No. 13044, and the FY 2023/24 Pedestrian Safety Enhancement Project, CIP No. 13046, to LC Paving & Sealing, Inc., in the amount of $907,067.75.

STRATEGIC ALIGNMENT

The City Council's goal of planning, programming and creating infrastructure development is associated with this Tier 1 project.

DISCUSSION

Construction began on May 27, 2025, and was deemed substantially complete on September 25, 2025. The project consisted of the installation of pedestrian curb ramps, sidewalks, and crosswalk striping at various intersections to improve access for disabled persons under the Americans with Disabilities Act (ADA). The Project is funded utilizing Community Development Block Grant (CDBG) and Gas Tax funds. CDBG funds are federally funded through the United States Department of Housing and Urban Development (HUD) and are administered by the County of Riverside Department of Housing Workforce Solutions (HWS). The project included improvements at the following intersections:

1. Clinton Keith Road and Chantory/Bear Creek South
2. Clinton Keith Road and Calle Del Oso Oro/Bear Creek North
3. Clinton Keith Road and Club View Drive
4. Murrieta Hot Springs Road and Whitewood Road
5. Murrieta Hot Springs Road and Via Princesa West/Villa Drive
6. Murrieta Hot Springs Road and Margarita Road
7. Whitewood Road and Rockcrest Drive
8. Whitewood Road and Carolwood Court
9. Poinsettia Street and Nasturtium Lane
10. Poinsettia Street and Gladiolus Avenue
11. St. Raphael Drive and Dartanian Place
12. Carlton Oaks Street and Crosswalk (near Redbud Lane)
13. Carlton Oaks Street and Murrieta Oaks Avenue

Final payment, other than retention, has been made to the contractor, and the project was successfully completed within the original contract value. Staff has inspected the improvements and found them to be satisfactory.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This project is recommended for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines because this project consists of operations and repairs to existing

facilities with no expanded use.

FISCAL IMPACT

The total construction cost of $896,251.99, is within the original contract value of $907,067.75. The anticipated overall total project costs, including permits, design, administration, inspection, and construction, are approximately $966,727.31. Funding was provided from CDBG funds in CIP Nos. 13044 and 13046.

Any unspent project funds remaining after completion of the Capital Improvement Project shall revert to the respective funds' available balance. Finance staff will prepare the required budget and accounting entry to reflect the updated fund balance.

ATTACHMENTS

ATT 1 - Notice of Completion
ATT 2 - Vicinity Map

RECORDING REQUESTED BY: City of Murrieta
When recorded return to:
City of Murrieta
Attn: City Clerk
1 Town Square
Murrieta, CA 92562

Space above for Recorder's Use

NOTICE OF COMPLETION
Construction of
Pedestrian Safety Enhancements 2022/23 and 2023/24, CIP No.(s) 13044 and 13046

Notice is hereby given that: No Fee Per Government Code 27383

1) The undersigned is owner of the interest or estate stated below in the property hereinafter described.
2) The full name of the undersigned is City of Murrieta, a municipal corporation.
3) The full address of the undersigned is 1 Town Square, Murrieta, CA 92562.
4) The nature of the title of the undersigned is: In Easement.
5) A work of improvement on the described property was substantially completed on September 25, 2025.
6) The name of the contractor for such work of improvement is L.C. Paving & Sealing, Inc. The property on which said work of improvement was completed is in the City of Murrieta, County of Riverside, State of California, and is described as follows: Pedestrian Safety Enhancements 2022/23 and 2023/24, CIP No.(s) 13044 and 13046.
7) The street address of said project is the intersections of: Clinton Keith Rd and Chantory/Bear Creek S., Clinton Keith Rd and Calle Del Oso Oro/Bear Creek N., Clinton Keith Rd and Club View Dr, Murrieta Hot Springs Rd and Whitewood Rd, Murrieta Hot Springs Rd and Via Princesa W./Villa Dr, Murrieta Hot Springs Rd and Margarita Rd, Whitewood Rd and Rockcrest Dr, Whitewood Rd and Carolwood Ct, Poinsettia St and Nasturtium Ln, Poinsettia St and Gladiolus Ave, St. Raphael Dr and Dartanian Pl, Carlton Oaks St and Crosswalk, Carlton Oaks St and Murrieta Oaks Ave.

CITY OF MURRIETA

Garrett P. Strang
Capital Projects Program Manager

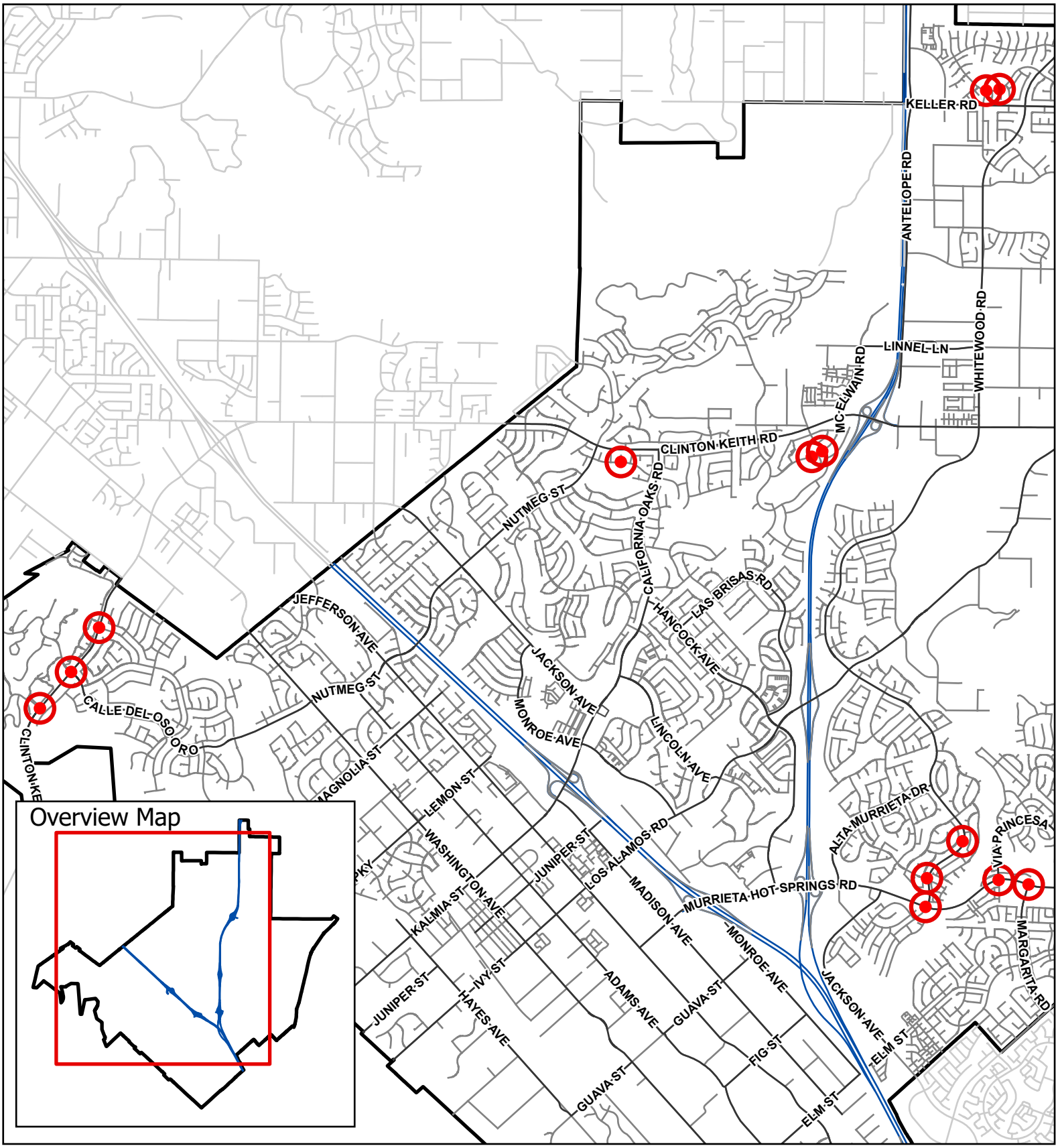
VERIFICATION OF CITY CLERK

I, the undersigned, say:
I am the City Clerk of the City of Murrieta; the City Council of said City on _____, 20____, accepted the above described work as completed and ordered that a Notice of Completion be filed.

I declare under penalty of perjury that the foregoing is true and correct.
Executed on _____, 20____, at Murrieta, California.

CITY OF MURRIETA

City Clerk



Pedestrian Safety Enhancements Project (CIP No. 13044 and 13046)

02/26/25

0 0.75 1.5 Miles

Vicinity Map

Attachment 412

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 9.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Public Works Director

PREPARED BY: Anita Agyeman, Management Analyst - Public Works

SUBJECT: Agreement for Consulting Services for the Storm Drain Master Plan, CIP No. 19002

ABSTRACT

This item approves an Agreement for Professional Services (Agreement) for the preparation of the Storm Drain Master Plan, CIP No. 19002 (Project). The Project will evaluate the City's existing storm drain system, identify deficiencies, and develop a prioritized Capital Improvement Program (CIP) project list to address current and future drainage needs. The Project is partially funded through existing CIP appropriations, with additional funding subject to City Council approval if services are authorized. The Storm Drain Master Plan will provide a comprehensive framework to guide long-term infrastructure planning, improve system performance, and enhance flood protection throughout the City.

RECOMMENDATION

Amend the Fiscal Year (FY) 2025/26 Capital Improvement Plan Budget to establish an additional appropriation of $511,000 of Storm Drain Development Impact Fees (DIF) into CIP Project No. 19002;

Approve the Agreement for Professional Services to develop a Storm Drain Master Plan, CIP No. 19002, with Rick Engineering Company, Inc., in the amount of $564,600;

Authorize a 10% contingency of $56,400; and

Authorize the City Manager to execute the Agreement and any amendments to the Agreement, not-to-exceed 10% of the contract amount.

PRIOR ACTION/VOTE

On June 3, 2025, the City Council adopted Resolution No. 25-4836, approving the Capital Improvement Plan for Fiscal Year 2025/26 to 2029/30, which included the Storm Drain Master Plan, CIP No. 19002 (Vote: 5-0).

On February 26, 2026, the City Council held a workshop to conduct a comprehensive review of the City's top priorities. The development of the Storm Drain Master Plan, CIP No. 19002, was upgraded to a Tier 1 Small Scale Project from Tier 2 on Agenda Item No. WS1.

STRATEGIC ALIGNMENT

This item aligns with the City Council goal of: planning, programming and creating infrastructure development relating to priority Tier 1.

DISCUSSION

Development of a Storm Drain Master Plan consists of preparing a comprehensive, citywide planning document to evaluate, model, and improve the City's storm drain infrastructure system. The Project includes assessing existing drainage facilities, identifying deficiencies, and developing prioritized CIP project lists to address current and future drainage needs throughout the City of Murrieta (City).

The Project encompasses all major drainage systems within the City, including storm drainpipes, culverts, channels, inlets, manholes, and related facilities that are part of the Municipal Separate Storm Sewer System (MS4). The majority of the City is located within the Santa Margarita River Watershed, with drainage conveyed through facilities such as Murrieta Creek, Warm Springs Creek, and various local drainage lines identified in Riverside County Flood Control District (RCFCD) master drainage plan for Murrieta Creek.

The Project proposes to develop a Geographic Information System (GIS)-based inventory of existing drainage infrastructure and to perform hydrologic and hydraulic modeling to evaluate system performance under various storm events. The analysis will identify undersized or deficient facilities, flood-prone areas, and gaps in the existing drainage network. Based on this analysis, the Project will provide recommendations for repairs, upgrades, and new storm drain facilities, along with prioritization and planning-level cost estimates for implementation.

The Project will also evaluate future conditions, including projected development and land use changes, to ensure the storm drain system can accommodate long-term growth. The final Storm Drain Master Plan will include a prioritized CIP project list, identifying projects for near-term (5-year) and long-term (20-year) implementation, as well as potential funding sources, including local, state, and federal programs.

On October 15, 2025, the City issued a Request for Qualifications (RFQ) for professional engineering services to prepare the Storm Drain Master Plan. The City received eleven statements of qualifications (SOQ) from qualified consultants. A short list was established of the three best-qualified firms, and interviews were held. Rick Engineering Company (REC) was selected by the City's panel. REC is highly experienced in the preparation of storm drain master plans for agencies throughout Southern California. Work is expected to commence in July 2026 and has an estimated project duration of 22 months.

Staff reviewed REC's proposal for preparation of the Storm Drain Master Plan and found it consistent with current market pricing for similar types of work. The cost of the plan is $495,000, with optional tasks increasing the total potential cost to $564,600. Staff recommends approving a 10% contingency in the event of minor additions that would be subject to approval by the City Manager for a total amount of $621,000.

The current budget for CIP No. 19002 is $250,000. The total Agreement amount, including contingency, is $621,000. Additional funding for this project is necessary to fund staff time associated with this project (instead of the General Fund), as well as the potential for additional specialty consulting services which may be needed to complete the Storm Drain Master Plan; the recommended amount for these items is $140,000. Combined, the total estimated cost for this project is $761,000. Therefore, an additional appropriation of $511,000 in Storm Drain Development Impact Fee (DIF) funds is needed for CIP No. 19002.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

The total fiscal impact of approving the contract is $495,000, with optional tasks increasing the total potential cost to $564,600. Staff is recommending a 10% contingency, or $56,400, for a total of $621,000. In addition, staff recommends allocating another $140,000 to the CIP project budget to cover charging staff time to this project rather than the General Fund and to address any need for specialty consulting services related to completing the Storm Drain Master Plan. Combined, this makes the estimated total project cost $761,000.

The Project is currently funded in the amount of $250,000 from Fund 134, Storm Drain Development Impact Fee (DIF). An appropriation of $511,000 is necessary from Storm Drain DIF into CIP Project No. 19002.

If the City Council approves the agreement, staff recommends that City Council approve an amendment to the FY 2025/26 Capital Improvement Plan Budget to establish an additional appropriation of $511,000 of Storm Drain Development Impact Fees (DIF) into CIP Project No. 19002.

ATTACHMENTS

ATT 1 - Agreement with Rick Engineering Company, Inc.

For City Clerk Use Only

Contract No._____

AGREEMENT FOR PROFESSIONAL SERVICES
WITH THE CITY OF MURRIETA ("CITY")

Project Name/Description ("**Project**"): Storm Drain Master Plan

Consultant Name ("**Consultant**"): Rick Engineering Company

Consultant Business Type: Corporation

Consultant Address: 5620 Friars Road, San Diego, CA 92110

Consultant Representative Name and Title ("**Consultant Representative**"): Brendan Hastie, Vice President

Consultant Representative Work Phone and Email: (619) 204-5979, bhastie@rickengineering.com

Termination Date: May 1, 2028

Total Not-To-Exceed Contract Amount ("**Contract Sum**"): $564,600.00

City Department Contact ("Department Contact"): Jeff Hitch, City Engineer

Department Contact Work Phone: (951) 461-6076

Department Contact Email: jhitch@murrietaca.gov

Is Federal Funding Being Used to Fund Any Part of The Project (Yes/No): No

RECITALS

The City desires to contract with a Consultant to provide professional services as more further set forth herein.

The City circulated a Request for Quotes or Proposals for the above-described professional services.

Consultant submitted a proposal to City to provide the above-described professional services.

City Staff has reviewed all the proposals and after considering the demonstrated competence of Consultant, the professional qualifications of Consultant, and the fairness and reasonableness of Consultant's proposed cost, staff has determined that an agreement to provide the required services should be awarded to Consultant.

AGREEMENT FOR PROFESSIONAL SERVICES
WITH THE CITY OF MURRIETA ("CITY")

THIS AGREEMENT FOR SERVICES ("**Agreement**") is made and entered into as of the effective on the date executed by the City by and between CITY OF MURRIETA, a California municipal corporation ("**City**") and ("**Consultant**"). City and Consultant may be referred to individually as "**Party**" or collectively as "**Parties**." 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, Consultant shall provide those services specified in the "**Scope of Services**" attached hereto as **Exhibit "A"** and incorporated herein by this reference, which may be referred to herein as the "**services**" or "**work**" hereunder. As a material inducement to City entering into this Agreement, Consultant represents and warrants: a) it has the qualifications, experience, and facilities necessary to properly perform the Services required under this Agreement b) all services set forth in the Scope of Services will be performed in a competent and satisfactory manner; c) all materials used for services will be both of good quality as well as fit for the purpose intended; and, d) Consultant shall follow the highest professional standards and practices in performing the services required hereunder.

1.2 Consultant's Proposal. The Scope of Services shall include the scope of services or work included in Consultant's proposal or bid, which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal or bid, and this Agreement, the terms of this Agreement shall govern. No other terms and conditions from Consultant's proposal or bid, other than description of scope of services or work, shall apply to this Agreement, unless specifically agreed to by City in writing.

1.3 Compliance with Law. All services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules and regulations of City and any federal, State or local governmental agency having jurisdiction in effect at the time services are rendered. City, and its officers, employees and agents, shall not be liable at law or in equity for failure of Consultant to comply with this Section.

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

1.5 Familiarity with Work. By executing this Agreement, Consultant represents and warrants Consultant: a) has thoroughly investigated and considered services to be performed, b) has carefully considered how services should be performed, and c) fully understands the facilities, difficulties and restrictions attending performance of services under this Agreement.

1.6 Software and Computer Services. If the Scope of Services includes the provision and/or installation of any software, computer system, or other computer technology, Consultant represents and warrants that it is familiar with and/or has inspected City's current infrastructure, equipment, computer system and software and that the software, computer system, or other computer technology provided and/or installed by Consultant under this Agreement is compatible, and shall be fully functional, with such infrastructure, equipment, computer system and software of City. Consultant acknowledges that City is relying on this representation by Consultant as a material consideration in entering into this Agreement.

1.7 Prevailing Wages. If services include any "public work" or "maintenance work," as those terms are defined in California Labor Code section 1720 *et seq.* and California Code of Regulations, Title 8, section 16000 *et seq.*, and if the total compensation is $1,000 or more, Consultant shall pay prevailing wages for such work and comply with the requirements in California Labor Code section 1770 *et seq.* and 1810 *et seq.*, and all other applicable laws.

1.8 Contract Modifications. Additional terms and conditions of this Agreement, if any, or any modifications or revisions to the standard terms and conditions herein are made a part hereof as set forth in the "Contract Modifications" attached hereto as **Exhibit "B"** and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit B and any other provisions of this Agreement, the provisions of Exhibit B shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT

2.1 Contract Sum. Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the rates specified in the "Schedule of Compensation" attached hereto as **Exhibit "C"** and incorporated herein by this reference. The total compensation for all work, including reimbursement for actual expenses, shall not exceed the Contract Sum set forth above. Compensation may include reimbursement, for actual and necessary expenditures, if both are specified in the Schedule of Compensation, as well as approved by City in advance.

2.2 Invoices. Unless some other method of payment is specified in Exhibit C, Schedule of Compensation, in any month in which Consultant wishes to receive payment, no later than the first business day of such month, Consultant shall submit to City, in a form approved by City's Finance Director, an invoice for services rendered prior to the date of the invoice. By submitting an invoice for payment under this

Agreement, Consultant is certifying compliance with all provisions of this Agreement. Except as provided in Sections 7.3, 7.4 and 7.5, City shall pay Consultant for all expenses stated thereon which are approved by City pursuant to this Agreement generally within thirty (30) days, and City will use its best efforts to make payment no later than forty-five (45) days, from the submission of an invoice in an approved form. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law. Each invoice is to include (unless otherwise specified by City): 1) line items for all personnel describing the work performed, the number of hours worked, and the hourly rate; 2) line items for all materials and equipment properly charged to the Services; 3) line items for all other approved reimbursable expenses claimed, with supporting documentation; and 4) line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

ARTICLE 3. PERFORMANCE SCHEDULE

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

3.1 Term. The Agreement shall commence and become effective upon the date executed by the City and will continue until the Termination Date. This Agreement may be extended for up to two, additional one-year periods upon the mutual agreement in writing of both parties.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of any ongoing services, which shall be no later than the Termination Date set forth above. Notwithstanding the foregoing, the Indemnification and Insurance provisions set forth in Article 5 shall survive the termination of this Agreement.

3.2 Schedule of Performance. Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed from City and shall perform all services within the time period(s) established in Exhibit A.

3.3 Force Majeure. The time period(s) specified in Exhibit A 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 Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including City, if Consultant shall within ten (10) days of the commencement of such delay notify City in writing of the causes of the delay. City shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of City such delay is justified. City's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Consultant be

entitled to recover damages against City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of this Agreement pursuant to this Section.

ARTICLE 4. COORDINATION OF WORK

4.1 Representative of Consultant. The Consultant Representative is authorized to act on Consultant's behalf with respect to the work or services specified herein and to make all decisions in connection therewith. It is expressly understood that the experience, knowledge, capability and reputation of the representative was a substantial inducement for City to enter into this Agreement. Therefore, the representative shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. For purposes of this Agreement, the representative may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City.

4.2 Department Contact for City. The Department Contact (or other person designated by the City Manager) shall be the primary person on behalf of City responsible for the administration of the Agreement. It shall be Consultant's responsibility to assure that the Department Contact is kept informed of both the progress of the performance of the services as well as any decisions which must be made by City.

4.3 Approvals from City. City approvals or actions, pursuant to the authority of this Agreement, are to be made (unless otherwise specified) either by the Department Contact, City Manager or by their delegate as provided for in writing.

4.4 Independent Contractor. Neither City, nor any of its officers, employees or agents, shall have any control over the manner or means by which Consultant, or its officers, employees, agents or subcontractors, perform the services required herein, except as otherwise set forth herein. Consultant shall perform all services required herein as an independent contractor of City and shall remain under only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it, or any of its officers, employees, agents or subcontractors, are officers, employees or agents of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant. Consultant shall not incur or have the power to incur any debt, obligation or liability whatever against City, or bind City in any manner. Consultant represents and warrants that the personnel used to provide services to City pursuant to this Agreement shall at all times be under Consultant's exclusive control and direction. No City employee benefits shall be available to Consultant, its officers, employees, agents or subcontractors, in connection with the performance of this Agreement. City shall not be liable for compensation or indemnification to Consultant, its officers, employees, agents or subcontractors, for injury or sickness arising out of performing services hereunder. In the event that Consultant or any officer, employee, agent, or subcontractor of Consultant providing services under this

Agreement claims or is determined by a federal or state agency, a court of competent jurisdiction, or the California Public Employees' Retirement System, to be classified as other than an independent contractor for City, then Consultant shall indemnify, defend, and hold harmless City for the payment of any and all assessed fines, penalties, judgments, employee and/or employer contributions, and any other damages and costs assessed to City as a consequence of, or in any way attributable to, the assertion that Consultant, or any officer, employee, agent, or subcontractor Consultant used to provide services under this Agreement, is/are employees of City.

4.5 Subcontracting or Assignment. The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for City to enter into this Agreement. Therefore, without express written approval of City, Consultant shall not contract with any other City to perform in whole or in part services required hereunder without express written approval of City, and neither this Agreement nor any interest herein may be transferred or assigned. No approved transfer shall release Consultant, or any surety or insured of Consultant, of any liability hereunder without express written consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages. Prior to commencement of any services under this Agreement, and without limiting Consultant's indemnification obligation to City, Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, for the duration of the Agreement, primary policies of insurance of the type and amounts set forth in the "Insurance Requirements" attached hereto as **Exhibit "D"** and incorporated herein by this reference.

5.2 <u>Indemnification.</u>

(a) General Obligations. Except as set forth for Design Professionals below, Consultant agrees, to the full extent permitted by law, to indemnify, defend and hold harmless City and its elected and appointed officers, employees and agents (each an "**Indemnitee**" and collectively, "**Indemnitees**") against, and will hold and save them and each of them harmless from, whether actual or threatened, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities (herein "**Claims or Liabilities**") that may be asserted or claimed by any person, firm or City arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable (each an "**Indemnitor**" and collectively, "**Indemnitors**"), or arising from Indemnitors' reckless or willful misconduct, or arising from Indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith: 1) Consultant will defend any action or actions filed or threatened in connection with any such Claims or Liabilities, or at option of Indemnitee(s) will reimburse and pay for all costs and expenses, including legal costs and attorneys' fees,

incurred by Indemnitee(s) in connection therewith; and, 2) Consultant will promptly pay any judgment rendered against Indemnitee(s) for any such Claims or Liabilities, and will save and hold Indemnitee(s) harmless therefrom.

(b) Further Provisions. The indemnity obligation herein shall be binding on successors, assigns and heirs of Consultant and shall survive termination of this Agreement. Consultant shall incorporate similar indemnity agreements as provided herein with its subcontractors, and if Consultant fails to do so Consultant shall be fully responsible to indemnify City hereunder therefor. Failure of City and/or City Parties (collectively "City" for solely this Section 5.2(b)) to monitor compliance with any of the indemnification provisions herein shall not be a waiver hereof. The indemnification provisions herein do not apply to claims or liabilities occurring as a result of City's sole negligence or willful misconduct, 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 indemnification provided herein includes Claims or Liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Indemnitors in the performance of professional services hereunder. Payment of invoices by City is not a condition precedent to enforcement of the indemnity obligation herein. In the event of any dispute between Consultant and City, as to whether liability arises from the sole negligence or willful misconduct of City, Consultant will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating City as solely negligent or responsible for willful misconduct. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

(c) Pursuant to the full language of California Civil Code §2782, and only if Consultant qualifies as a Design Professional, Consultant agrees to indemnify, including the cost to defend, City and its officers, officials, employees, and volunteers from and against any and all claims, demands, costs, or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant and its employees or agents in the performance of services under this contract, but this indemnity does not apply to liability for damages arising from the sole negligence, active negligence, or willful acts of the City; and does not apply to any passive negligence of the City unless caused at least in part by the Consultant. The City agrees that in no event shall the cost to defend charged to the Consultant exceed Consultant's proportionate percentage of fault. This duty to indemnify shall not be waived or modified by contractual agreement or acts of the parties.

5.3 **Professional Liability**. When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, Consultant shall indemnify, defend and hold harmless Indemnitees against, and will hold and save them and each of them harmless from, whether actual or threatened, any and all Claims and Liabilities, consistent with all obligations provided for in this Section 5.3, to the extent same are caused in whole or in part by any negligent or wrongful

act, error or omission, or reckless or willful misconduct of Indemnitors in the performance of professional services under this Agreement.

ARTICLE 6. RECORDS, REPORTS AND RELEASE OF INFORMATION

6.1 Records. Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder ("**books and records**") as shall be necessary to perform the services required by this Agreement and enable City to evaluate the performance of such services. Any and all such books and records shall be maintained in accordance with generally accepted accounting principles, shall be complete and detailed, and shall be readily accessible. City 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. Such books and records shall be maintained for a period of three (3) years following completion of the services hereunder. City shall have access to such books and records in the event any audit is required. Consultant shall fully cooperate with City in providing access to any and all Consultant records and documents 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 Ownership of Documents. All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials ("**documents and materials**") prepared by Consultant, its officers, employees, agents and subcontractors in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of City and/or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership, use, reuse, or assignment of the documents and materials hereunder. Consultant may retain copies of such documents and materials for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents and materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, with respect to any Consultant 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 City.

6.3 Confidentiality and Release of Information. All information gained or work product produced by Consultant in its performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from City. Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from City or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other

information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant immediately gives City notice of such court order or subpoena. If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct. As concerning, regarding or related to, in any way, this Agreement and the work performed thereunder: a) Consultant shall immediately notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party; b) City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding; and, c) Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant, however, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Riverside, State of California, or any other appropriate court in such county, and Consultant 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 Riverside, State of California.

7.2 Suspension, or Termination, Prior to Expiration of Term. This Section shall govern any termination of this Agreement except as specifically provided in Section 7.4 for termination for cause. City reserves the right to terminate or suspend this Agreement, or any portion hereof, at any time, for any reason, with or without cause, upon ten (10) days' notice to Consultant, except that where termination or suspension is due to the fault of Consultant, the period of notice may be such shorter time as determined by City. Upon receipt of any notice of termination or suspension, Consultant shall immediately cease all services hereunder, unless the notice provides otherwise, or except such as specifically approved by City. Upon submittal of an invoice consistent with Section 2.2, Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination or suspension and for any services authorized by City thereafter in accordance with the Schedule of Compensation, or such as may be approved by City, except as provided in Section 7.5. In event of termination, or suspension,

without cause pursuant to this Section, there is no need to provide opportunity to cure pursuant to Section 7.3.

7.3 Default of Consultant and Opportunity to Cure. In the event that Consultant is in default under the terms of this Agreement, City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively ten (10) days, but may be extended, or reduced, if circumstances warrant, as determined by City. During the period of time that Consultant is in default, City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices, without liability for interest. In the alternative, City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default by conclusion of noticed timeframe, City may immediately both terminate this Agreement with notice to Consultant as well as pursue the remedy in Section 7.4, without prejudice to any other remedy to which City may be entitled at law, in equity or under this Agreement. Any failure on the part of City to give notice of Consultant's default shall not be deemed to result in a waiver of City's legal rights or any rights arising out of any provision of this Agreement.

7.4 Termination for Default of Consultant. If termination is due to the failure of Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.3, take over the work and prosecute the same to completion by contract or otherwise, and Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to Consultant for the purpose of set-off or partial payment of the amounts owed City therefor.

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

7.6 Waiver. Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement. Consultant acknowledges and agrees that any actual or alleged failure on the part of City to inform Consultant of non-compliance with any requirement of this Agreement imposes no additional obligations on City nor does it waive any rights hereunder. Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

7.7 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.

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

7.9 Attorneys' Fees. If either Party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorneys' fees. Attorneys' fees shall include attorneys' fees on any appeal, and a Party entitled to attorneys' fees shall be entitled to all other reasonable costs for investigating such action, consultants' fees, taking depositions and discovery and all other necessary costs the court allows which are incurred in such

litigation. Such fees and costs shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. INDIVIDUAL LIABILITY, CONFLICTS AND NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees. No officer or employee of City shall be personally liable to Consultant, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest. Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of City. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement. City, in its sole discretion, shall determine the existence of a conflict of interest and may terminate this Agreement in the event such a conflict of interest exists upon sending Consultant written notice describing the conflict. No officer or employee of City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to this Agreement which affects their financial interest or the financial interest of any corporation, partnership or association in which they are, directly or indirectly, interested, in violation of any State statute or regulation. Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

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

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices. Any notice or other communication either Party desires or is required to give to the other Party or any other person in regards to this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, in the case of

City addressed to City Clerk at City of Murrieta, 1 Town Square, Murrieta California 92562, and in the case of Consultant, to the person(s) at the address designated on the cover 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, headings used, 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 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 as to the Agreement. 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 prior and contemporaneous negotiations, arrangements, agreements and understandings, if any, between the Parties, concerning this Agreement, 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 Consultant and by City.

9.5 Severability. Should a portion of this Agreement be declared invalid or unenforceable by a judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties 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 No Undue Influence. Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of City has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling City to remedies in Section 7.4 and any and all remedies at law or equity.

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) 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.

9.8 **Federal Funding**. If federal funding is being utilized to fund any part of the Project, as indicated on the Cover Page of this Agreement, the terms of **Exhibit "E"** are hereby incorporated herein by this reference. If no federal funding is being utilized, Exhibit F may be omitted.

[SIGNATURES ON FOLLOWING PAGE]

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

CITY OF MURRIETA

By:_____

Jon Levell, Mayor

Date: _____

ATTEST:

By:_____

Cristal McDonald, City Clerk

Date: _____

APPROVED AS TO FORM

ALESHIRE & WYNDER, LLP

By: _____

Tiffany Israel, City Attorney

CONSULTANT:

By:_____

Name: Brendan Hastie

Title: Vice President

Date: _____

By:_____

Name: Tim Gabrielson

Title: Corporate Secretary

Date: _____

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairperson of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. (Cal. Corp. Code § 313.) Appropriate attestations shall be included as may be required by the bylaws, articles of incorporation or other rules or regulations applicable to Contractor's business City.

EXHIBIT A

SCOPE OF SERVICES

I. Consultant will perform the following Services:

The Consultant shall provide all professional, technical, and administrative services necessary to prepare a comprehensive Citywide Storm Drain Master Plan (SDMP) for the City of Murrieta. Services include full project management; coordination with City staff; preparation of schedules; progress reporting; QA/QC; participation in public, commission, and City Council meetings; and complete file and data management. The Consultant shall research, compile, and verify all available drainage-related data; develop a unified GIS-based inventory of the City's storm drain infrastructure; digitize and incorporate as-built plans; identify missing or incorrect data; perform field verification as needed; and produce a model-ready GIS geodatabase with feature attributes, connectivity, metadata, and confidence levels. The Consultant shall prepare basin delineations and conduct hydrologic and hydraulic analyses in accordance with RCFC & WCD methodologies, developing a 1D/2D model reflecting existing conditions, overland flow, and MS4 system performance for required storm events. Using model results, the Consultant shall identify system deficiencies; determine required improvements and associated sizing; identify missing or recommended new conveyance facilities; and evaluate multi-benefit and regional opportunities. The Consultant shall develop prioritized near-term and long-term capital improvement recommendations supported by cost estimates, prioritization scoring, and identification of potential local, state, and federal funding sources. The Consultant shall prepare a Draft and Final Storm Drain Master Plan including all required exhibits, maps, technical documentation, and GIS/model files, and shall provide a web-based GIS viewer for City use. The Consultant shall also prepare a memorandum outlining best practices and recommendations for ongoing operation, maintenance, and inspection of the City's storm drain assets. Optional services may include CCTV inspection of selected facilities and additional as-built digitization, if requested by the City.

II. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.

Cost Loaded Work Plan

CITY OF MURRIETA

Professional Engineering Services for the City of Murrieta Storm Drain Master Plan

		RICK ENGINEERING COMPANY														TOTAL
Labor Classification		Principal	Associate/ Manager	Principal Project Engineer/Manager	Associate Project Engineer/Manager	Principal Water Resources Designer	Associate Water Resources Designer	Assistant Water Resources Designer	GIS Asset Manager	GIS Programmer	Grant Writing/Funding Specialist	RICK Labor Cost	Reimbursable Expenses	RICK Total Cost	Optional CCTV Partner	Total Cost
Task	**Billing Rates**	**$300**	**$260**	**$240**	**$220**	**$175**	**$160**	**$145**	**$200**	**$180**	**$180**					
TASK 1. PROJECT MANAGEMENT, MEETINGS, AND COORDINATION																
1.1 Project Kickoff Meeting		2	8						2		2	$3,440		$3,440	$0	$3,440
1.2 Progress Meetings (Assumes 9 meetings)		4	18									$5,880		$5,880		$5,880
1.3 Agendas and Meeting Minutes			18									$4,680		$4,680		$4,680
1.4 Public and Council Meetings (Assumes 2 Meetings)		4	6	8			20		8	12	4	$12,360		$12,360		$12,360
1.5 Project Tracking and File Management			15						20			$7,900		$7,900	$0	$7,900
1.6 Quality Assurance/Quality Control		4	30									$9,000		$9,000	$0	$9,000
Task 1 Sub-Total		**14**	**95**	**8**	**0**	**0**	**20**	**0**	**30**	**12**	**6**	**$43,260**	**$0**	**$43,260**	**$0**	**$43,260**
TASK 2.RESEARCH, DATA COLLECTION, AND COMPILATION																
2.1 Compile Available Drainage System Data			8	8	2	20	24	24	20	10		$21,060		$21,060	$0	$21,060
2.2 Existing Infrastructure Digitization and As-Built Verification				4	4		120	50	20	20		$35,890		$35,890		$35,890
2.3 Identify Critical Missing or Incorrect Data			8	8		10	20	10	10	10		$14,200		$14,200		$14,200
2.4 Identify Missing Infrastructure			8	4			30	10				$9,290		$9,290		$9,290
2.5 Confidence-Based Field Validation			8	8	12		80		10	10		$23,240	$420	$23,660	$0	$23,660
2.6 Compile GIS Data and Assemble Inventory Database			4						30	20		$10,640		$10,640	$0	$10,640
Task 2 Sub-Total		**0**	**36**	**32**	**18**	**30**	**274**	**94**	**90**	**70**	**0**	**$114,320**	**$420**	**$114,740**	**$0**	**$114,740**
TASK 3. EXISTING CONDITION HYDROLOGIC AND HYDRAULIC ANALYSIS AND MODELING																
3.1 Compile Hydrologic Data and Generate Subcatchments (Assumes 2100 Subcatchments		2	4	16	24	40	100	80	40	20		$56,960		$56,960	$0	$56,960
3.2 Existing Condition Hydrologic and Hydraulic Model		2	8	16	24	80	180	140		20		$78,500		$78,500	$0	$78,500
Task 3 Sub-Total		**4**	**12**	**32**	**48**	**120**	**280**	**220**	**40**	**40**	**0**	**$135,460**	**$0**	**$135,460**	**$0**	**$135,460**
TASK 4. RECOMMENDED IMPROVEMENTS (CIP DEVELOPMENT)																
4.1 Identify Existing Deficiencies and Improvements		1	20	20	30	30	80	80	20	20		$54,150		$54,150	$0	$54,150
4.2 Identify Missing Proposed Improvements		2	12	12	18	30	80	40				$34,410		$34,410		$34,410
4.3 Identify Multi-Benefit and Water Quality Opportunity Sites			4		14	10			6			$7,070		$7,070		$7,070
4.4 Prepare Opinion of Probable Construction Costs			4	6			30	30				$11,630		$11,630		$11,630
4.5 Prioritize Improvements Using a Scoring Matrix		1	12	8	12	10	20	30				$17,280		$17,280	$0	$17,280
4.6 Identify Funding Source			8								80	$16,480		$16,480	$0	$16,480
Task 4 Sub-Total		**4**	**60**	**46**	**74**	**80**	**210**	**180**	**26**	**20**	**80**	**$141,020**		**$141,020**	**$0**	**$141,020**
TASK 5. DEVELOP THE STORM DRAIN MASTER PLAN																
5.1 Compile GIS and Modeling Results into Web-Based Viewer			4	8					32	16		$12,240		$12,240	$0	$12,240
5.2 Prepare Draft Storm Drain Master Plan		2	16	24	12		16	16	8	10	10	$23,240		$23,240	$0	$23,240
5.3 Final SDMP		2	12	8	8		12	12		4		$11,780		$11,780		$11,780
5.4 O&M Best Practices Memo		2	8	16	14		12	12				$13,260		$13,260	$0	$13,260
Task 5 Sub-Total		**6**	**40**	**56**	**34**	**0**	**40**	**40**	**40**	**30**	**10**	**$60,520**	**$0**	**$60,520**	**$0**	**$60,520**
OPTIONAL TASK A – CCTV FIELD INSPECTIONS																
A.1 CCTV Inspection and PACP Condition Grading (10 Days Assumed)			4		8		10		20			$8,400		$8,400	$30,000	$38,400
OPTIONAL TASK B – ADDITONAL AS-BUILT PLAN DIGITIZATION																
B.1 Additional As-Built Data Digitization (T&M NTE)			4		8		80	80	20			$31,200		$31,200		$31,200
Optional Tasks Sub-Total		**0**	**8**	**0**	**16**	**0**	**90**	**80**	**40**	**0**	**0**	**39,600**	**0**	**39,600**	**30,000**	**69,600**
Total Project Hours		**28**	**243**	**174**	**174**	**230**	**824**	**534**	**226**	**172**	**96**					
Total Project Hours (w/ Optional Tasks)		**28**	**251**	**174**	**190**	**230**	**914**	**614**	**266**	**172**	**96**					
Total Project Cost (w/ out Optional Tasks)		**$8,400**	**$63,180**	**$41,760**	**$38,280**	**$40,250**	**$131,840**	**$77,430**	**$45,200**	**$30,960**	**$17,280**	**$494,580**	**$420**	**$495,000**	**$0**	**$495,000**
Total Project Cost (w/ Optional Tasks)		$8,400	$65,260	$41,760	$41,800	$40,250	$146,240	$89,030	$53,200	$30,960	$17,280	$534,180	$420	$534,600	$30,000	$564,600

QUALIFICATIONS TO PROVIDE

Consultant Services for a Storm Drain System Master Plan

- For the City of Murrieta
- Project No. 21-446 / CIP 19002
- November 19, 2025

5620 Friars Road, San Diego, CA 92110
(619) 291-0707
RICKENGINEERING.COM

RICK

619-291-0707
rickengineering.com

5620 Friars Road
San Diego, CA 92110

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

1. Transmittal Letter

November 19, 2025

City of Murrieta
Attn: Josh Forhman, PE, Associate Civil Engineer
1 Town Square
Murrieta, CA 92562

SUBJECT: Qualifications for Consultant Services for a Storm Drain Master Plan

Dear Mr. Fohrman,

RICK Engineering Company (RICK) is pleased to submit our Statement of Qualifications to prepare the City of Murrieta's Storm Drain Master Plan (SDMP). RICK has supported the City for many years, and our team brings unmatched familiarity with local drainage issues, regional hydrology, and the infrastructure needs of rapidly developing communities across Southwest Riverside County.

Our approach aligns directly with the RFQ requirements and emphasizes clear communication, defensible analysis, and practical implementation. As a true one-stop-shop, RICK will complete all GIS, modeling, asset verification, and QA/QC in-house, ensuring consistency, reducing coordination cost, and avoiding the fragmented subcontracting approach. This integrated structure provides Murrieta with a streamlined delivery team and a single point of accountability throughout the project.

Our proposed Implementation Approach focuses on:

- A **model-ready GIS inventory** with confidence tracking to support long-term maintenance and lifecycle asset management
- A combined **1D/2D hydrologic and hydraulic model** to capture system performance, overland flow, and provide visual results that significantly improve the communication value of the model results
- A prioritized, funding-focused CIP program aligned with regional and state grant opportunities
- A **web-based GIS viewer** so City staff can easily access, visualize, and communicate SDMP results

RICK Engineering Company is a California corporation located at 5620 Friars Road, San Diego, CA 92110. We have reviewed and acknowledge Addenda 1, 2, and 3 posted on PlanetBids.

Please contact Andrew Thies at (619) 688-1454 athies@rickengineering.com or Brendan Hastie, P.E. at (619) 204-5979 bhastie@rickengineering.com with any questions.

Thank you for your time and consideration. We appreciate the opportunity to continue our partnership with the City of Murrieta through this important project.

Thank you for your consideration.

Sincerely,

Andrew Thies, CFM
Project Manager

Brendan Hastie, PE, LEED AP
Principal In Charge

2. Table of Contents

SECTION		PAGE	SECTION		PAGE
1.	Transmittal Letter and Statement of Understanding and Approach	1	7.	Staff	6
2.	Table of Contents	2	8.	Qualifications and References	8
3.	Executive Summary	2	9.	Fee Proposal *(separate document)*	--
4.	Introduction	3	10.	Anticipated Project Schedule	12
5.	Company Background	4	11.	Implementation Approach	13
6.	Project Management	5	12.	Appendix - Additional Information	

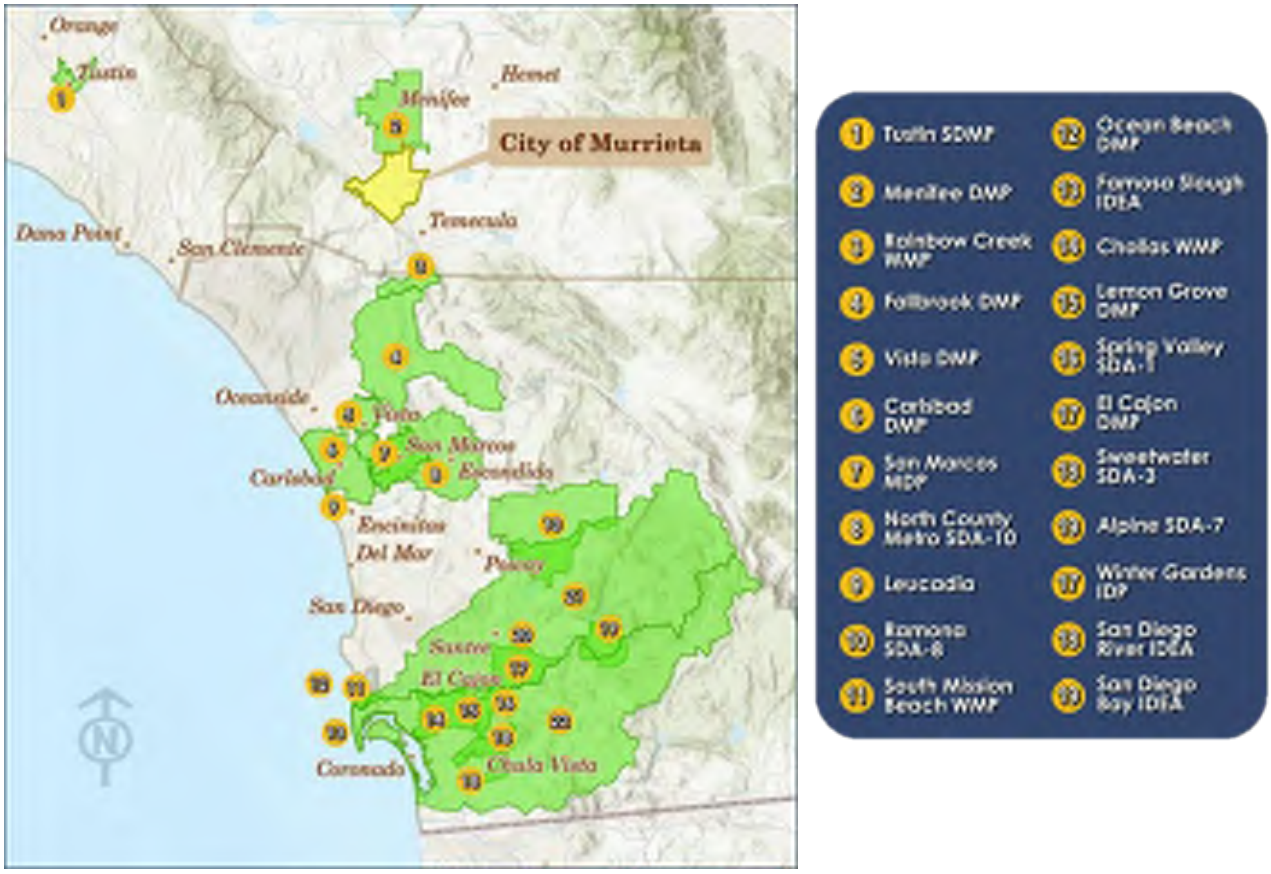
3. Executive Summary

The City is seeking a highly qualified professional consultant to develop a Storm Drain Master Plan. RICK has the leadership to provide the best service and qualifications to support the plan development. This statement of qualifications was structured to match the major sections listed in the RFQ and below is the concise synopsis starting with Section 4:

4. Introduction: Highlights the extensive experience RICK brings in supporting local jurisdictions with Strom Drain Master Plans.
5. Company Background: Provide company background for RICK.
6. Project Management: Project management approach will be based on four critical elements (coordination; project planning and scheduling; cost control; and QA/QC program) and continuous improvement.
7. Staff: The strongest asset of our team is the key team members we have assembled. This section summarizes the qualifications and experience of the staff.
8. Qualifications and References: This section provides project descriptions and references from four projects that are comparable to the services requested in this City contract and demonstrate quality, results-driven work over the past five years.
9. Fee Proposal: Per the RFP, the fee proposal is included under a separate cover.
10. Anticipated Project Schedule: Provides an anticipated schedule of 15 months which includes a one-month buffer.
11. Implementation Approach: Summarizes the proposed approach including scope of work, efforts needed to ensure a successful project, possible solutions to support a successful delivery of the project, list of deliverables and assumption made in development of the schedule and work plan.
12. Additional Information: Acknowledges the addenda and a completed statement of compliance form.

4. Introduction

RICK Engineering Company (RICK) is a California-based civil engineering and water resources firm with over two decades of experience preparing Storm Drain Master Plans, drainage studies, and GIS-based infrastructure inventories for jurisdictions throughout the region. Our portfolio includes work in Menifee, Paso Robles, Tustin, San Marcos, Carlsbad, Lemon Grove, and the City and County of San Diego, projects similar in scope and complexity to the City of Murrieta's Storm Drain Master Plan. These efforts, shown on the accompanying Experience Map, demonstrate our ability to support municipalities with basin planning, hydrologic and hydraulic modeling, GIS modernization, and CIP development.



RICK offers the City a team that is already familiar with Murrieta's drainage system, data environment, and local hydrology. Our previous support to the City positions us to begin work efficiently, reduce onboarding time, and focus on the technical components that will have the greatest long-term value. Because our hydrology, hydraulics, GIS, asset management, and CIP specialists work together in-house, all inventory development, modeling, QA/QC, and analysis for this project will be performed internally. This integrated approach ensures consistency, predictable schedules, and high-quality technical review without reliance on external subconsultants.

Our qualifications align directly with the needs of this SDMP. RICK has extensive experience developing model-ready drainage inventories with confidence tracking; completing 1D/2D hydrologic and hydraulic models for citywide infrastructure systems; identifying and sizing systemwide deficiencies; preparing funding-focused CIP recommendations; and delivering GIS-centered tools that help City staff maintain, update, and communicate drainage information effectively. These capabilities support the City's goals for an implementable, technically defensible, and easily maintainable Storm Drain Master Plan completed in a timely manner.

RICK is committed to continuing our partnership with the City of Murrieta by delivering an SDMP that provides clear insight into system performance, practical recommendations, and tools to support long-term infrastructure planning and funding.

5. Company Background

Firm Background

RICK is a local multidisciplinary engineering, landscape architecture, and planning firm known throughout the Western United States for providing high-quality service and value to clients for 70 years. Our company's broad array of engineering disciplines allows us to provide comprehensive services that can be managed in-house to assure optimum project quality and efficiency.

RICK's Water Resources Department provides comprehensive storm water solutions for public works and land development, guiding projects from the planning phase through the entitlement process, final design, and construction. As experts in water resource analysis and planning for more than 40 years, our team offers a wide range of experience in stormwater management, including surface runoff modeling, flood control design, hydraulic and sediment transport analyses, urban drainage design, FEMA floodplain mapping and processing, GIS master planning, and stormwater quality modeling and design.

Many of our clients face a complex regulatory environment, including drainage, water quality, and floodplain-related constraints. Our expert engineers are well-versed in local, state, and federal water resources requirements and are able to guide clients through the process. We deploy state-of-the-art technologies to assist with data analysis, modeling, and design. We provide smart solutions for complex issues.

Personnel Summary

Brendan Hastie, PE, LEED AP, will serve as Principal in Charge and **Andrew Thies, CFM,** will serve as Project Manager. Brendan Hastie, Andrew Thies, and Venkat Gummadi have ownership positions at RICK and will be supporting this project.

RICK Revenue and Profit

As requested in the RFQ, the following chart outlines RICK's annual company revenues and profit for the last three fiscal years.

FISCAL YEAR	REVENUE/SALES	PROFIT/(LOSS)
2022	66,322,721	8,612,285
2023	69,277,737	2,622,938
2024	76,765,837	1,936,560

NOTE: Profit reflects earnings before discretionary expenses and income tax provision.

FIRM

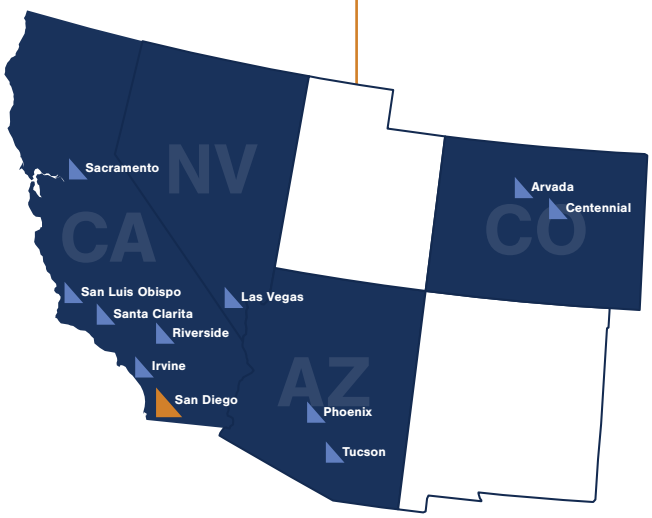
Rick Engineering Company (RICK)

LOCATION OF OFFICES

San Diego (HQ)
Riverside
Orange
San Luis Obispo
Santa Clarita
Sacramento
Las Vegas
Phoenix
Tucson
Arvada
Centennial

OFFICE TO SERVE CITY

San Diego (HQ)
5620 Friars Road
San Diego, CA 92110



6. Project Management

We understand the importance of providing close individual attention to each project and to working within the constraints of time and budget. Our management approach is based on years of successful project experience on similar projects in the region and for the City. Our approach will be based on five critical elements and continuous improvement:

Communication and Coordination

Communication and coordination with City staff will be key in meeting the City's project goals. The success of our project performance is a result of our close communication and coordination with our public agency clients. We have specific protocols to ensure the chain of communication between the City, the team, cooperating public agencies, and the project stakeholders, is established early and actively maintained throughout the project life cycle. In his role as Project Manager, **Andrew Thies, CFM,** will be responsible for establishing and maintaining all project management procedures. Principal-in-Charge, **Brendan Hastie, PE, LEED AP**, will support Andrew, as needed, in implementing our established procedures and providing any needed resources to the project.

Project Planning, Scheduling, and Schedule Reporting Software

Detailed planning at the beginning of the project is essential to reduce risk, ensure quality, and maintain schedule and budget. As part of our proven planning and scheduling practice, Andrew will formalize a Work Plan at the outset of the project. This Work Plan will include project scope tasks, budgets, and deliverables as well as the responsible parties for each item. In addition to delivering it to the City, Andrew will distribute and review the Work Plan with team members to ensure understanding and compliance. He will create a detailed schedule using Microsoft Project to organize the overall project tasks and budget and track actual versus scheduled work and costs. The detailed Microsoft Project schedule will be shared during the kick-off meeting.

Cost Control

Successful project management requires accommodating project adjustments while maintaining budget and schedule. Andrew will continuously monitor the activities of the project team, tracking actual progress versus budgeted costs. Should deviations occur, he will take immediate corrective action. To facilitate this effort, RICK will use Deltek Advantage to track expenditures, including both labor and direct costs, on a weekly and long-term basis. Up-to-date information is available to the Project Manager at all times, and progress reports will be included with each monthly invoice for City review and approval.

Quality Assurance / Quality Control

RICK promotes a continuous emphasis and commitment to quality control through all phases of its projects. These practice standards must conform to the expectations of our clients, the engineering industry, public agencies, and the community. This is facilitated by attention to the company's manual on quality control standards, periodic quality control seminars, and staff performance reviews throughout the company. These measures are applied to all levels of work, including project scheduling, documentation, plan preparation, and field survey.

For this project, Quality Control Review will not only be a continuous effort led by our Project Manager and design team, but assured by **Venkat Gummadi, PE, QSD/P, CPESC,** our QA/QC Manager, throughout the project duration. By using this process, all deliverables will be subject to internal reviews prior to submittal to the City.

Current Client List

RICK has proven experience in completing major projects and tasks for numerous, local agencies. Our staff has worked on many relevant projects/tasks and has a proven track record of producing quality products that are on schedule and meet the client's needs. The following list provides a sampling of RICK's current local Southern California clients.

Our proposed work plan to sucessfully deliver this project is presented in Section 11 and proposed schedule is presented in Section 10. This project work will be executed from RICK's San Diego office.

- City of San Diego
- County of San Diego
- City of Murrieta
- City of Menifee
- City of Tustin
- City of Paso Robles
- City of Riverside
- Riverside County Flood Control and Water Conservation District (RCFC&WCD)

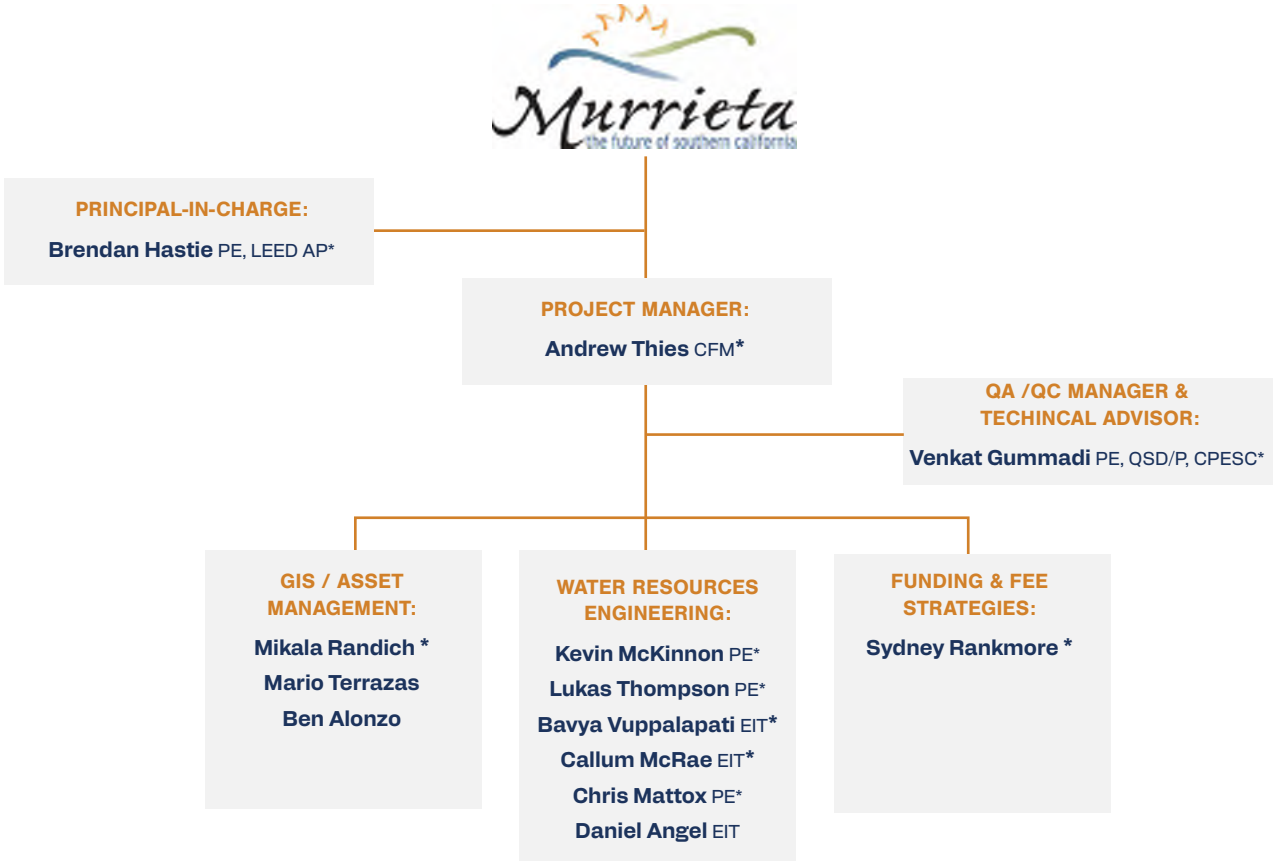
7. Staff

A. Organizational Chart

A well-organized team, with a clear division of responsibilities is essential to successful delivery of any project. The organizational chart presented below delineates the project tasks that each key team member will be responsible for and the reporting/communication structure within the team. Serving as the Primary Contact, our Project Manager, Andrew Thies, CFM, will have full responsibility for meeting this project's requirements, on time and within budget. All proposed staff are RICK employees, unless otherwise noted.

Resumes for staff members with asterisks are provided in the Appendix.

Our proposed team's collaborative experience fosters better communication, a shared understanding of roles and responsibilities, and the ability to anticipate challenges, ultimately leading to more effective collaboration and a successful project outcome.



B. Staff Experience and Effort Matrices

The table below shows the qualifications and experience of professionals selected to support the City on this project. It includes both key personnel and additional support staff.

	Name	Role	Certifications	Highest Degree	Years of Experience
Key Personnel	Venkat Gummadi	QA/QC Manager & Technical Advisor	PE, CPESC, QSD/P	MS, Civil Engineering	17
	Brendan Hastie	Principal-in-charge	PE, LEED AP	BS, Civil Engineering	25
	Andrew Thies	Project Manager	EIT, CFM	BS, Civil Engineering	11
	Kevin McKinnon	Water Resources Engineering	PE, QSP/QSD	MBA, BS, Civil Engineering	11
	Lukas Thompson	Water Resources Engineering	PE, QSD/P	BS, Civil and Environmental Engineering	10
	Bavya Vuppalapati	Water Resources Engineering	EIT	MS, Water Resources	9
	Callum McRae	Water Resources Engineering	EIT	BS, Environmental Engineering	3
	Chris Mattox	Water Resources Engineering	PE	BS, Environmental Engineering	11
	Mikala Randich	GIS / Asset Management	CSPR SC	BS, Environmental Science	8
	Sydney Rankmore	Funding & Fee Strategies	RPP MCIP	MS, Community and Regional Planning	6
Additional Support Staff	Mario Terrazas	GIS / Asset Management	-	-	28
	Ben Alonzo	GIS / Asset Management	GISP	MS, GIS	15
	Daniel Angel	Water Resources Engineering	EIT	BS, Civil Engineering	1

The matrix below shows the effort in percentage of total in person-hours, that will be contributed by each professional, during each phase and the overall project.

	Total Hours	Brendan Hastie	Venkat Gummadi	Andrew Thies	Kevin McKinnon	Lukas Thompson	Bavya Vuppalapati	Callum McRae	Chris Mattox	Mikala Randich	Sydney Rankmore	Mario Terrazas	Ben Alonzo	Daniel Angel
Task 1 - Project Management	185	4%	4%	51%	4%	0%	0%	11%	0%	8%	3%	8%	6%	0%
Task 2 - Research, Data Collection, and Compilation	648	0%	0%	6%	4%	1%	5%	43%	1%	8%	0%	8%	9%	15%
Task 3 - Existing Condition H&H Analysis & Modeling	796	0%	1%	2%	4%	3%	15%	35%	3%	3%	0%	3%	5%	28%
Task 4 - Recommended Improvements	780	0%	1%	8%	6%	5%	10%	27%	5%	2%	10%	2%	3%	23%
Task 5 - Develop SDMP	296	1%	1%	14%	19%	6%	0%	14%	6%	7%	3%	7%	10%	14%
Optional Task A- CCTV Field Insp.	42	0%	0%	10%	0%	10%	0%	24%	10%	24%	0%	24%	0%	0%
Optional Task B- Add'l As Built Plan Digitization	192	0%	0%	2%	0%	2%	0%	42%	42%	5%	5%	0%	0%	0%

8. Qualifications and References

With decades of directly related project experience and comprehensive in-house water resources capabilities, we present unique benefits to the City. Our Water Resources Division staff includes well-known specialists in hydrology and hydraulics, with wide-ranging experience in preparing SDMPs, storm drain design, and integrating GIS services to enhance the value of storm drain inventories and analyses. We have provided similar services for a variety of local municipalities and public agencies, including the Cities of Menifee, Carlsbad, San Marcos, Lemon Grove, El Cajon, Encinitas, San Diego, and County of San Diego.

The following matrix provides an overview of RICK's SDMP experience in California. Detailed project descriptions are also provided for a subset of projects. These projects consist of nearly identical services to those expected by the City. **Each design team remained unchanged throughout the project.** This project history demonstrates our ability to deliver high-quality services with a cohesive team of professionals and our proven ability to provide all services required for the SDMP.

PROJECTS

CALIFORNIA MUNICIPALITIES	SCOPE					
	PROJECT MANAGEMENT	RESEARCH|DATA COLLECTION	H&H ANALYSIS |MODELING	RECOMMENED IMP.| CIP DEV.	CIP FUNDING ANALYSIS	DEVELOP SDMP
Menifee Drainage Master Plan | City of Menifee *	✓	✓	✓	✓		✓
Lemon Grove Drainage Master Plan | City of Lemon Grove *	✓	✓	✓	✓		✓
Carlsbad Drainage Master Plan | City of Carlsbad *	✓	✓	✓	✓	✓	✓
Tustin Storm Drain Master Plan | City of Tustin *		✓	✓		✓	✓
Waterway Naturalization Study | City of Agoura Hills	✓	✓	✓	✓		✓
Drainage Master Plan Update | City of Paso Robles	✓	✓	✓	✓	✓	✓
Downtown Watershed Plan | City of Atascadero	✓	✓	✓	✓	✓	✓
Rainbow Creek Watershed Implementation Plan | County of San Diego	✓	✓	✓	✓		✓
Multiple Watershed Master Plans | City of San Diego	✓	✓	✓	✓		✓
San Marcos Drainage Master Plan | City of San Marcos	✓	✓	✓	✓		✓
El Cajon Citywide Drainage Master Plan | City of El Cajon	✓	✓	✓	✓		✓
GIS Drainage Master Plans for SDA 1, 3, 7, 8, 10 | County of San Diego	✓	✓	✓	✓	✓	✓
South Mission Beach Watershed Master Plan | City of San Diego	✓	✓	✓	✓		✓
Encinitas Creek Drainage Master Plan | City of Encinitas	✓	✓	✓	✓		✓
Vista Drainage Master Plan | City of Vista	✓	✓	✓	✓		✓
Ocean Beach Drainage Master Plan | City of San Diego	✓	✓	✓	✓		✓
Gonzales Drainage Master Plan | City of Gonzales	✓	✓	✓	✓		✓
East Otay Mesa Drainage Master Plan | County of San Diego	✓		✓	✓		✓
Eden Valley Drainage Master Plan | County of San Diego	✓		✓	✓		✓
Seeley Drainage Master Plan | Imperial County	✓	✓	✓	✓		✓

** Detailed project descriptions provided on following pages.*

The following pages provide project descriptions for three projects which are comparable to the services requested in this City contract and demonstrate quality, results-driven work over the past five years. We have selected projects that demonstrate our technical expertise, as well as our history of timely, budget-sensitive delivery. All projects were completed on time and within budget.

We encourage you to contact the referenced clients for further information regarding our qualifications and experience.

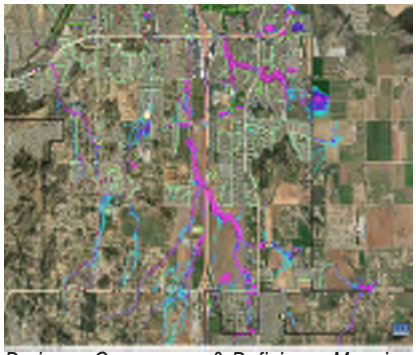
Additionally, RICK has received no claims for errors and omissions relative to municipal Strom Drain Master Plan projects over the last ten years.

CITY OF MENIFEE: 29844 HAUN ROAD MENIFEE, CA 92586

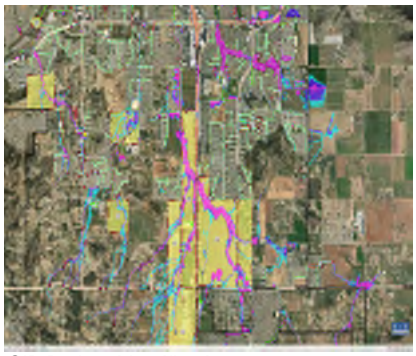
Master Drainage Plan and Culvert Inspections Program

RICK prepared a comprehensive Citywide Master Drainage Plan integrating a fully connected, GIS-based storm drain inventory and 1D/2D hydrologic and hydraulic modeling consistent with RCFC&WCD methodologies. Extensive GIS data development was performed including digitizing as-builts, correcting connectivity, and verifying field data that enabled the production of an accurate, hydraulically linked system. The model identified capacity deficiencies, informed recommended improvements, and defined regional opportunities for multi-benefit (flood control/water quality) projects.

Coordination with RCFC&WCD ensured consistency with City and County standards, region-specific design criteria, and regional drainage plans. Recommendations were bundled into implementable projects with preliminary cost estimates, supporting both 5-year and 20-year Capital Improvement Program (CIP) planning. All deliverables were provided through an interactive, GIS-centered web application, allowing the City to visualize existing conditions, proposed improvements, and project priorities for long-term stormwater infrastructure management.



Drainage Conveyance & Deficiency Mapping



CIP Project Identification

CLIENT

City of Menifee

CONTACT INFORMATION

Run Chen, PE, PMP
Senior Engineer, Public Works
(858) 495-5257

COMPLETED COST *

$711,000

ESTIMATED COST PRIOR TO CONTRACTING

$668,000

KEY STAFF

- Brendan Hastie, PE, LEED AP
  PIC
- Andrew Thies, CFM
  Project Manager

** PRICES REFLECT BOTH PROJECTS*

CITY OF TUSTIN: 300 CENTENNIAL WAY, TUSTIN, CA 92780

Storm Drain Master Plan: 2025

RICK is assisting the City of Tustin in preparing a comprehensive Storm Drain Master Plan to analyze the City's existing drainage infrastructure. The effort requires the development of a city-wide GIS inventory of drainage facilities for both City- and County-owned facilities. A standardized GIS data schema, developed with City staff input, was created that ensures consistency across the municipalities in the region. Building on verified inventory data, RICK is developing an inspection prioritization matrix that considers facility type, age, size, and location to guide planned CCTV inspections and targeted field verification.

The project will result in a fully connected GIS storm drain network, including inventory confidence and condition assessment mapping, to identify areas requiring additional inspection or field verification.

Once the system is fully connected, a dual-drainage hydrologic and hydraulic (H&H) model will identify deficiencies under existing and future build-out conditions for the 2-, 10-, 25, and 100-year storm events. Model results, combined with inspection findings, will inform development of future CIP projects. The team will also explore funding strategies and grant opportunities to support implementation and ensure long-term system resilience.

CLIENT

City of Tustin

CONTACT INFORMATION

Alex Waite
Senior Management Analyst
(714) 573-3305

COMPLETED COST

N/A

ESTIMATED COST PRIOR TO CONTRACTING

$692,000

KEY STAFF

- Brendan Hastie, PE, LEED AP
  Principal In Charge
- Andrew Thies, CFM
  Project Manager

CITY OF CARLSBAD: 1635 FARADAY AVENUE, CARLSBAD, CA 92008

Drainage Master Plan Update: 2024

RICK prepared a citywide DMP to assess existing drainage deficiencies in the City's infrastructure and provide recommendations to improve the stormwater conveyance system. Recommendations focused on large-scale storm drain CIP projects, and potential regional improvements opportunities for stormwater detention and water quality. A fiscal & fee analysis was also prepared to inform revisions to the City's existing development impact fee program.

RICK assessed drainage components by creating detailed H&H models using high-resolution geospatial datasets. The drainage analysis focused on the public drainage infrastructure system, including pipes, culverts, open channels, and inlets. Development of detailed H&H models using a dual drainage approach to estimate 1D conveyance capacity of surface and subsurface systems for the 2, 10, and 100-Year (24-Hour) storm events. A 2D model approach was performed at drainage "hot spot" locations and regions with very flat topography to create a detailed visual representation of surface flow routing, split flow conditions, surface storage, and flow attenuation within areas of concern.

CONTACT INFORMATION

David Edwards, MS, PE, CFM
Senior Engineer
(760) 271-7147

COMPLETED COST

$1,010,000

ESTIMATED COST PRIOR TO CONTRACTING

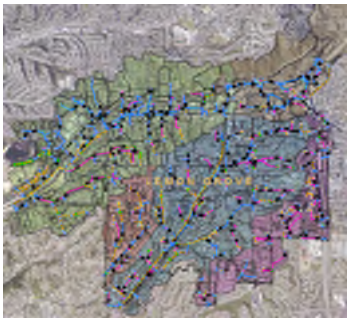
$945,000

KEY PERSONNEL

- Brendan Hastie, PE, LEED AP
  Project Manager/PIC
- Andrew Thies, CFM
  Deputy Project Manager

CITY OF LEMON GROVE: 3232 MAIN STREET LEMON GROVE, CA 91945

Drainage Master Plan: 2020



RICK assisted the City in successfully leveraging Senate Bill 1 (SB1) funding to address sinkholes and failing infrastructure caused by deteriorating CMP storm drains and recurring flooded areas, in order to support the planning, design, funding, and implementation of future CIP projects.

RICK assessed the drainage components of the DMP by utilizing high-resolution spatial datasets to generate detailed H&H models. A holistic modeling program was used to prepare models for multiple storm events for over five square miles of the City. The models used a dual drainage approach, which allowed for dynamic interaction between the 2D surface routing, storage, detention (above and below ground), and 1D pipe flow, to provide a finely detailed model of the study areas drainage infrastructure.

The project included identifying areas for potential future projects to provide detention and/or water quality benefits. The City's CMP storm drains were graded based on a rating system that assigned each pipe with a repair priority and repair techniques were recommended for each length of pipe. The comprehensive assessments of the network resulted in a list of prioritized, site-specific, bundled, implementation-ready projects for City officials to reference in order to advance the watershed management goals of the City.

CONTACT INFORMATION

Mike James, Assistant City Manager
*previously at City of Lemon Grove now at City of Encinitas
(760) 633-2795

COMPLETED COST

$299,000

ESTIMATED COST PRIOR TO CONTRACTING

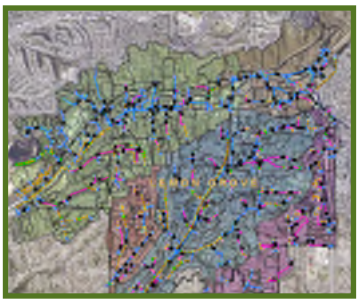
$299,000

KEY STAFF

- Brendan Hastie, PE, LEED AP
  Project Manager/PIC
- Andrew Thies, CFM
  Deputy Project Manager

Potential Challenges & Solutions

Potential challenges, our proposed solutions, and our experience addressing similar challenges for other clients are presented in the table below.

KEY POTENTIAL CHALLENGES	RICK SOLUTION/BENEFIT	WHERE WE HAVE DONE THIS BEFORE	
Unclear project objectives that jeopardize City Council approval	Utilize the kick-off meeting to review recently completed master plans with various objectives to establish clear goals and intentions ensuring a successful project for all parties.	» City of Lemon Grove DMP » City of San Marcos DMP » City of El Cajon DMP	
Fragmented and outdated storm drain data	Compile available GIS, ADP/MDP, as-built, and FEMA data into a unified geodatabase with Confidence Level tracking. Use a Priority Matrix to focus verification on high-consequence trunk mains and crossings. Produce a Model-Ready inventory that improves modeling accuracy and lowers long-term maintenance costs.	» Rainbow Creek WIP » City of Lemon Grove DMP » City of Menifee » City of Carlsbad DMP » City of Paso Robles DMP	
Identifying systemwide deficiencies and scalable solutions	Using hydraulic-model results, provide citywide recommendations for all deficient pipes and culverts with unit costs, determine required sizes per City standards, and coordinate with staff to select up to 10 representative projects for further refinement. This gives the City a holistic understanding of system needs at low cost.	» City of Tustin SDMP » City of San Diego IDEAs » City of San Diego WMP » City of Menifee DMP » City of Paso Robles DMP	
Developing actionable and fundable CIP recommendations	Translate hydrologic and hydraulic results into clear, prioritized, grant-ready projects, supported by a transparent scoring matrix and planning-level costs. Identify short-term and long-term funding strategies and align eligible projects with programs such as FEMA BRIC, CalOES, SRF, IRWM, and regional partnerships.	» City of Carlsbad » City of Lemon Grove DMP » City of San Marcos DMP » County of San Diego SDA DMPs » City of Paso Robles DMP	
Integrating long-term data management and staff capacity	Deliver a comprehensive GIS database and ArcGIS Online Web Viewer, configured for City use.	» Paso Robles Downtown Watershed Plan » City of Menifee DMP » Atascadero Downtown Watershed Plan » Port of San Diego » City of Paso Robles DMP	

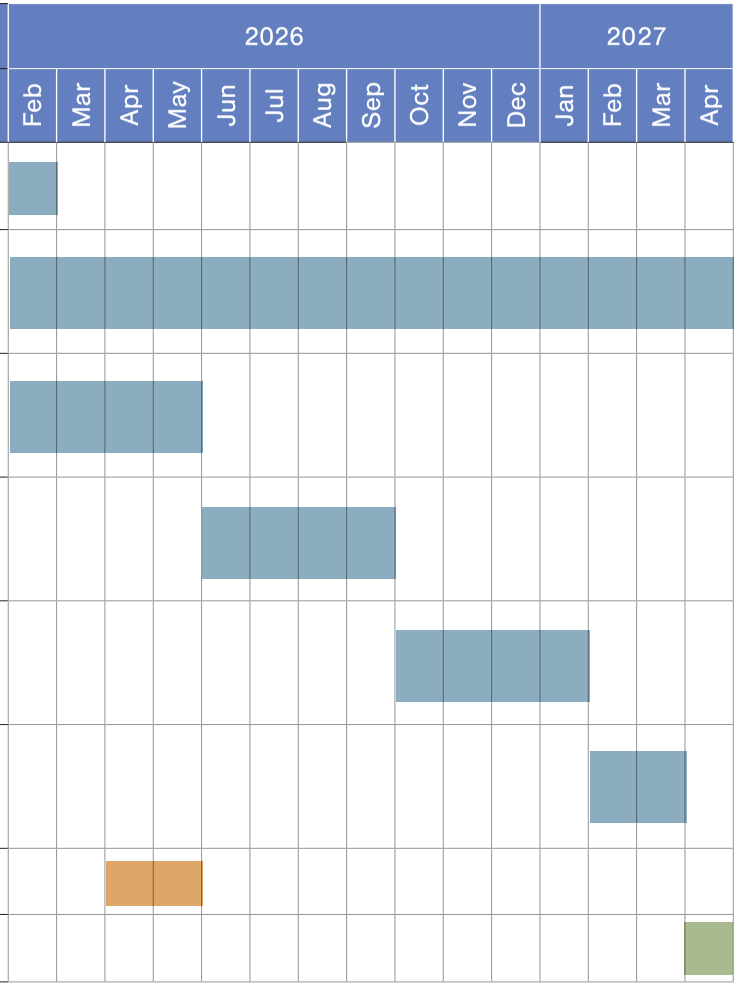
9. Fee Proposal

Per the RFQ instructions, fee proposal is provided under separate cover.

10. Anticipated Project Schedule

The below table reflects the anticipated project schedule, showing all work tasks included in the scope of work, as well as the estimated duration to complete each task, with estimated start/finish dates. We plan to present a detailed Microsoft Project Schedule that will breakdown the schedule at a subtask level during the kick-off meeting and will make necessary adjustments based on feedback from City staff within five (5) business days from the kick-off meeting.

Task Number	Task Name	Duration	Key Milestones/Ciy Review Points
Kickoff	Project Kickoff - 2/23/2026		Kickoff meeting & work plan approval
1	PROJECT MANAGEMENT, MEETINGS, AND COORDINATION	Ongoing	Monthly coordination meetings, QA/QC checkpoints, progress reports
2	RESEARCH, DATA COLLECTION, AND COMPILATION	90 Days	City review of compiled GIS & record drawings
3	EXISTING CONDITION H&H MODELING	120 Days	Subcatchment Maps, Modeling Files, ExistinG Condition H&H Technical Memo **Deliverable: Existing System PCSWMM Model and Results (Jun 2026)**
4	RECOMMENDED IMPROVEMENTS (CIP DEVELOPMENT)	120 Days	Identification of Citywide deficient facilities, Proposed project prioritization, 5-year and 20-year Program
5	DEVELOP THE STORM DRAIN MASTER PLAN	60 Days	Draft SDMP Submittal, City Review, Final SDMP, Data Delivery **Deliverable: Draft 1D/2D Model Results (Feb 2026)**
Optional A	CCTV INSPECTION	60 Days	Optional at City's request (can run parallel to Tasks 2-3)
	PROJECT COMPLETION	30 Days	



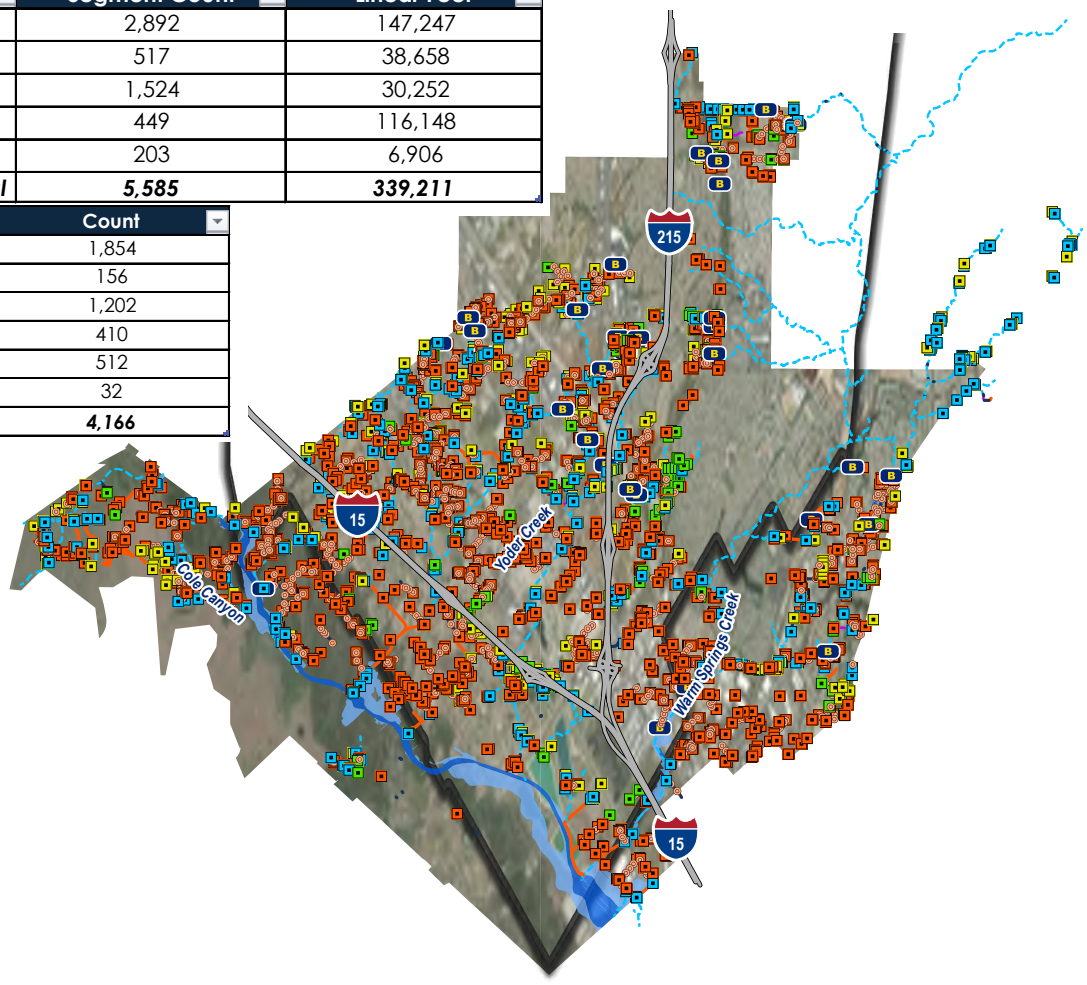
* Optional Task B will run concurrently with Tasks 2 and 3 of the proposed scope

11. Implementation Approach

The RICK Team brings decades of experience delivering high-resolution storm drain master plans across California, including recent efforts for the Cities of Tustin, Agoura Hills, Paso Robles, Carlsbad, Lemon Grove, and San Diego. Our familiarity with Murrieta's infrastructure, coupled with our technical understanding of regional drainage and permitting requirements, ensures a practical and informed approach. The map below illustrates Murrieta's major drainage systems, FEMA flood zones, key hydrologic features, and jurisdictional boundaries, providing the spatial foundation for field inspections, modeling, and CIP development.

Conduits	Segment Count	Linear Feet
Main	2,892	147,247
Channel	517	38,658
Lateral	1,524	30,252
Stream	449	116,148
Other	203	6,906
Total	***5,585***	***339,211***

Structures	Count
Catch Basin	1,854
Inlet	156
Manhole	1,202
Inflow	410
Outflow	512
Detention Basin	32
Total	***4,166***



RICK's approach is centered on developing a Storm Drain Master Plan that is directly usable for day-to-day public works decision-making, CIP planning, development review, and maintenance strategy. Because our team has supported the City of Murrieta across drainage, mapping, and capital planning efforts, and recently delivered a comparable citywide SDMP for a neighboring Inland Empire jurisdiction, RICK begin with a clear understanding of regional hydrology, ADP/MDP context, maintenance practices, and City expectations. This reduces project startup time, avoids unnecessary rework, and supports efficient, accurate progress toward City goals.

RICK will deliver:

- A City-maintainable GIS drainage inventory
- A calibrated, transparent hydrologic and hydraulic model that is RCFC & WCD compliant
- A defensible and fundable CIP prioritized for maximum community benefit
- A Web GIS Viewer and staff training to ensure the SDMP remains a living, updateable system

This ensures the City receives a plan that supports implementation, not just documentation.

TASK 1: PROJECT MANAGEMENT

Our team will manage this project as an extension of City staff, emphasizing predictable communication, clear decision-making, and proactive issue resolution.

1.1 Kick-Off Meeting

RICK will conduct a kickoff meeting with City staff at Notice to Proceed to refine goals, confirm data availability, align communication protocols, and finalize the Project Work Plan with milestones and review cycles.

1.2 Progress Meetings

RICK will conduct regular project progress meetings (virtual or in-person) with City staff to maintain alignment and make timely decisions regarding modeling assumptions, data needs, CIP prioritization, and public communication materials. Assumes up to nine meetings.

1.3 Agendas and Meeting Materials

Agendas will be distributed at least one business day prior, and meeting summaries with action items will be provided within five business days.

1.4 Public and Council Meetings

RICK will assist and participate in public, commission, and City Council presentations, providing maps, graphics, exhibits, and speaking support to communicate project outcomes. Assumes up to two meetings.

1.5 Project Tracking and File Management

Monthly progress memorandums, schedule updates, and invoicing will be provided. All project data, models, GIS files, and supporting documentation will be maintained in a clear directory structure accessible to the City.

1.6 Quality Assurance/Quality Control

QA/QC reviews will be conducted prior to each City submittal to ensure consistency across GIS inventory, model conditions, cost estimates, and CIP prioritizations.

Deliverables:

- Project Work Plan and Schedule
- Kick-Off Meeting Materials and Summary
- Progress Meeting Agendas and Minutes
- Monthly Progress Memoranda and Invoices
- QA/QC Review Log (GIS, H&H, and CIP deliverables)
- Public/Council Presentation Support Materials

City Benefits:

- No learning curve: Our long history with Murrieta eliminates onboarding delays.
- Low City workload: RICK structures communication and reviews to minimize staff burden.
- Predictability: Transparent schedule and progress reporting prevents surprises.
- Confidence in outcomes: Built-in QA/QC ensures a consistent, defensible Plan.
- Better communication to leadership and public: Clear maps and briefing materials support approvals and project funding discussions.

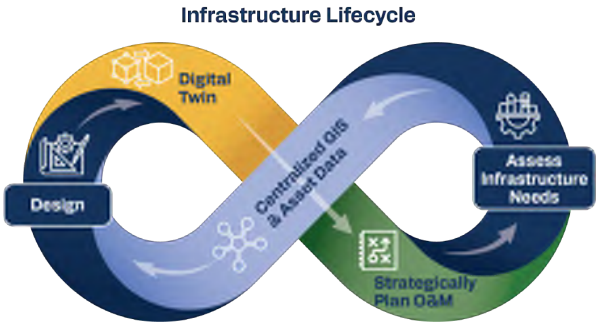
TASK 2: RESEARCH, DATA COLLECTION, AND COMPILATION

This task develops the verified drainage system inventory forming the analytical foundation for hydrology, hydraulics, and CIP development. Murrieta's system, consisting of approximately 5,600 pipe and channel segments (≈ 340,000 LF) and 4,000 associated structures, spans multiple ADP basins including Warm Springs, Cole Canyon, and Murrieta Creek. Our approach emphasizes confidence tracking, prioritization of high-consequence assets, and creation of a model-ready, maintainable GIS dataset that supports future City updates and long-term asset management.

2.1 Compile Available Drainage System Data

RICK will compile available information including ADP/MDP maps, as-built drawings, FEMA mapping, General Plan land use data, USGS soils and topography, aerial imagery, and existing City GIS layers to establish a unified baseline dataset. Data will be referenced and stored in a format compatible with the City's GIS environment, including standardized feature classes, domains, and metadata.

Data sources will include the RCFC&WCD ADPs (Warm Springs, Santa Gertrudis, and Murrieta Creek), historical master plan data, FEMA FIRM layers, and the City's GIS and CAD records. Each dataset will be cataloged with source date and reliability rating to initiate Confidence Level tracking.



2.2 Existing Infrastructure Digitization and As-Built Verification

RICK understands the importance of compiling accurate data for the success of the SDMP project. After a data request was submitted, the City stated it does not maintain an existing spatial dataset for the City's storm drain and MS4 features. Through review of publicly available data obtained through City of Murrieta ArcGIS online portal, RICK was able to locate preliminary storm drain infrastructure spatial data that will be leveraged during the digitization efforts. RICK will compile and digitize existing record plans and as-builts to compliment existing data and produce a spatially-connected dataset of the City's existing drainage infrastructure. Based on responses from the City, an estimated 90 percent of the system will have available record plans. The digitization efforts will focus on both spatial and non-spatial (geometry, material, size, etc.) data gathered from review of the provided record documents. Datasets

will be cataloged with feature source, confidence, as-built date, datum, and other fields as requested through close coordination with City staff and regional partners to ensure compatibility with existing data systems. Digitization efforts will be focused on critical, large diameter infrastructure (36 inches and greater), and facilities with slopes less than 1.0 percent, as presented in available data compiled by RICK. Assumptions regarding facility depth and invert elevations may be made for smaller diameter facilities with slopes greater than 2.0 percent.

2.3 Identify Critical Missing or Incorrect Data

Based on responses from the City, an estimated 10 percent of the system is missing record plan information, so identifying crucial facilities lacking appropriate data will be instrumental to project success. RICK will identify missing pipe sizes, invert elevations, materials, and connectivity issues and document each in a Data Gap Matrix that clearly indicates where supplemental research or verification may be warranted. This matrix becomes a communication tool for both modeling and future asset management planning. Each data gap will be recorded in a Data Gap Matrix linking specific asset IDs to missing attributes (size, invert, material) and proposed verification method (desktop, field, CCTV).

2.4 Identify Missing Infrastructure

RICK will use aerial imagery, street-level review, and network tracing to confirm system connectivity and identify unmapped or undocumented storm drain infrastructure required to complete the system record. Missing or uncertain features will be flagged for classification under Confidence Level ratings.

The team will leverage drainage boundary tracing in GIS to locate discontinuities between mapped and inferred systems, particularly at jurisdictional interfaces with RCFC&WCD facilities and Caltrans rights-of-way.

Priority level	Asset Focus	Field Verification Approach
High	City-owned trunk mains, major culverts, major crossings, detention basins	Verify before modeling using as-built review, spot survey, or CCTV as applicable
Moderate	Local collector lines with moderate influence on hydraulic grade	Verify selectively if modeling shows sensitivity
Low	Laterals or structures with minimal capacity effect	Verification is resource dependent; Confidence Level documented

2.5 As-Built Verification and Confidence-Based Field Validation

RICK will leverage drainage boundary tracing in GIS to locate discontinuities between mapped and inferred systems, particularly at jurisdictional interfaces with RCFC&WCD facilities and Caltrans rights-of-way.

All verified assets will be assigned a Confidence Level (High, Moderate, Low) within the GIS schema, based on source and verification type (e.g., field-measured, record plan, inferred). These fields, Spatial Source, Spatial Confidence, and Attribute Confidence, allow City staff to visualize data reliability directly within ArcGIS (assumes review of 150 As-Built Plan Sheets).

Field verification efforts are limited to the activities defined in the Priority Matrix and are capped at up to ten (10) field-verification days unless otherwise authorized by the City. CCTV inspection is considered an optional, City-approved task and will only be performed if directed; for budgeting purposes, we have assumed up to ten (10) days of on-call CCTV support through RICK's established inspection partner.

2.6 Compile GIS Data and Assemble Inventory Database

Following priority verification, the GIS inventory will be updated to a Model-Ready condition, meaning:

- Network connectivity is complete
- Backbone conveyance geometry and elevations are verified
- Confidence Levels are assigned and documented for all features

Once these updates are complete, the drainage GIS will be formally designated Model-Ready, meaning the system reflects verified conveyance pathways, elevations, and data confidence appropriate for hydraulic evaluation.

This verified database will then integrate directly with the Task 3 PCSWMM hydrologic and hydraulic model, helping ensure that modeling results represent the built environment rather than inferred or assumed conditions.

City of Menifee Dashboard

Deliverables:

- Consolidated drainage data library
- Data Gap Matrix identifying missing or uncertain attributes
- Priority Matrix for Field Verification and As-Built Digitization
- Field Verification Prioritization Map and Log
- Confidence Level Rating incorporated into GIS dataset
- GIS Storm Drain Inventory Geodatabase with full metadata documentation

City Benefits:

- Establishes one authoritative drainage system dataset
- Focuses field verification where it has maximum hydraulic and CIP value
- Ensures trunk and high-consequence conveyance assets are fully understood
- Reduces cost by avoiding unnecessary field work and digitization
- Produces a model-ready and maintenance-ready GIS system
- Creates transparency in data certainty to support future planning and budgeting

TASK 3: EXISTING CONDITION HYDROLOGIC AND HYDRAULIC ANALYSIS AND MODELING

This task develops the citywide hydrologic and hydraulic (H&H) model using the verified, Model-Ready drainage GIS. Before modeling begins, RICK will meet with the City to review available hydrologic and hydraulic methodologies, confirm RCFC&WCD compliance needs, and jointly select the approach that best aligns with the City's goals. RICK has extensive experience delivering H&H models under RCFC&WCD standards, ADP/MDP methodologies, and citywide master-planning frameworks, and will ensure the agreed-upon method is compliant, reliable, and appropriate for long-term City use.

Although SWMM itself was excluded in the City's Q&A, PCSWMM can be configured to fully apply RCFC&WCD hydrology, including District-standard rainfall patterns, loss parameters, routing assumptions, and unit hydrograph methods. RICK recommends a PCSWMM-based approach that incorporates these RCFC&WCD requirements while enabling 2D overland flow, providing a practical and compliant "best-of-both-worlds" solution.

This method improves upon traditional ADP/MDP hydrology by enabling evaluation of how local infrastructure constraints, roadway grading, inlet capacity, and overland flow paths influence system performance, producing a more complete understanding of actual conditions within Murrieta's built environment allowing for better allocation of resources during CIP development.

3.1 Compile Hydrologic Data and Generate Subcatchments

RICK will generate subcatchments using updated terrain data and the verified GIS. Based on the City's ~1,854 catch basins and 156 inlets, the model will include approximately 2,000–2,100 subcatchments, providing an appropriate level of detail for localized and basin-level hydrology.

Hydrologic inputs will be fully aligned with RCFC&WCD methodology, including:

- District-standard loss rates and infiltration parameters
- Unit hydrograph parameters consistent with applicable ADP/MDP basins
- Runoff coefficients derived from RCFC&WCD land-use categories
- Routing, roughness, and depression storage values consistent with District practice

Design storms will use RCFC&WCD rainfall distributions and IDF curves. NOAA Atlas 14 may be referenced for cross-checks and potential incorporation.

3.2 Existing Condition Hydrologic and Hydraulic Model

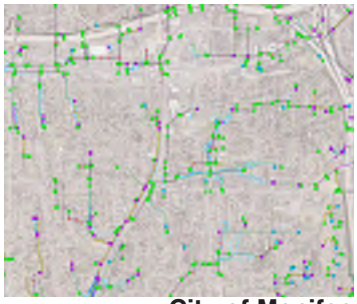
RICK will construct a 1D/2D PCSWMM model that incorporates:

- 1D pipe and channel hydraulics from the verified GIS
- 2D overland flow computation to represent roadway ponding, surface flow routes, and drainage relief paths
- Dual drainage behavior between surface and subsurface systems

Model simulations will evaluate the 2-, 10-, and 100-year storm events, with the 100-year event used as the primary basis for deficiency mapping and CIP development.

While PCSWMM is not listed by the District, its hydrology and routing configuration will be structured to match RCFC&WCD methodology, ensuring regional consistency while providing enhanced representation of local flow behavior, particularly where overland relief and roadway grading influence drainage.

Calibration will reference available observations, maintenance history, and field-verified constraints. Model results will map surcharge locations, roadway flooding, ponding, and overland flow pathways under existing conditions.



City of Menifee

Deliverables:

- Subcatchment maps and hydrology tables
- All PCSWMM model files
- Technical memo summarizing methodology and assumptions
- Existing condition hydraulic performance and deficiency exhibits

City Benefits:

- Subcatchment-level hydrology tied to actual inlet distribution
- 2D modeling provides improved understanding of roadway flooding and overland flow behavior
- Transparent, updateable model supporting future CIP planning and grant applications
- Modeling results reflect verified infrastructure conditions from Task 2

TASK 4: RECOMMENDED IMPROVEMENTS (CIP DEVELOPMENT)

This task converts modeling results into a defensible, fundable set of drainage improvements. We pair hydraulic performance, system condition, and cost considerations to develop a clear roadmap for near-term and long-term investment. Detailed concept development and refinement

is assumed for up to ten (10) representative CIP projects, developed in coordination with City staff.

4.1 Identify Existing Deficiencies and Improvements

RICK will size deficient pipes and culverts citywide, not only those elevated into the formal CIP list, to give Murrieta a comprehensive understanding of system needs. Improvements may include upsizing, parallel relief systems, new inlets, channel modifications, or localized overland conveyance enhancements. This full sizing effort provides a transparent, systemwide view of drainage needs beyond the selected focus projects.

4.2 Identify Missing Proposed Improvements

RICK will identify and conceptually size new conveyance or capture facilities where system gaps, missing links, or ADP-referenced improvements limit performance. Recommendations will reference RCFC&WCD ADP/MDP guidance where applicable.

4.3 Identify Multi-Benefit and Water Quality Opportunity Sites

RICK will screen the drainage network and publicly owned parcels to identify up to ten (10) locations where regional water-quality, trash-capture, or multi-benefit stormwater improvements may be feasible. These opportunity areas will be documented in GIS and incorporated into the Web Viewer to support future grant pursuit and CIP coordination.

4.4 Prepare Opinion of Probable Construction Costs

Unit costs will be developed based on recent regional bid history and RICK's comparable work in surrounding jurisdictions. All sized pipes, including structures not developed into standalone CIP projects, will be assigned planning-level costs, giving the City a clear view of potential future obligations and opportunities for proactive reinvestment.

4.5 Prioritize Improvements Using a Scoring Matrix

RICK will apply a prioritization matrix based on hydraulic deficiency, consequence of failure, flood risk reduction, constructability, equity, and maintenance implications. The scoring process allows clear communication to City leadership and the public and provides a foundation for future budget cycles.

RICK will deliver:

- 5-Year near-term CIP (implementation-ready)
- 20-Year long-range program with costs

4.6 Identify Funding Sources

RICK will identify and summarize funding pathways for each project type, including:

- FEMA BRIC and Hazard Mitigation Assistance
- CalOES grant programs
- SWRCB SRF
- IRWM funding opportunities
- RCFC&WCD or regional cost-sharing
- Federal infrastructure programs and resiliency funding

Project scoring will incorporate grant competitiveness factors, helping the City prioritize improvements that can leverage outside funding. Where applicable, we will identify multi-benefit stormwater projects that support flood reduction, and multi benefit compliance, strengthening grant viability.

Deliverables:

- Citywide list of deficient facilities with conceptual sizing
- GIS layer of up to ten (10) multi-benefit/water-quality opportunity locations incorporated into final GIS and Web Viewer Planning-level unit costs and project-level estimates
- Prioritization matrix and scoring results
- 5-Year CIP and 20-Year Long-Range Program
- Funding and grant opportunity summary

City Benefits:

- Clear understanding of both immediate and long-range drainage needs
- Transparent prioritization process grounded in hydraulic benefit and risk reduction
- Strategic positioning for competitive grant funding
- Planning-level costs that inform future budget and impact-fee updates

TASK 5: DEVELOP THE STORM DRAIN MASTER PLAN

This task compiles all verified data, modeling results, and improvement recommendations into a clear, actionable Storm Drain Master Plan supported by an intuitive Web GIS Viewer.

5.1 Compile GIS and Modeling Results into Web-Based Viewer

RICK will compile SDMP data, including drainage inventory, modeling results, flooding extents, and CIP recommendations, into a secure, GIS web application that can be transferred into the City's AGOL account.

This goes beyond RFP requirements by enabling:

- Interactive viewing of improvement projects
- On-screen review of model extents and flow paths
- Department-to-department collaboration without specialized software

5.2 Prepare Draft Storm Drain Master Plan

RICK will prepare the Draft SDMP consistent with the City's specified structure and content requirements, including:

- Summary of methods, assumptions, inputs, and results from Tasks 1–4
- Documentation of system deficiencies and improvement needs
- Citywide mapping of drainage infrastructure, flooding extents, and basin conditions
- Tables and graphics supporting inventory, hydrology, hydraulics, and CIP components
- High-level permitting, utility, and constructability considerations

Enhancements beyond the RFP:

- Integrated Confidence Level maps to support future updates
- Basin-level summaries aligned with Warm Springs, Cole Canyon, and Santa Gertrudis watershed boundaries
- Inclusion of 2D overland flow results for visualizing surface flooding pathways

RICK will provide the Draft SDMP in PDF format for City review, along with all supporting GIS data and model files.

5.3 Final SDMP

Following City review, RICK will refine the SDMP to incorporate comments and provide:

- Finalized documentation aligned with the RFP-required content
- Updated maps, figures, and improvement recommendations
- Final GIS geodatabase and PCSWMM model package (1D/2D)

Enhancement:

- A clearly organized appendix structure for technical data, submittal-ready for council adoption and future grant applications.

5.4 O&M Best Practices Memo

RICK will prepare a concise memo outlining maintenance, inspection, and asset-management recommendations for City-owned storm drain infrastructure. This memo fulfills the RFP requirement for operations guidance while adding:

- Condition and Confidence-based maintenance prioritization
- Recommendations for future field verification sequencing
- Integration with the City's existing MS4/NPDES programs

Deliverables:

- Draft and Final SDMP (PDF and editable formats)
- Web GIS Viewer and Instructions
- All GIS and Model Files (fully documented)
- O&M / Inspection Best Practices Memo
- Council/Commission Presentation Support

City Benefits:

- Produces a practical, usable SDMP
- Web GIS Viewer allows staff to explore and present results without specialized software
- Plan is ready for implementation and grant pursuit
- Documented methodology ensures future updates are low-cost

OPTIONAL TASK A: CCTV FIELD INSPECTIONS

Based on the field research and prioritization of City-owned facilities performed in previous tasks, the RICK team will perform CCTV inspection on high-rick, or unknown-condition segments of City-Owned drainage facilities.

A.1 CCTV Inspection and PACP Condition Grading

The results of previous system research and Tasks will inform the optional CCTV efforts. RICK will coordinate with a subconsultant to conduct targeted CCTV inspections of high-risk or unknown-condition segments (e.g., known O&M locations, CMP), and assign PACP condition ratings to each. Rick will prioritize evaluation of the City-owned and maintained infrastructure with a diameter of 18-inches and larger with exceptions for critical connections of smaller diameter and differing ownership to better facilitate creation of critical CIP drainage improvement recommendations.

Note: CCTV inspection scope will be defined based on the number of days the CCTV crew will be in the field and agreed upon with the City at project initiation. For scoping purposes, it is assumed that twenty (10) days of CCTV inspection will be completed. Additional footage or inspection rounds may require a scope amendment.

OPTIONAL TASK B: ADDITIONAL AS-BUILT PLAN DIGITIZATION

Based on the review and digitization of available as-built plans for critical infrastructure, this optional task will provide additional as-built digitization efforts for facilities outside the scope of the original assumptions in Task 2.

B.1 Additional As-Built Data Digitization (T&M NTE)

This optional task expands the baseline scope to further enhance the storm drain model beyond what would be strictly necessary for the Master Plan model development. If the City elects to more fully develop existing conditions of their drainage facilities, RICK will digitize additional as-built plan information including invert elevations, depth, slope, size, for features outside what is prioritized in Task 2 assumptions, improving network accuracy and connectivity. Work will be closely coordinated with City staff to identify priority areas, integrate new features into the GIS database, and ensure the model reflects the most complete and accurate representation of existing infrastructure.

WHY THE RICK TEAM FOR THE CITY OF MURRIETA

- **Proven Track Record:** Successfully delivered over 20 SDMPs in the last 10 years across Southern California.
- **Versatile Modeling Expertise:** Proficient in all major modeling platforms; our 1D/2D models create clear, visual tools that help City leadership and the community understand drainage issues and solutions.
- **Integrated In-House Team:** All GIS, modeling, QA/QC, and CIP development performed by RICK staff, no external dependencies for core tasks, ensuring efficiency, consistency, and schedule reliability.
- **Regulatory & Basin Familiarity:** Deep understanding of MS4/NPDES programs and regional watersheds, allowing us to quickly align recommendations with local and regional requirements.
- **User-Ready Tools:** GIS-integrated deliverables and a Web Viewer allow staff to easily apply, update, and communicate SDMP results without specialized software.
- **Strategic Funding Alignment:** CIP recommendations packaged to support eligibility under federal, state, and regional grant programs.

Familiarity with State and Federal Procedures

The RICK team brings extensive experience delivering public agency projects all across Riverside County and includes completing projects directly performed for the City. This experience yields a thorough understanding of the processes of working with Agency Departments including public works/engineering, parks & Recreation and development services.

We are also experienced with the regulations, processes, and personnel of various public agencies, including the City of Tustin, City of Orange, City of Anaheim, Orange County Flood Control District, Caltrans, Orange County Transit Authority and other key municipalities. Our familiarity with public works goes beyond the lead agencies to include significant experience with other local agencies and stakeholders, such as the Regional Water Quality Control Board (RWQCB), and Southern California Edison, which will be invaluable when coordinating with project stakeholders.

WE HAVE WORKED & COLLABORATED WITH LOCAL AGENCIES INCLUDING:

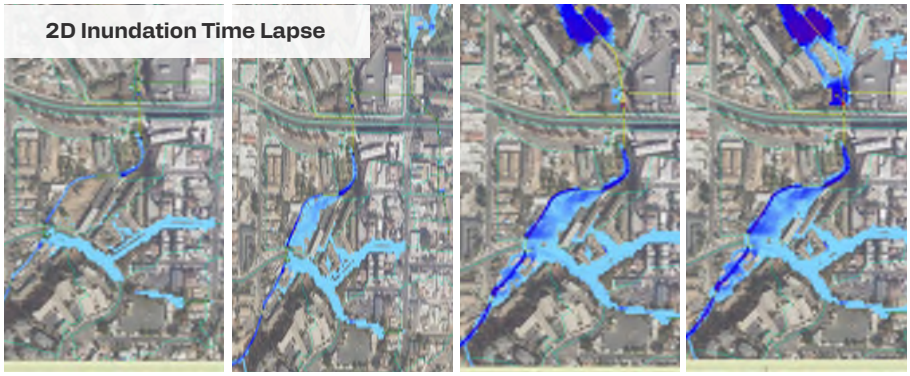
RICK stays on the forefront of interpreting and implementing local agency regulations and standards. Our local experience and familiarity provide significant value to clients and project stakeholders. Our project team members live in these communities and strive to prepare designs that reflect the local history, culture, and personality while maintaining client objectives, budgets, and schedules.

RICK has performed dozens of local projects within the Riverside County Region, including for the Cities of Murrieta, Menifee, Temecula, Hemet, Wildomar, and Riverside County.

Through this experience, we have practical knowledge of regulations and standards as well as established, mutually beneficial relationships with local regulatory agencies and key project stakeholders Southern California Edison, SoCal Gas Company, and industry organizations like AWWA, APWA, and others. Additionally, we are experienced with the regulations, processes, and personnel of various state and federal agencies, including Caltrans, California State Water Resources Control Board, FEMA, and FHWA. This agency knowledge and experience provides significant value as it allows us to successfully act on a moment's notice to provide guidance and expertise, facilitate engineering design services, and address citizen concerns to meet critical project deadlines.

Sample Exhibits

RICK consistently works to advance the efficiency and quality of the DMP/SDMP development process by working collaboratively with software developers and developing unique tools and strategies to provide ever-improving master plans for our clients. Here are examples of the high-resolution modeling capabilities and time-lapse inundation videos that provide clear visual impacts, facilitating stakeholder understanding.

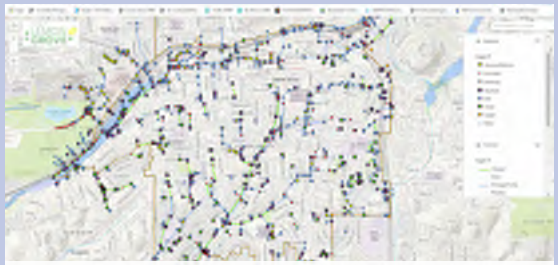


2D Inundation Time Lapse

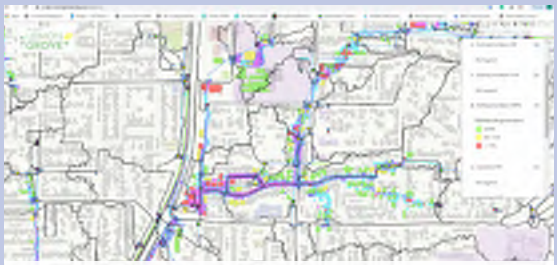
WMP 2D Mesh Resolution

Web Applications

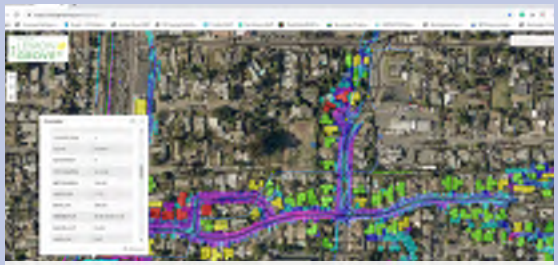
To enhance collaboration and transparency, RICK provides an interactive web application throughout the project's duration. This tool allows City staff to track progress, review data, provide feedback, and explore custom features tailored to project needs. Our approach includes visually impactful tools such as time-lapse inundation videos and detailed exhibit maps, making complex technical data accessible to a broad audience. These innovations improve decision-making, streamline plan development, and support long-term infrastructure strategies.



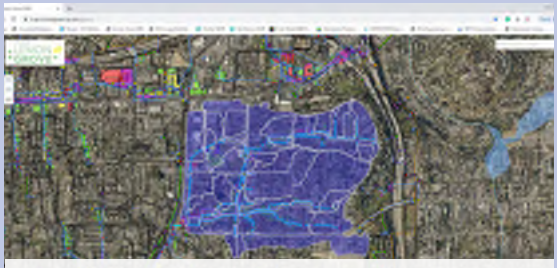
1. Fully connected citywide GIS inventory accessible in an easy-to-use web-application



2. Clear results with visible inundation limits and affected structures

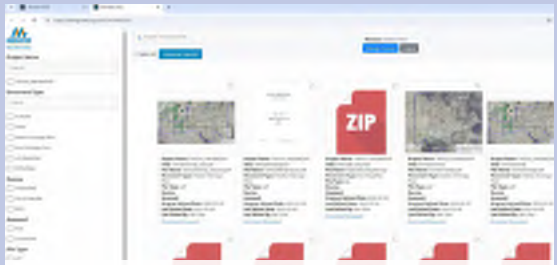


3. One-click access to H&H results (per asset)



4. Delineation tool to efficiently view total contributing area

5. Dashboard visualizing Storm Drain Asset Conditions



6. Document Management System with Live Linked As-Builts to GIS data

Appendix

Brendan Hastie PE, LEED AP

Principal-in-Charge

EXPERIENCE

24 Years

EDUCATION

BS, Civil Engineering, Pennsylvania State University

REGISTRATION

Professional Civil Engineer in CA, No. 65809

LEED AP

PROFESSIONAL AFFILIATIONS

American Public Works Association (APWA)

California Storm Water Quality Association (CASQA)

Floodplain Management Association (FMA)

Consultation Panel Member for Water Quality Improvement Plan (WQIP) for San Diego River

Brendan is a Principal at RICK where he manages a design team for preparing hydrologic, hydraulic, and water quality treatment analyses and design. Brendan has experience in a variety of water resources projects including H&H analysis, drainage design, flood plain studies, erosion and sediment control, hydromodification management, low impact development (LID), and water quality treatment facilities.

He has prepared and processed projects through various municipal agencies throughout the San Diego and Riverside region, and resource agencies including the RWQCB, the USACE, CDFW, and FEMA. He is very familiar with drainage design requirements, including variable H&H criteria, and he has prepared studies and designs ranging from the conceptual phase to final engineering, including plans, specifications, and cost estimates. He has managed similar DMPs for the County of San Diego, and Cities of Menifee, Carlsbad, San Marcos, Lemon Grove, and San Diego.

PROJECT EXPERIENCE

Menifee Drainage Master Plan, Menifee, CA: Brendan is serving as Principal-in-Charge/Project Manager for this project, working closely with the City in developing an DMP that will include a fully connected existing condition storm drain system, recommended improvements with a proposed condition model, bundled projects with opinion of probable construction cost, and identified regional improvement opportunities.

Rainbow Creek Watershed Implementation Plan, San Diego, CA: This Implementation Plan was prepared to achieve TMDL compliance within the Rainbow region of the Santa Margarita watershed of the County of San Diego. Efforts included compiling and correcting the existing inventory, identifying priority outfalls, and creating a 1D/2D H&H model to determine potential drainage impacts on proposed structural BMPs. The work aimed to provide improved water quality benefits without negatively impacting flood conditions and culminated in six final Preliminary Engineering Reports (PERs). Brendan served as Principal-in-Charge.

Lemon Grove Drainage Master Plan, Lemon Grove, CA: Brendan served as Principal-in-Charge/Project Manager for this project, where he assessed the drainage components of the DMP by utilizing high-resolution spatial datasets to generate detailed H&H models. A holistic modeling program was used to prepare models for the 2, 10, and 100-Year (24-Hour) storm events for over five square miles of the City.

Additional Master Plan Project Experience:

- Chollas Creek Watershed Master Plan, San Diego, CA
- San Marcos Drainage Master Plan, San Marcos, CA

Andrew Thies CFM

Project Manager

EXPERIENCE

11 Years

EDUCATION

BS, Civil Engineering, San Diego State University

REGISTRATION

ASFPM Certified Floodplain Manager, No. US-17-09950

PROFESSIONAL AFFILIATIONS

American Public Works Association (APWA) - Golf Tournament Co-Chair

California Stormwater Quality Association (CASQA)

Floodplain Management Association (FMA)

Andrew is a Principal Water Resources Manager at RICK. He has experience in every aspect of the drainage infrastructure lifecycle from planning, design, inventory development, condition assessment, and master plan modeling of the built environment. He has worked closely with H&H modeling developers to develop cutting edge approaches to H&H modeling and assessment on over 20 SDMPs throughout California. He is experienced in the use of a variety of modeling software's and has dedicated his career to solving the challenging drainage problems of municipal clients throughout California. His experience in GIS-based master planning extends from 1D storm drain modeling of backbone systems to high resolution 1D/2D dynamically connected storm drain and surface conveyance modeling to the inlet scale and multiple variations in-between. Andrew has also recently given SDMP presentations at FMA and CASQA annual conferences.

PROJECT EXPERIENCE

Lemon Grove Drainage Master Plan, Lemon Grove, CA: Andrew assessed the drainage components of the DMP by utilizing high- resolution spatial datasets to generate detailed H&H models. A holistic modeling program was used to prepare models for the 2, 10, and 100- Year (24-Hour) storm events for over five square miles of the City. Comprehensive storm drain condition assessment using CCTV with NASCO PACP scoring and a web-application for easy access to data for the City.

Menifee Drainage Master Plan, Menifee, CA: Andrew assisted the City of Menifee in developing an DMP that included a fully connected existing condition storm drain system, recommended improvements with a proposed condition model, bundled projects with opinion of probable construction cost, and identified regional improvement opportunities. Follow-on tasks included a comprehensive inspection plan development for all culverts with condition and maintenance recommendations presenting in an easy to use GIS based dashboard for progress tracking.

- Citywide Waterway Naturalization Feasibility Study, Agoura Hills, CA
- Paso Robles SDMP Update, Paso Robles, CA
- Carlsbad DMP Update, Carlsbad, CA
- City of San Diego Individual Drainage Engineering Assessments, San Diego, CA
  - San Diego Bay Watershed
  - San Diego River Watershed
  - South Mission Beach Community
- San Marcos Drainage Master Plan, San Marcos, CA
- Vista Drainage Master Plan, Vista, CA
- Rainbow Creek Watershed Implementation Plan, County of San Diego, CA
- Chico Storm Water Master Plan Update, Chico, CA

Venkat Gummadi PE QSD/P CPESC

QA / QC Manager & Techincal Advisor

EXPERIENCE

16 Years

EDUCATION

BS, Civil Engineering, San Diego State University

BS, Civil Engineering, Gandhi Institute of Technology and Management (GITAM)

REGISTRATION

Professional Engineer in CA, No. 81958

QSD/P, No. 268

CPESC. No. 6027

Venkat Gummadi is an Associate Principal at RICK, with more than 16 years of professional experience focused on urban stormwater management. He specializes in stormwater best management practice (BMP) design, integrated stormwater watershed master planning, and incorporation of sustainability principals to deliver sustainable and resilient communities and infrastructure. Venkat's practice focuses on NPDES permitting; municipal stormwater program planning and implementation; integrated stormwater watershed master planning; stormwater BMP selection, design, and maintenance; sustainability planning, stormwater guidance manual development; drainage retrofi t designs to incorporate water quality treatment in the urban environment; and Total Maximum Daily Loads (TMDL) implementation planning.

PROJECT EXPERIENCE

San Diego Regional Guidance Documents and Efforts, San Diego County, CA: The County of San Diego, on behalf of the San Diego County Copermittees, led development of plans and guidance manuals required to comply with 2013 Regional MS4 Permit adopted by the San Diego Regional Water Quality Control Board. Venkat was the technical lead/project manager for the following:

- Model BMP Design Manual;
- Watershed Management Area Analysis;
- Water Quality Equivalency Guidance Document – Phase 2;
- Report of Waste Discharge Review and Analysis; and
- San Diego BMP Help Desk Support.

Storm Water Standards, San Diego, CA: The City of San Diego developed a Storm Water Standards manual that addresses, and provides guidance for complying with, during construction requirements and updated onsite post-construction storm water requirements. This manual provides updated procedures for planning, preliminary design, selection, and design of permanent storm water BMPs based on the performance standards presented in the 2013 MS4 Permit. Venkat was the consultant team project manager for development of the 2016 and 2018 editions of the manual.

Stream Rehabilitation Credit Framework, San Diego, CA: The Regional MS4 permit provides an option to the City of San Diego to allow implementation of stream rehabilitation projects as an alternative compliance option for priority development projects, when implementation of the rehabilitation project will have greater overall water quality benefit for the watershed management area than fully complying with the performance requirements from the MS4 permit onsite. As the consultant team project manager, Venkat oversaw development of hydromodication management equivalency metrics for stream rehabilitation projects.

Kevin McKinnon PE QSD/P

Hydrology And Hydraulics

EXPERIENCE

11 Years

EDUCATION

Master in Business Administration, San Diego State University

BS, Civil and Environmental Engineering, University of California, Davis

REGISTRATION

Professional Engineer in CA, No. 90910

QSD/QSP, No. 27334

Kevin McKinnon, PE, MBA, is an Associate Water Resources Project Engineer at RICK. He is a registered Civil Engineer in California with over 11 years of experience in land development and public works. Progressing from designer to project manager, he has led infrastructure projects, managed design teams, and overseen budgets and contracts. His expertise includes stormwater, sewer, and water infrastructure design, along with business operations and client relations. Proficient in Civil3D, AutoCAD, ArcGIS, and hydraulic analysis tools, he combines technical skills with strategic project oversight. Kevin manages water resource projects, tracks budgets, and leads design teams.

Previously, at Shasta County DPW, he oversaw grant- funded water and wastewater projects worth up to $7 million, ensuring compliance with state and federal regulations. His past work experiences strengthened his expertise in project design, team leadership, and municipal coordination. With a blend of technical and business acumen, Kevin excels in delivering high-quality engineering solutions while effectively managing project timelines, budgets, and stakeholder relationships. His experience spans both public and private sectors, driving successful infrastructure development.

PROJECT EXPERIENCE

City of San Diego Stormwater Department, Auburn Trash Capture Devices, San Diego, CA: Kevin served as Project Engineer and managed design of regional trash capture devices for three (3) locations, tributary to Auburn Creek in San Diego to meet State of California “Trash Amendments” to the Water Quality Control Plan for Ocean Waters of California. He prepared hydraulic and hydrologic report in support of the project construction documents.

City of San Diego Stormwater Department, San Diego Bay IDEA, San Diego, CA: Kevin served as Project Engineer and worked with City statf and consultants to analyze drainage system discharging to San Diego Bay. With team, identified system deficiencies and conceptual projects in improve system drainage and reduce flooding and inundation.

Shasta County Department of Public Works, Community Service Area (CSA) Grant Funded Projects, Shasta County, CA: Kevin served as Associate Engineer and managed four (4) grant-funded improvement projects for water and wastewater systems. Projects involved replacing aging infrastructure and upsizing systems to meet future demand. He managed subconsultants and contracts and coordinated with California funding agencies.

Additional Master Plan Project Experience:

- Tustin Storm Drain Master Plan, Tustin, CA
- Paso Robles Storm Drain Master Plan, Paso Robles, CA

Lukas Thompson PE, QSD/P

Hydrology And Hydraulics

EXPERIENCE

10 Years

EDUCATION

BS, Civil and Environmental Engineering, University of Washington

REGISTRATION

Professional Engineer in CA, No. 91870

QSD/QSP, No. 27871

Lukas is an Associate Water Resources Project Engineer with RICK and has over 8 years of civil engineering design experience in both public and private sectors with another 2 years of construction management and field exposure. Lukas has prepared CDP, building permit, grading permit, right of way and public improvement civil plans and technical reports on an array of different projects ranging from private single family residential developments to high-rise private residential and mixed-use sites, to County of San Diego CIP bridge projects. Lukas has an extensive background working on private and public projects within the County of San Diego. Lukas has a high level of expertise in post construction BMP design, involving stormwater biofiltration/ infiltration basins, underground storage pipes, and modular wetland systems. His ability to accommodate and incorporate the desires and requests of a client into his design while still adhering to technical design standards and requirements of municipalities is why clients continue to enjoy working with him project after project.

PROJECT EXPERIENCE

City of Paso Robles – Storm Drain Master Plan: Civil Engineer/Modeling Designer/Project Manager - Rick is currently preparing a Citywide SDMP for the city of Paso Robles utilizing PCSWMM. RICK has extensively been collaborating with the city in updating the GIS network of their complete storm drain inventory through data gap analysis and field reconnaissance attribute obtaining. RICK has mapped their storm drain network and incorporated the GIS based system into PCSWMM for 1D and 2D modeling analyses. The combined 1D to 2D model approach generates more realistic results which helps better identify existing storm drain network deficiencies and prepares a more accurate existing condition to then generate proposed condition modeling and propose future CIP improvements. RICK will then produce cost estimates for each of recommended CIP projects.

County of San Diego CIP, Sycamore Bridge Project, Vicinity of San Marcos: Civil Engineer – Working in conjunction with the County's adjunct statf structural engineer, worked as the lead civil designer in preparation of the County's 30%/70% plan package and lead the County team in design coordination meetings and discussions with adjacent stakeholders such as the City of San Marcos. Prepared the overall roadway design of the project as well as the project's green street SWQMP.

County of San Diego CIP, 13th Street Bridge Project, Vicinity of Ramona: Civil Engineer – Working in conjunction with the County's adjunct statf structural engineer, worked as the lead civil designer in preparation of the County's 70% revised plan package per Caltrans's bridge and roadway design required modifications. Redesigned portions of roadway approaches, reconfigured the project's intersection design, and reworked/verified the project's overall green street 70% design SWQMP.

Bavya Vuppalapati EIT

Water Resources Engineering

EXPERIENCE

9 Years

EDUCATION

MS, Water Resources Engineering, San Diego State University

REGISTRATION

Engineer in Training in CA, No. 176429

PROFESSIONAL AFFILIATIONS

San Diego County Engineering Council (SDCEC)

Bavya Vuppalapati is a Principal Water Resources Designer at the San Diego office of RICK. She has experience across a wide range of water resources projects including hydrologic and hydraulic analysis, drainage and water quality design, and watershed master planning. She has extensive experience in using a combination of GIS and PCSWMM to develop drainage master plan models of varying resolution and type. Her experience in PCSWMM based master planning extends from 1-Dimensional storm drain modeling of backbone systems to high resolution 1D-2D dynamically connected storm drain and surface conveyance modeling to the inlet scale and multiple in-between.

PROJECT EXPERIENCE

Chollas Creek Watershed Master Plan, San Diego, CA: As Assistant Designer, Bavya assisted with storm drain inventory data corrections, H&H model setup, storm drain facility recommendations, and report preparation. The project included utilizing high-resolution spatial datasets to generate detailed H&H models.

Drainage Master Plan, City of San Marcos, CA: Bavya helped prepare a Citywide DMP for the City of San Marcos utilizing PCSWMM in her role as Assistant Designer. Existing city-owned drainage facilities were identified, mapped, and incorporated into a GIS-based PCSWMM model for analysis.

Integrated Winter Gardens Drainage Plan, County of San Diego, CA: RICK prepared a comprehensive drainage plan for the County of San Diego aimed at identifying opportunities for water quality improvements while factoring in the need to improve flood control infrastructure. A 2D model was developed that identified opportunities or water quality and flood control improvements. Bavya served as Assistant Designer.

Maple Canyon Restoration - Phase I, San Diego, CA: Bavya, as Assistant Designer, helped prepare H&H analysis as well as analysis and design of storm drain and outfall structures for all 13 systems. This project included 15 distinct drainage systems in an urban environment discharging into 13 outfalls in an open space canyon.

Callum McRae EIT

Water Resources Engineering

EXPERIENCE

8 Years

EDUCATION

MS, Civil Engineering, San Diego State University

BS, Environmental Engineering, San Diego State University

REGISTRATION

Engineer in Training in CA, No. 177286

PROFESSIONAL AFFILIATIONS

California Stormwater Quality Association (CASQA)

Callum McRae is a Water Resources Designer at RICK. He studied environmental engineering as an undergraduate student and civil engineering with an emphasis in water resources as a graduate student, both at SDSU. During his time in San Diego State's master's program, he researched the removal of microplastics through bioretention soil media and presented his results at the annual CASQA conference in 2024. Callum's educational background exemplifies his passion for water resources projects that benefit the environment as well as the people and communities within it. His work at Rick is focused on public programmatic projects including drainage master plans and stormwater asset mapping efforts to produce meaningful watershed level results that guide the selection of future drainage improvement projects and streamline asset management.

PROJECT EXPERIENCE

County of San Diego Spring Walley Drainage Master Plan, Spring Valley, CA: As a Water Resources Designer, Callum worked to update the existing GIS inventory in the Spring Valley watershed and used the data to develop a hydrologic and hydraulic model in PCSWMM to assess current drainage conditions and produce future recommendations documented in the Drainage Master Plan report. The County of San Diego (County) Watershed Protection Program (WPP) has partnered with San Diego Coastkeeper (Coastkeeper) and the Coastal Environmental Rights Foundation (CERF) to conduct a Multi-Benefit Stormwater Management Planning Study (Planning Study) for the Spring Valley community. The goal of the Planning Study is to provide a demonstration of a holistic stormwater management framework that identifies a suite of strategies that address multiple planning needs, including water quality improvement, community enhancement, stormwater conveyance, and climate change resiliency.

City of San Diego San Diego Bay Watershed Management Area IDEAS, San Diego Bay, CA: Callum served as a Water Resources Designer and was responsible for editing storm drain inventory data to support hydrologic and hydraulic analysis of storm drain infrastructure throughout the San Diego Bay watershed management area. This task was performed primarily in PCSWMM.

San Diego State University, Oil and Grease Concentrations in Urban Runoff, San Diego, CA: Callum conducted manual grab sampling at multiple manholes and outlets through out SDSU campus parking lots to assist with data collection for a graduate research project. The project aimed to evaluate the efficacy of different sample collection techniques for monitoring oil and grease concentrations in urban stormwater. As part of this study, stormwater infrastructure responsible for collecting runoff from parking lots was prioritized for wet weather sampling.

Chris Mattox PE

Water Resources Engineering

EXPERIENCE

11 Years

EDUCATION

BS, Environmental Engineering, North Carolina University

REGISTRATION

Professional Engineer in CA, No. 96303

Professional Engineer in NC, No. 053039

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers (ASCE)

American Public Works Association (APWA)

Christopher (Chris) Mattox is an Associate Project Manager in RICK's Water Resources Division. Chris serves on a design team that prepares hydrologic and hydraulic analyses, drainage system design, water quality, trash capture devices, and hydromodification management designs for public works and private developments projects. He has extensive experience using continuous simulation models (i.e., Stormwater Management Model (SWMM) and San Diego BMP Sizing Spreadsheet) to analyze projects for compliance with Final Hydromodification Management Criteria. He has prepared numerous PDP SWQMPS, WQMPs, and HMPs and is skilled in the use of HEC-1, HEC-HMS, and the Rational Method for hydrologic modeling and basin routing, as well as HEC-RAS, and CivilGeo for hydraulic and sediment transport analysis.

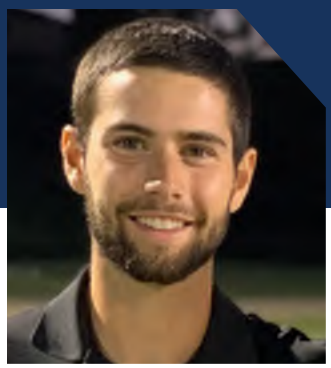
PROJECT EXPERIENCE

Long Valley Wash and Santa Gertrudis Creek Channel Improvements, McMillan Communities, Temecula, CA: Chris served as Water Resources Lead Designer for the hydraulic design of the improvements for portions of Santa Gertrudis Creek and Long Valley Wash Channel in the City of Temecula for the Sommers Bend (Roripaugh Ranch) Development. This included value-engineering the designs specific to channel stabilization (i.e. – alternative slope stabilization materials for Santa Gertrudis Creek and drop structure design for Long Valley Wash). This also included preparing existing and proposed condition HEC-RAS hydraulic models for both channels (approximately 1,000 linear feet for Santa Gertrudis Creek and 5,500 linear feet for Long Valley Wash), including sediment transport (long-term) scour analysis for both channel improvements. Chris was also involved with as-needed support for the jurisdictional environmental permitting for both channels. Santa Gertrudis Creek Channel is now maintained by the Riverside County Flood Control and Water Conservation District while the Long Valley Wash Channel was permitted by the City of Temecula and is privately maintained.

Ultimate Design and Construction of MDP Facility, Temecula, CA: Chris serves as the Water Resources Project Manager for the Sommers Bend project in the City of Temecula. This master planned community has over 1,000 residential units, two recreation centers, and a sports park that have all been constructed. There were several critical infrastructure improvements necessary to support the development of the site and were required prior to the issuance of building permits. An existing 72" MPD Line was designed and extended by the project to its ultimate alignment, along with construction of the associated headwall. This facility is now maintained by the RCFC District.

Additional Master Plan Project Experience:

- Lennar Homes, Sevilla, French Valley, CA



Christian Atadero LSIT

Surveying / Mapping

Christian is an Assistant Survey Analyst at RICK. He graduated from California Baptist University in 2022 with a Bachelor of Science in Civil Engineering. In the last five years he has worked as an intern, Chainman, Researcher, Surveyor Assistant, and Mapping Analyst, all at RICK. During his time at RICK, he has learned AutoCAD, MicroStation, and Bluebeam. Working with a variety of people in all three departments: mapping, engineering, and survey has taught him teamwork and leadership skills.

EXPERIENCE

7 Years

EDUCATION

BS, Civil Engineering, California Baptist University University

REGISTRATION

Engineer in Training in CA, No. 179101

Land Surveyor in Training in CA, No. 9413

PROJECT EXPERIENCE

On-Call Services, Moreno Valley, CA: Christian served as an assistant surveyor for monument restoration and setting of street monuments and centerline ties throughout the City of Moreno Valley.

Kaiser Permanente, Ontario, CA: Christian served as an assistant surveyor where he assisted in establishing control and running a closed traverse on the fourth story to capture column locations for real building grid lines.

Pad K Future Hotel Site, Riverside, CA: Christian served as an assistant surveyor where he assisted in the shoring monitor of piles for the excavation center.

Mikala Randich

GIS / Application Development

EXPERIENCE

8 Years

EDUCATION

BS, Environmental Sciences, Florida State University

REGISTRATION

Certified Stormwater Plan Reviewer, No. 567

Mikala is a GIS Asset Manager at RICK's San Diego office, bringing her municipal, federal GIS, and asset management expertise to the company; she specializes in integrating spatial data and asset management software systems to efficiently analyze a range of assets, including stormwater infrastructure, roads, right-of-way, sidewalks, and additional campus infrastructure.

While creating successful end-to-end products for clients, Mikala utilizes efficient field data collection, technological data integrations, extensive support documentation, and seamless product delivery. Using ArcGIS Pro, Esri's ArcGIS suite, and individual client unique asset management programs, Mikala supports clients with asset management planning and optimization through spatial analysis. She is collaborating with RICK's Water Resources team to develop maintenance plan routes for efficient inspection of local pipelines, which will optimize public works vehicle routing and use inspection data to communicate maintenance recommendations via an interactive dashboard.

PROJECT EXPERIENCE

City of San Diego, As-Needed GIS Support, San Diego, CA: Mikala is currently supporting the City by managing a task order to provide as-needed GIS services. Tasks performed under this include, as-built digitization, ownership research, inventory grouping to support inspections and maintenance, and updates to existing street sweeping GIS data to make it usable for navigation.

County of San Diego, Roadmap to Update MS4 GIS Inventory San Diego, CA: Mikala is currently supporting the County in developing a GIS database schema for MS4 stormwater infrastructure, conducting plan document research in unincorporated areas, updating the GIS inventory, and documenting a detailed roadmap process to ensure an iterative and replicable process for the client for years to come.

City of Menifee Bridge/Culvert Inventory Study, Menifee, CA: This study created a condition assessment schema for approximately 160 culverts and 2 bridges, offering valuable insights into maintenance needs and laying the foundation for informed asset management decision making for future improvements. The GIS team completed database design, workflow development, inventory of existing assets, managing field col- lection schedule and personnel, development of GIS based evaluation methods, preparing automated reporting and maintenance costs summaries, and GIS-based deliverables. Condition assessment analysis was performed to provide a score and maintenance recommendation for the evaluated assets. An analysis dashboard was created for City staff to easily filter and find assets most in need of maintenance or CIP efforts.

Sydney Rankmore RPP, MCIP

Funding Strategies

EXPERIENCE

6 Years

EDUCATION

MA, Community and Regional Planning, University of British

Columbia BA, Geography and Planning, Queen's University

REGISTRATION

Registered Professional Planner and Member of the Canadian Institute of Planning (RPP, MCIP)

International Association of Public Participation (IAP2)

Sydney is an Associate Planner with RICK's Planning + Design Division. Sydney is a Registered Professional Planner (RPP) and Member of the Canadian Institute of Planning (MCIP). She recently relocated to San Diego from Western Canada, bringing valuable international experience and a unique perspective on local planning issues. Sydney has five years of community planning experience and is well-versed in policy development, strategic planning, and regulatory compliance.

PROJECT EXPERIENCE

City of La Mesa, Downtown Village Specific Plan, La Mesa, CA: Sydney is currently serving as Project Manager for the City of La Mesa Downtown Village Specific Plan Update, a focused planning initiative aimed at guiding future infill development, economic revitalization, and public realm improvements in the heart of La Mesa. This effort includes a detailed analysis of land use, mobility, economic development, and urban design strategies, supported by tailored community and stakeholder engagement. Sydney is responsible for overseeing all aspects of project delivery, including schedule tracking, coordination with City staff and subconsultants, and quality control of technical deliverables. She leads public engagement strategies—ranging from community workshops and stakeholder interviews to online tools and oversees the development of key documents including the existing conditions analysis, vision and guiding principles, land use alternatives, and design and mobility frameworks.

City of Vista, General Plan Update, Vista, CA: Sydney is currently serving as Project Manager for the City of Vista General Plan Update, a comprehensive and multi-yeareffort that will guide land use, housing, mobility, conservation, and quality of life in the City through 2050. The update includes development of General Plan elements, alternatives analysis, CEQA compliance, and a robust public engagement program. Her responsibilities include planning and facilitating public outreach events, guiding policy development in alignment with City Council priorities, managing technical teams and subconsultant partners, and ensuring clear communication across disciplines. Sydney's leadership has been central to the project's success in maintaining momentum, balancing technical accuracy with community input, and advancing a long-range vision that reflects Vista's unique character and future opportunities.

City of Menifee, Innovation District Specific Plan, Menifee, CA: Sydney is supporting the development of the City of Menifee Innovation District Specific Plan, which envisions a new, employment-focused district centered on advanced industries, research and development, and workforce housing. The plan aims to transform a large, largely undeveloped area into a regional employment hub with a focus on flexibility, innovation, and sustainability. Sydney contributes to the preparation of deliverables and supports the project team in shaping a comprehensive stakeholder and public engagement strategy. Her role includes participating in client and team coordination meetings, providing input on technical materials, and helping ensure that the Specific Plan reflects both community aspirations and the City's long-term economic development goals.

EXHIBIT B

CONTRACT MODIFICATIONS
(Superseding Contract Boilerplate)

EXHIBIT C

SCHEDULE OF COMPENSATION

I. The Scope of Work set forth herein shall be compensated for in the following manner:

☐ A single flat rate for all services as set forth in Exhibit "A."

☒ Multiple flat rates for different specified services as set forth in Exhibit "A."

☐ An hourly rate for some or all of the proposed services as set forth in Exhibit "A."

II. The total compensation for all Services shall not exceed the Contract Sum as provided in the Cover Page of this Agreement.

III. Consultant's billing rates for any hourly Services are set forth in Exhibit "A." In connection with the services provided pursuant to the terms of this Agreement, City will pay Consultant upon City's receipt of a written invoice provided by Consultant no more than monthly. City will pay Consultant for work completed, billed in increments of six minutes (0.1 hours), not to exceed the Contract Sum. The City will reimburse the Consultant for reasonable out-of-pocket expenses related to performing services set forth in Exhibit "A" that are approved in advance in writing by the City such as mileage, copies, binding costs, postage, parking, travel, and lodging expenses as part of the not to exceed Contract Sum. To receive reimbursements, the Consultant must provide the City with a receipt and a description of the expense incurred along with the invoice. No mark up on expenses may be added.

EXHIBIT D

INSURANCE REQUIREMENTS

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$2,000,000 per occurrence.** If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit**.**

2. Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Consultant has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **$1,000,000 per accident for bodily injury and property damage.**

3. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000 per accident for bodily injury or disease.** (Not required if consultant provides written verification it has no employees)

4. Professional Liability (Errors and Omissions) Insurance appropriates to the Consultant's profession, with limit no less than **$2,000,000 per occurrence or claim, $2,000,000 aggregate.**

5. Cyber: Vendor/Consultant shall procure and maintain for the duration of the contract insurance against claims for security breaches, system failures, injuries to persons, damages to software, or damages to property (including computer equipment) which may arise from or in connection with the performance of the work hereunder by the Vendor, its agents, representatives, or employees. Vendor shall procure and maintain for the duration of the contract insurance claims arising out of their services and including, but not limited to loss, damage, theft or other misuse of data, infringement of intellectual property, invasion of privacy and breach of data.

Cyber Liability Insurance, with limits not less than **$2,000,000** per occurrence or claim, **$2,000,000** aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Vendor in this agreement and shall include, but not be

limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall provide coverage for breach response costs, regulatory fines and penalties as well as credit monitoring expenses.

6. Technology Professional Liability Errors & Omissions
(Only if vendor is providing a technology service (data storage, website designers, etc.,) or product (software providers)
Technology Professional Liability Errors and Omissions Insurance appropriate to the Consultant's profession and work hereunder, with limits not less than $2,000,000 per occurrence. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by the Vendor in this agreement and shall include, but not be limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall provide coverage for breach response costs, regulatory fines and penalties as well as credit monitoring expenses.

a. The Policy shall include, or be endorsed to include, ***property damage liability coverage*** for damage to, alteration of, loss of, or destruction of electronic data and/or information "property" of the Agency in the care, custody, or control of the Vendor.

If the Consultant maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Other Insurance Provisions
The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status
The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Consultant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 if a later edition is used).

Primary Coverage
For any claims related to this contract, the Consultant**'s insurance coverage shall be primary and non-contributory** and at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance

and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.

Umbrella or Excess Policy
The Consultant may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Consultant's primary and excess liability policies are exhausted.

Notice of Cancellation
Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

Waiver of Subrogation
Consultant hereby grants to City a waiver of any right to subrogation which any insurer of said Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions
Self-insured retentions must be declared to and approved by the City. The City may require the Consultant to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City. The CGL and any policies, including Excess liability policies, may not be subject to a self-insured retention (SIR) or deductible that exceeds $25,000 [fill in the amount for your comfort level for the specific Consultant and job – it could be much higher, or in the case of a very small Consultant, you might want it lower] unless approved in writing by City. Any and all deductibles and SIRs shall be the sole responsibility of Consultant or subcontractor who procured such insurance and shall not apply to the Indemnified Additional Insured Parties. City may deduct from any amounts otherwise due Consultant to fund the SIR/deductible. Policies shall NOT contain any self-insured retention (SIR) provision that limits the satisfaction of the SIR to the Named. The policy must also provide that Defense costs, including the Allocated Loss Adjustment Expenses, will satisfy the SIR or deductible. City reserves the right to obtain a copy of any policies and endorsements for verification.

Acceptability of Insurers
Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

Claims Made Policies (note – should be applicable only to professional liability, see below)
If any of the required policies provide claims-made coverage:

1. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.

2. Insurance must be maintained and evidence of insurance must be provided **for at least five (5) years after completion of the contract of work.**

3. If coverage is canceled or non-renewed, and not replaced **with another claims-made policy form with a Retroactive Date prior** to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of **five (5) years after completion of work.**

Verification of Coverage
Consultant shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause **and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements.** All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Subcontractors
Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.

Duration of Coverage
CGL & Excess liability policies **for any construction related work, including, but not limited to, maintenance, service, or repair work,** shall continue coverage for a minimum of 5 years for Completed Operations liability coverage. Such Insurance must be maintained, and evidence of insurance must be provided **for at least five (5) years after completion of the contract of work.**

Special Risks or Circumstances
City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Cavignac
451 A Street, Suite 1800
San Diego CA 92101

CONTACT NAME: Certificate Department
PHONE (A/C, No, Ext): 619-744-0574 **FAX (A/C, No):** 619-234-8601
E-MAIL ADDRESS: certificates@cavignac.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : XL Specialty Company	37885
INSURER B : Valley Forge Insurance Company	20508
INSURER C : Continental Casualty Co.	20443
INSURER D : Continental Insurance Company	35289
INSURER E : Travelers Casualty and Surety Company	19038
INSURER F :	

INSURED RICKENG-01
Rick Engineering Company
5620 Friars Road
San Diego, CA 92110

COVERAGES **CERTIFICATE NUMBER:** 1053138443 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Separation of In GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PRO-JECT X LOC OTHER:	Y	Y	6076046485	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Deductible	$ 2,000,000 $ 1,000,000 $ 15,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $ 0
C	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	Y	Y	6076046499	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
D	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED X RETENTION $ 0			6076046504	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE	$ 9,000,000 $ 9,000,000 $
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WC 6 76046521	1/1/2026	1/1/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A E E	Professional Liability Cyber Liability Crime Liability			DPR5046952 105671660 105671660	8/15/2025 8/15/2025 8/15/2025	8/15/2026 8/15/2026 8/15/2026	Each Claim/Aggregate Limit Limit Limit	$5M/$10M $2,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Project No. 21-446, Storm Drain Master Plan, Project No. 21-446 / CIP 19002. Additional Insured coverage applies to General Liability and Automobile Liability for The City of Murrieta, its officers, officials, employees, and volunteers per policy form. Waiver of subrogation applies to General Liability, Automobile Liability, and Workers Compensation per policy form. Primary coverage applies to General Liability and Automobile Liability per policy form. Excess/Umbrella policy follows form over underlying policies: General Liability, Auto Liability & Employers Liability (additional insured and waiver of subrogation apply when afforded on underlying policies). Professional Liability - Claims made form, defense costs included within limit. If the insurance company elects to cancel or non-renew coverage for any reason other than nonpayment of premium they will provide 30 days notice of such cancellation or nonrenewal. General Liability Deductible $0. Auto Physical Damage: $1,000 Comprehensive & Collision Deductibles. Workers Compensation Deductible $0. Professional Liability Deductible $250,000.

CERTIFICATE HOLDER
City of Murrieta
One Town Square
Murrieta CA 92562

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY

It is understood and agreed that this endorsement amends the **BUSINESS AUTO COVERAGE FORM** as follows:

SCHEDULE
Name of Additional Insured Person Or Organization
AS REQUIRED BY WRITTEN CONTRACT

1. In conformance with paragraph **A.1.c.** of **Who Is An Insured** of Section **II** - LIABILITY COVERAGE, the person or organization scheduled above is an insured under this policy.
2. The insurance afforded to the additional insured under this policy will apply on a primary and non-contributory basis if you have committed it to be so in a written contract or written agreement executed prior to the date of the "**accident**" for which the additional insured seeks coverage under this policy.

All other terms and conditions of the policy remain unchanged

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Rick Engineering Company

Endorsement Effective Date: 01/01/2026

SCHEDULE

Name(s) Of Person(s) Or Organization(s):
AS REQUIRED BY WRITTEN CONTRACT
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

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CNA PARAMOUNT

Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

I. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and

2. This **Coverage Part** provides such coverage; and

C. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

1. Coverage broader than what you are required to provide by the **written contract**; or

2. A higher limit of insurance than what you are required to provide by the **written contract**.

Any coverage granted by this Paragraph **I.** shall apply solely to the extent permissible by law.

II. If the written contract requires additional insured coverage under the 07-04 edition of CG2010 or CG2037, then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and

2. This **Coverage Part** provides such coverage.

III. But if the **written contract** requires:

A. Additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or

B. Additional insured coverage with “arising out of” language;

then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

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IV. But if the **written contract** requires additional insured coverage to the greatest extent permissible by law, then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

V. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury**, **property damage**, or **personal and advertising injury** arising out of:

A. The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:

1. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and

2. Supervisory, inspection, architectural or engineering activities; or

B. Any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **Coverage Part**.

VI. Under **COMMERCIAL GENERAL LIABILITY CONDITIONS,** the Condition entitled **Other Insurance** is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this **Coverage Part**:

Primary and Noncontributory Insurance

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a **written contract** requires the insurance provided by this policy to be:

1. Primary and non-contributing with other insurance available to the additional insured; or

2. Primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

VII. Solely with respect to the insurance granted by this endorsement, the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. Give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;

2. Send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and

3. Make available any other insurance, and endeavor to tender the defense and indemnity of any **claim** to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph **3.** does not apply to other insurance under which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

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Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

VIII. Solely with respect to the insurance granted by this endorsement, the section entitled **DEFINITIONS** is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this **Coverage Part**, provided the contract or agreement:

A. Was executed prior to:

1. The **bodily injury** or **property damage**; or

2. The offense that caused the **personal and advertising injury**;

for which the additional insured seeks coverage; and

B. Is still in effect at the time of the **bodily injury** or **property damage occurrence** or **personal and advertising injury** offense.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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services performed for the **Named Insured** under the **Named Insured's** direct supervision. All limitations that apply to **employees** and **volunteer workers** also apply to anyone qualifying as an **Insured** under this Provision.

24. SUPPLEMENTARY PAYMENTS

The section entitled **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** is amended as follows:

A. Paragraph **1.b.** is amended to delete the $250 limit shown for the cost of bail bonds and replace it with a $5,000. limit; and

B. Paragraph **1.d.** is amended to delete the limit of $250 shown for daily loss of earnings and replace it with a $1,000. limit.

25. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

If the **Named Insured** unintentionally fails to disclose all existing hazards at the inception date of the **Named Insured's Coverage Part**, the Insurer will not deny coverage under this **Coverage Part** because of such failure.

26. WAIVER OF SUBROGATION - BLANKET

Under **CONDITIONS**, the condition entitled **Transfer Of Rights Of Recovery Against Others To Us** is amended to add the following:

The Insurer waives any right of recovery the Insurer may have against any person or organization because of payments the Insurer makes for injury or damage arising out of:

1. the **Named Insured's** ongoing operations; or

2. **your work** included in the **products-completed operations hazard**.

However, this waiver applies only when the **Named Insured** has agreed in writing to waive such rights of recovery in a written contract or written agreement, and only if such contract or agreement:

1. is in effect or becomes effective during the term of this **Coverage Part**; and

2. was executed prior to the **bodily injury**, **property damage** or **personal and advertising injury** giving rise to the **claim**.

27. WRAP-UP EXTENSION: OCIP, CCIP, OR CONSOLIDATED (WRAP-UP) INSURANCE PROGRAMS

Note: *The following provision does not apply to any public construction project in the state of Oklahoma, nor to any construction project in the state of Alaska, that is not permitted to be insured under a* ***consolidated (wrap-up) insurance program*** *by applicable state statute or regulation.*

If the endorsement **EXCLUSION – CONSTRUCTION WRAP-UP** is attached to this policy, or another exclusionary endorsement pertaining to Owner Controlled Insurance Programs (O.C.I.P.) or Contractor Controlled Insurance Programs (C.C.I.P.) is attached, then the following changes apply:

A. The following wording is added to the above-referenced endorsement:

With respect to a **consolidated (wrap-up) insurance program** project in which the **Named Insured** is or was involved, this exclusion does not apply to those sums the **Named Insured** become legally obligated to pay as **damages** because of:

1. **Bodily injury**, **property damage**, or **personal or advertising injury** that occurs during the **Named Insured's** ongoing operations at the project, or during such operations of anyone acting on the **Named Insured's** behalf; nor

2. **Bodily injury** or **property damage** included within the **products-completed operations hazard** that arises out of those portions of the project that are not **residential structures**.

B. Condition **4. Other Insurance** is amended to add the following subparagraph **4.b.(1)(c)**:

This insurance is excess over:

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NOTICE OF CANCELLATION TO CERTIFICATEHOLDERS

It is understood and agreed that:

If you have agreed under written contract to provide notice of cancellation to a party to whom the Agent of Record has issued a Certificate of Insurance, and if we cancel a policy term described on that Certificate of Insurance for any reason other than nonpayment of premium, then notice of cancellation will be provided to such Certificateholders at least 30 days in advance of the date cancellation is effective.

If notice is mailed, then proof of mailing to the last known mailing address of the Certificateholder on file with the Agent of Record will be sufficient to prove notice.

Any failure by us to notify such persons or organizations will not extend or invalidate such cancellation, or impose any liability or obligation upon us or the Agent of Record.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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BLANKET WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS

This endorsement changes the policy to which it is attached.

It is agreed that **Part One** - **Workers' Compensation Insurance G. Recovery From Others** and **Part Two** - **Employers' Liability Insurance H. Recovery From Others** are amended by adding the following:

We will not enforce our right to recover against persons or organizations. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

PREMIUM CHARGE - Refer to the Schedule of Operations

The charge will be an amount to which you and we agree that is a percentage of the total standard premium for California exposure. The amount is 2%.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 10.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Public Works Director

PREPARED BY: Renée Santos, Executive Assistant - Engineering

SUBJECT:
Approval of Purchase Order Increase for Michael Baker International, Inc. for Plan Check Services

ABSTRACT

Additional funding of $96,750 is needed to support ongoing engineering plan check services provided by Michael Baker International, Inc., under its current on-call consulting services agreement with the City. The additional $96,750 will need to be appropriated from the General Fund and an increase to MBI's purchase order (PO) will need to be approved. Approval of this request will ensure continuity of service through the end of the fiscal year.

RECOMMENDATION

Amend the Fiscal Year (FY) 2025/26 Operating Budget to establish an additional appropriation of $96,750, as detailed in the fiscal impact statement;

Approve a $96,750 increase to the purchase order with Michael Baker International, Inc. for On-Call Plan Check services for the remainder of Fiscal Year 2025/26; and

Authorize the City Manager to execute the purchase order increase on behalf of the City.

PRIOR ACTION/VOTE

On June 20, 2023, the City Council authorized Agreements for miscellaneous On-Call consulting services with various consulting firms including Michael Baker International, Inc. for engineering plan check services (Vote: 4-0).

On June 17, 2025, the City Council approved a purchase order with Michael Baker International, Inc. for On-Call Plan Check services for FY 2025/26 for an amount not to exceed $440,000 from the Engineering General Fund (Vote: 5-0).

STRATEGIC ALIGNMENT

This item aligns with the City Council goal of: maintaining a high performing organization that values fiscal

sustainability, transparency, accountability and organizational efficiency relating to an administrative priority.

DISCUSSION

On June 20, 2023, the City Council approved on-call agreements for engineering plan check services with multiple consulting firms, including Michael Baker International, Inc. (MBI). MBI has since been providing ongoing civil engineering plan check services in support of private development projects, including grading permits and street improvement encroachment permits.

On June 17, 2025, the City Council approved a purchase order (PO) with MBI for Fiscal Year 2025/26 in an amount not to exceed $440,000. Due to budgetary constraints, the initial purchase order was issued in a reduced amount of $428,250. Based on current projections, staff has determined that the amount of the existing PO is insufficient and that additional funding is required to support continued service through the end of the fiscal year. An increase of $96,750 is needed, bringing the total PO amount to $525,000. To increase this PO, an additional appropriation of $96,750 is needed for the remainder of the fiscal year.

Approval of this request will allow the City to continue providing timely plan check services and avoid delays in development review and permitting.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

The approval of this item will increase the FY 2025/26 budget by $96,750. If approved, Finance staff recommends City Council approve an amendment to the FY 2025/26 Operating Budget to appropriate $96,750 to the Engineering account 1106120-60600 using the General Fund Unassigned Fund balance. Typically, the cost for these services is recovered through permit fees paid for by project applicants as part of the development review process.

With the additional budget, there will be sufficient funds available in the Operating Budget Engineering account to accommodate the additional PO increase request.

ATTACHMENTS

None.

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 11.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Public Works Director

PREPARED BY: Renée Santos, Executive Assistant - Engineering

SUBJECT:
Approval of Purchase Orders with Michael Baker International, Inc., HR Green Pacific, Inc., Accenture Infrastructure and Capital Projects, LLC, and Rick Engineering Company

ABSTRACT

This item requests authorization of purchase orders for several on-call consultants, including Michael Baker International, Inc.; HR Green Pacific, Inc.; Accenture Infrastructure and Capital Projects, LLC; and Rick Engineering Company. These consultants provide specialized services, including plan check, land development review, inspection, and traffic engineering. Continued use of these on-call consultants allows the City to efficiently deliver projects and maintain timely development review. Approval of the requested authorizations will ensure continuity of service.

RECOMMENDATION

Approve a purchase order with Michael Baker International, Inc., for On-Call Plan Check services for fiscal year 2026/27 for an amount not to exceed $470,000 from the Engineering General Fund;

Approve a purchase order with Michael Baker International, Inc., for On-Call Land Development Review services for fiscal year 2026/27 for an amount not to exceed $80,000 from the Engineering General Fund; and

Approve a purchase order with HR Green Pacific, Inc. for On-Call Plan Check services for fiscal year 2026/27 for an amount not to exceed $250,000 from the Engineering General Fund; and

Approve a purchase order with Accenture Infrastructure and Capital Projects, LLC for On-Call Storm Water Pollution Prevention Program (SWPPP) and Inspection services for fiscal year 2026/27 for an amount not to exceed $500,000 from the Engineering General Fund; and

Approve a purchase order with Accenture Infrastructure and Capital Projects, LLC for On-Call National Pollutant Discharge Elimination System (NPDES) services for fiscal year 2026/27 for an amount not to exceed $130,000 from the Engineering General Fund; and

Approve a purchase order with Rick Engineering Company for On-Call Traffic Engineering services for fiscal year 2026/27 for an amount not to exceed $144,900 from the Engineering General Fund;

Approve a purchase order with Rick Engineering Company for On-Call Traffic Engineering consultant services for Fiscal Year 2026/27, for an amount not to exceed $238,870, with $73,865 from Capital Improvement Plan project No. 13074, $73,865 from Capital Improvement Plan project No. 13077, $73,865 from Capital Improvement Plan project No. 13078, and $17,275 from Capital Improvement Plan project 13079; and

Authorize the City Manager to execute the purchase orders on behalf of the City.

PRIOR ACTION/VOTE

On June 20, 2023, the City Council authorized entering into Agreements for miscellaneous on-call consulting services that included Michael Baker International, Inc., HR Green Pacific, Inc., Accenture Infrastructure and Capital Projects, LLC, and Rick Engineering Company (Vote: 4-0).

On June 17, 2025, a first amendment to the June 20, 2023, on-call agreement with Anser Advisory Management, LLC was issued to reflect the company's formal name change to Accenture Infrastructure and Capital Projects, LLC.

STRATEGIC ALIGNMENT

This item aligns with the City Council goal of: maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency relating to priority Tier 1.

DISCUSSION

On June 20, 2023, the City Council approved on-call agreements for engineering plan check, land development review, public works and storm water pollution prevention plan (SWPPP) and inspection, National Pollutant Discharge Elimination Systems (NPDES) inspection, and traffic engineering services with Michael Baker International, Inc. (MBI), HR Green Pacific, Inc. (HR Green), Accenture Infrastructure and Capital Projects, LLC (Accenture), and Rick Engineering Company (REC). These companies have been providing ongoing engineering services under the current on-call agreements.

New purchase orders (POs) are necessary to continue services in the upcoming fiscal year (FY) 2026/27 to supplement current staffing. The POs are listed below by consultant and service type, along with the PO amount based on trend analysis and projected services for FY 2026/27. The Rick Engineering Company POs are based on the proposals, which are included as attachments herein. A summary of the POs is as follows:

Consultant and Services	PO Amount
MBI - Plan Check Services	$470,000
MBI - Land Development Review Services	$80,000
HR Green - Plan Check Services	$250,000
Accenture - Public Works and SWPPP Inspection Services	$500,000
Accenture - NPDES Inspection Services	$130,000
REC - Traffic Engineering Consultant Services	$144,900
REC - Neighborhood Traffic Management Program: CIP Project Numbers 13074, 13077, 13078, 13079	$238,870

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

Funding for these POs is available in the FY 2026/27 Engineering Operating Budget.

Company	PO Amount	Funding Source
MBI - Plan Check Services	$470,000	1106120-60600
MBI - Land Development Review Services	$80,000	1106120-60360
HR Green - Plan Check Services	$250,000	1106120-60600
Accenture - Public Works and SWPPP Inspection Services	$500,000	1106120-60640
Accenture - NPDES Inspection Services	$130,000	4316120-60640
REC - Traffic Engineering Consultant Services	$144,900	1106120-60360
REC - Neighborhood Traffic Management Program: CIP 13074	$73,865	3067500-60360/ 13074306-100
REC - Citywide Signal Modifications: CIP 13077	$73,865	3027500-60360/ 13077302-100
REC - Traffic Signal Optimization / Congestion Management: CIP 13078	$73,865	3027500-60360/ 13078302-100
REC - Priority Traffic Signal: CIP 13079	$17,275	3067500-60360/ 13079306-100

ATTACHMENTS

ATT 1 - Rick Engineering Company Proposal - Operating Budget
ATT 2 - Rick Engineering Company Proposal - CIP Budget

RICK

619-291-0707
rickengineering.com

5620 Friars Road
San Diego, CA 92110

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

April 30, 2026

Mr. Jeffrey J. Hitch, P.E.
City Engineer
City of Murrieta
1 Town Square
Murrieta, California 92562

SUBJECT: PROPOSAL FOR AS NEEDED SUPPLEMENTAL STAFFING TRAFFIC ENGINEERING SERVICES FOR THE CITY OF MURRIETA, CALIFORNIA (RICK JOB NUMBER 16750-F)

Dear Jeff:

Pursuant to your request, RICK is pleased to present a Scope of Services and associated Fee to provide professional engineering services for the subject project. This work consists of assisting the Engineering Department by providing staff one day a week at City Hall from July 1, 2026 through June 30, 2027, to prepare staff reports and work orders, attend meetings, attend and present at Traffic Commission, respond to resident concerns/inquiries, perform signal timing tasks, and to provide plan checking services.

Thank you for the opportunity to provide these services. Should you have any questions regarding this proposal, please feel free to contact me at (619) 291-0707. Thank you for requesting RICK to provide these services.

Sincerely,

RICK

Brian R. Stephenson, P.E., T.E., P.T.O.E.
RCE No. 69471
Associate Principal

K:\Files\16750\text\16750f.060.letter_operating.docx

Attachments

SCOPE OF WORK

Provide Staff at City Hall one day a week from July 1, 2026, through June 30, 2027. Typical tasks to be performed include:

1. Staff Reports
   Assist the Director of Public Works and City Engineer by preparing staff reports for City Council, Planning Commission, and Traffic Commission meetings. Items to be prepared for staff reports may include signal warrant analysis, all way stop analysis, road closure analysis, traffic calming measures, signal timing analysis, and all backup data needed for the report.

2. Meetings
   Attend meetings as necessary for City Council, Planning Commission, Traffic Commission, Development Review Committee, School District, Police Department, developer/applicant meetings, and Project Design Meetings.

3. Traffic Commission
   Prepare staff reports for Traffic Commission meetings and present the reports on action items and informational items to the Commission at the meetings.

4. Work Orders
   Prepare work orders for City of Murrieta maintenance staff. Typical work order items include sign installations, curb markings, and pavement markings/striping.

5. Resident Concerns/Inquiries
   Respond to resident phone calls/emails requesting traffic analysis within their neighborhoods. Typical duties include analyzing locations for all way stops, additional signage, sight distance analysis, parking restrictions, and traffic calming measures.

6. Signal Timing
   Prepare signal timing sheets for new signal installations and troubleshoot problems at existing signal locations. Make any timing adjustments deemed necessary.

7. Plan Checking
   Review and comment on any traffic signal plans, signing and striping plans, and traffic control plans that are not submitted as part of a separate development plan set, as requested by the City Engineer/Engineering Department.

FEE

Our fee for the work to be performed for the As-Needed Traffic Engineering Services would be based on a fixed fee in the amount of one hundred and forty-four thousand nine hundred dollars ($144,900.00).

Any printing, title company fees, blueprinting and miscellaneous expenses are included within this agreement. Not included are any items not specifically referred to above.

Fees and expenses will be billed monthly as the work progresses, and the net amount shall be due within thirty (30) days from the date of receipt of the invoice in the Client's office.

RICK

619-291-0707
rickengineering.com

5620 Friars Road
San Diego, CA 92110

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

April 30, 2026

Mr. Jeffrey J. Hitch, P.E.
City Engineer
City of Murrieta
1 Town Square
Murrieta, California 92562

SUBJECT: PROPOSAL FOR TRAFFIC ENGINEERING SERVICES FOR CAPITAL IMPROVEMENT PLAN PROJECTS FOR THE CITY OF MURRIETA, CALIFORNIA (RICK JOB NUMBER 16750-F)

Dear Jeff:

Pursuant to your request, RICK is pleased to present a Scope of Services and associated Fee to provide professional engineering services for the subject project. This work consists of assisting the Engineering Department with providing traffic engineering services for the following Capital Improvement Plan (CIP) Projects, from July 1, 2026 through June 30, 2027:

- Neighborhood Traffic Management Program (CIP 13074)
- Citywide Signal Modifications (CIP 13077)
- Traffic Signal Optimization/Congestion Management (CIP 13078)
- Priority Traffic Signals (CIP 13079)

Thank you for the opportunity to provide these services. Should you have any questions regarding this proposal, please feel free to contact me at (619) 291-0707. Thank you for requesting RICK to provide these services.

Sincerely,

RICK

Brian R. Stephenson, P.E., T.E., P.T.O.E.
RCE No. 69471
Associate Principal

K:\Files\16750\text\16750f.061.letter_CIP.docx

Attachments

SCOPE OF WORK

Neighborhood Traffic Management Program (CIP 13074)

Assist the Engineering Department with tasks related to the City's approved Neighborhood Traffic Management Program (NTMP). Typical duties include:

- Responding to resident requests for NTMP related issues.
- Investigating complaints related to traffic safety and recommending actions related to these requests.
- Managing the traffic counting subconsultants tasked with performing traffic volume counts, speed surveys, classification counts, and license plate surveys.
- Performing all way stop analysis.
- Performing signal warrant analysis.
- Preparing staff reports summarizing findings for Traffic Commission meetings.
- Attending Traffic Commission meetings.
- Attending neighborhood meetings.

Citywide Signal Modifications (CIP 13077)

Provide traffic engineering services related to Citywide Traffic Signal Modifications. Typical tasks include the following:

- Maintain the City's left-turn phasing warrant analysis and signalized intersections throughout the City and determine future intersection needs for protected left-turn phasing.
- Identify locations for Closed Circuit Television (CCTV) installations. Typical tasks include preparing bid specifications and documents for the CCTV's installations and assisting City Staff with advertising the project(s) and providing Project Management.
- Identify locations for installation of cabinet switches. The switches will bring multiple types of communication equipment back to the TMC, for monitoring of battery-back up and video detection, as well as the signal and CCTV camera.
- Identify locations for upgrades from wireless communication to single mode fiber and assist City Staff with advertising the project(s) and providing Project Management.

Traffic Signal Optimization/Congestion Management (CIP 13078)

Provide traffic engineering services related to traffic signal timing at the City's signalized intersections. Typical tasks include the following:

- Perform optimized timing parameters for traffic signals that are operating in free mode utilizing the Synchro software and implement the timing at the intersections via the City's Quicnet system from within the Traffic Management Center.

- Perform optimized corridor timing parameters for the City's Major and Arterial roadways utilizing the Synchro software and implement the timing at the intersections via the City's Quicnet system from within the Traffic Management Center. This task will require coordination with Caltrans and the cities of Temecula and Menifee at locations that are shared between agencies.

- Assist the City's Traffic Signal Technician with troubleshooting timing issues at City intersections.

- Implement current California Manual on Uniform Traffic Control Devices (MUTCD) timing requirements at the City's signalized intersections.

- Manage the traffic counting subconsultants tasked with performing turning movement counts at signalized intersection locations and with daily segment counts along the City's roadway corridors.

Priority Traffic Signals (CIP 13079)

Assist the engineering department by maintaining the City's Traffic Signal Priority list. Typical tasks include the following:

- Responding to resident and staff requests for future traffic signalized locations.

- Performing traffic signal warrant analysis at locations that are anticipated to meet signalization warrants.

- Maintaining a list and ranking of warranted traffic signal locations.

FEE

Our fee for the work to be performed for the Traffic Engineering Services for Capital Improvement Plan Projects would be based on a fixed fee in the amount of two hundred and thirty-eight thousand eight hundred and seventy dollars ($238,870.00) and is summarized as follows:

▪ Neighborhood Traffic Management Program (CIP 13074)	$ 73,865.00
▪ Citywide Signal Modifications (CIP 13077)	73,865.00
▪ Traffic Signal Optimization/Congestion Management (CIP 13078)	73,865.00
▪ Priority Traffic Signals (CIP 13079)	17,275.00
Total:	$238,870.00

Any printing, title company fees, blueprinting and miscellaneous expenses are included within this agreement. Not included are any items not specifically referred to above.

Fees and expenses will be billed monthly as the work progresses, and the net amount shall be due within thirty (30) days from the date of receipt of the invoice in the Client's office.

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 12.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Public Works Director

PREPARED BY: James Ozouf, Senior Civil Engineer, CIP

SUBJECT: Local Street Projects for the Road Repair and Accountability Act of 2017

ABSTRACT

Adoption of this Resolution will allow the City to continue receiving SB1 funding for the purpose of pavement rehabilitation projects.

RECOMMENDATION

Adopt Resolution No. 26-4938 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving the Fiscal Year 2026/27 Project List for the Road Repair and Accountability Act of 2017 to the California Transportation Commission*; and

Amend the Fiscal Year (FY) 2026/27 Operating Budget to establish a Revenue budget of $3,136,635 in the SB1 Road Maintenance and Rehabilitation Fund (307).

PRIOR ACTION/VOTE

On June 3, 2025, the City Council adopted Resolution No. 25-4835, approving the project list for the Road Repair and Accountability Act of 2017 for submittal to the California Transportation Commission (Vote: 4-0-1).

On June 3, 2025, the City Council adopted Resolution No. 25-4836, approving the Fiscal Year 2025/26 to 2029/30 Capital Improvement Plan (Vote: 5-0).

STRATEGIC ALIGNMENT

This item aligns with the City Council goal of: planning, programming and creating infrastructure development relating to an administrative priority.

DISCUSSION

On April 28, 2017, Governor Brown signed Senate Bill 1 (SB1) which is known as the Road Repair and Accountability Act of 2017. The purpose of the bill was to address basic road maintenance, rehabilitation, and

critical safety needs on the state highway system and local streets. Funds are derived from increases in per gallon fuel excise taxes, increases in diesel fuel sales taxes, and increases in vehicle registration fees. Beginning November 1, 2017, the State Controller started depositing various portions of the new funding to the newly created Road Maintenance and Rehabilitation Account (RMRA). The funds are apportioned by formula to eligible cities and counties pursuant to Streets and Highways Code (SHC) Section 2032(h) for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads systems.

SB 1 prioritizes this funding towards critical maintenance, rehabilitation, and safety improvements on state highways, local streets and roads, and bridges, as well as to improve the State's trade corridors, transit, and active transportation facilities. As codified in the Streets and Highways Code (SHC), RMRA local streets and roads allocations must be used for projects that include, but are not limited to, the following:

- Road maintenance and rehabilitation
- Safety projects
- Railroad grade separations
- Traffic control devices
- Complete street components, including active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and storm-water capture projects in conjunction with any other allowable project.

As part of SB1's various accountability and transparency measures, the City is required to annually submit a proposed project list to the California Transportation Commission (CTC) and subsequently provide year end updates on the progress of previously proposed projects in order to receive RMRA funding. The RMRA funding must also be specifically differentiated from the Highway Users Tax Account (HUTA) funding, commonly known as Gas Tax. Each project utilizing RMRA funds is required to include the following information: project description, specific location, proposed schedule for its completion, and the estimated useful life.

The proposed projects for Fiscal Year (FY) 2026/27 are the following pavement resurfacing and asphalt overlay of:

- Whitewood Road from Murrieta Hot Springs Road to Los Alamos Road

This project is expected to utilize the anticipated $3,136,635 RMRA funding for FY 2026/27. Staff is proposing to also use the RMRA funds for contract services and staff time to complete the preliminary engineering required for the design and construction of the roadway project.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

SB1 will provide RMRA funds totaling approximately $3,136,635 in FY 2026/27. Staff recommends an

amendment to the FY 2026/27 Operating budget to establish a revenue budget of $3,136,635 in the SB1 Road Maintenance and Rehabilitation Fund (307).

ATTACHMENTS

ATT 1 - Resolution No. 26-4938

RESOLUTION NO. 26-4938

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING THE FISCAL YEAR 2026/27 PROJECT LIST FOR THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 TO THE CALIFORNIA TRANSPORTATION COMMISSION

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of Murrieta are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, Murrieta must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, Murrieta, will receive an estimated $3,136,635 in RMRA funding in Fiscal Year 2026/27 from SB 1; and

WHEREAS, this is the tenth year in which Murrieta is receiving SB 1 funding and will enable Murrieta to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, Murrieta used a Pavement Management Program to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help Murrieta maintain and rehabilitate approximately 1.9 miles of streets/roads throughout the City this year and similar projects into the future; and

WHEREAS, the 2021 California Statewide Local Streets and Roads Needs Assessment found that Murrieta's streets and roads are in good condition and this revenue will help the City increase the overall quality of our road system and over the next decade will maintain our streets and roads in a good condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets

infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Manager of the City of Murrieta or his/her designee, is hereby authorized to submit an application to the California Transportation Commission for any and all funds that may become available to the City from the RMRA; and

Section 2. Exhibit A is a true and correct copy of the proposed project list that will be funded in-part or solely with fiscal year 2026/27 RMRA funds and previously proposed and adopted projects list which may utilize fiscal year 2025/26, fiscal year 2024/2025 and fiscal year 2023/2024 RMRA funds, and is approved by the City Council; and

Section 3. The City Manager or his/her designee, is hereby authorized as Signature Authority to execute all documents necessary to implement and secure any and all funds that may become available to the City from the RMRA.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4938 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

City of Murrieta

FY 2026/27 Road Maintenance and Rehabilitation Account Fund Proposed Project List

Project Title:	Pavement Resurfacing – Asphalt Overlay
Project Location:	• Whitewood Rd from Murrieta Hot Springs Rd to Los Alamos Rd
Description:	This project will resurface 1.9 miles of Whitewood Road from Murrieta Hot Springs Road to Los Alamos Road. The proposed project will include resurfacing with hot mix asphalt.
FY 26/27 Appropriation Amount:	$3,136,635
Estimated Useful Life:	10 years
Proposed Schedule for Completion:	FY 2026/27

FY 2025/26 Road Maintenance and Rehabilitation Account Fund Previously Proposed and Adopted Project List

Project Title:	Pavement Resurfacing – Asphalt Overlay
Project Location:	• Clinton Keith Road from 650’ West of Spinning Wheel Drive to Greer Road
Description:	This project will resurface 1.6 miles of Clinton Keith Road from 650’ west of Spinning Wheel Drive to Greer Road. The proposed project will include resurfacing with hot mix asphalt.
FY 25/26 Appropriation Amount:	$2,904,570
Estimated Useful Life:	10 years
Proposed Schedule for Completion:	FY 2026/27

Project Title:	Pavement Resurfacing – Asphalt Overlay
Project Location:	• Clinton Keith Road from Greer Road to Whitewood Road**
Description:	This project will resurface 1.4 miles of Clinton Keith Road from Greer Road to Whitewood Road. The proposed project will include resurfacing with hot mix asphalt.
FY 24/25 Appropriation Amount:	$2,833,125
Estimated Useful Life:	10 years
Proposed Schedule for Completion:	FY 2026/27

** Project was previously identified as Clinton Keith Road from 650' West of Spinning Wheel Drive to Whitewood Road, totaling 3.0 miles. Project was determined to be too large based on available funding sources. As a result, the project has been split into two projects covering the same limits of roadway. Pavement resurfacing for Clinton Keith Road from 650' west of Spinning Wheel Drive to Greer Road shall be a standalone project.

Project Title:	Pavement Resurfacing – Asphalt Overlay
Project Location:	• Jefferson Avenue from Murrieta Hot Springs Road to Lemon Street; and • Jefferson Avenue from Lily Avenue to Nutmeg Street**
Description:	This project will resurface 1.5 miles of Jefferson Avenue from Murrieta Hot Springs Road to Lemon Street and 0.5 miles of Jefferson Avenue from Lily Avenue to Nutmeg Street. The proposed projects will include resurfacing with hot mix asphalt.
FY 23/24 Appropriation Amount:	$2,748,470
Estimated Useful Life:	10 years
Proposed Schedule for Completion:	FY 2026/27

** A portion of this Project was previously identified as Jefferson Ave from Lily Ave to Ballestros Road, totaling 0.85 miles. Project was determined to be too large based on available funding sources. As a result, the project limits for this portion of roadway have changed to Jefferson Ave from Lily Ave to Nutmeg Street, totaling 0.50 miles.

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 13.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Public Works Director

PREPARED BY: Jeff Lyall, Senior Development Services Technician

SUBJECT:
Quitclaim Deed to Reserve a Drainage Easement to Riverside County Flood and Water Conservation District

ABSTRACT

This item requests approval to accept a previously unaccepted offer of dedication for a drainage easement on a portion of Lot 31 of Tract Map 21151 and to execute a quitclaim deed reserving the easement to the Riverside County Flood Control and Water Conservation District. The easement supports an existing storm drain facility and formalizes maintenance access consistent with prior development agreements following the City's incorporation. The action clarifies property interests and involves no physical changes or fiscal impact.

RECOMMENDATION

Accept the offer of dedication and approve the Quitclaim Deed to reserve a drainage easement over a portion of Lot 31 granted to the County of Riverside on Tract Map 21151; and

Authorize the City Manager to execute the Quitclaim Deed of Easement.

PRIOR ACTION/VOTE

None.

STRATEGIC ALIGNMENT

This item aligns with the City Council to: planning, programming and creating infrastructure development relating to an administrative priority.

DISCUSSION

On February 6, 1990, the County of Riverside approved and filed Tract Map 21151, which included a dedication for public drainage easement purposes for a portion of Lot 31 (Map 21151 Dedication). This offer of dedication was not accepted by Riverside County on the map at the time of recordation.

This pertains to a subdivision that was developed in the early 1990s by Robert H. Lintz, along Gibraltar Road off of Los Alamos Road between Vista Murrieta and Hancock Avenue.

The Riverside County Flood Control and Water Conservation District (District) has a storm drain system that was constructed in association with Tract Map 21151. Per the conditions of development and terms in the Cooperative Agreement executed by and between the District, County of Riverside, and Robert H. Lintz, an easement for the maintenance of this facility was dedicated to the public within said map.

The above-referenced offer of dedication is on the northwest portion of Lot 31 (Dedication Area). The City of Murrieta (City) was incorporated in 1991, and accordingly, the subject Lot automatically transferred to the City pursuant to Government Code Section 57329. As a result of the City's incorporation, the Dedication Area is within the City of Murrieta.

Staff recommends rescinding the above-referenced prior rejections of the offers of dedication and now accepting them.

Staff prepared a quitclaim deed, and the Department of Public Works has completed checking the legal descriptions for conformance with the Subdivision Map Act and the Murrieta Municipal and Development Codes. The legal descriptions conform substantially to the requirements therein.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

There is no fiscal impact associated with this report.

ATTACHMENTS

ATT 1 - Quitclaim Deed
ATT 2 - Tract Map 21151

RECORDING REQUESTED BY:

CITY OF MURRIETA

AND WHEN RECORDED MAIL TO:

City of Murrieta
Attn: City Clerk
1 Town Square
24601 Jefferson Ave.
Murrieta, CA 92562

MAIL TAX STATEMENTS TO

EXEMPT per GC6103

(*THIS SPACE FOR RECORDER'S USE ONLY)*

QUIT CLAIM DEED

FILE NO: _____ ASSESSOR'S PARCEL NO: 392-290-051

Recording Fee: Exempt
(Government Code Section 27383)

Documentary Transfer Tax: Exempt
(Revenue and Taxation Code Section 11922)

The undersigned grantor(s) declare(s):

Documentary transfer tax is $ 0.00 [*exempt*]
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale
( ) Unincorporated area: (**X**) City of Murrieta, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CITY OF MURRIETA, A MUNICIPAL CORPORATION

Hereby remise, release and forever quitclaim to

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic

The following described property in the City of Murrieta, County of Riverside, State of California;

See legal description attached hereto as Exhibit "A", and made part hereof, to be referenced hereafter as **RCFC Parcel No. 7170-500.**

Date: _____

CITY OF MURRIETA, a Municipal Corporation

By: _____
Justin Clifton, City Manager

ATTEST:

By: _____
Cristal McDonald, CMC, City Clerk

NOTE: NOTARY ACKNOWLEDGMENTS FOR ALL SIGNATURES MUST BE ATTACHED, PER CIVIL CODE SEC. 1180 ET. SEQ.

213/9

Copy

MB 213/9 505

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

TRACT No. 21151

BEING A SUBDIVISION OF A PORTION OF LOTS 14,15,38 AND 39 IN BLOCK 'B' AND A PORTION OF HANCOCK AVENUE, IVY STREET AND FRANKLIN AVENUE OF THE MURRIETA EUCALYPTUS COMPANY TRACT. ON FILE IN MAP BOOK 6, AT PAGE 73, RIVERSIDE COUNTY RECORDS, AND A PORTION OF PARCEL 4 OF PARCEL MAP 6244, ON FILE IN PARCEL MAP BOOK 17 AT PAGE 60, RIVERSIDE COUNTY RECORDS, CALIFORNIA.
ALSO BEING IN THE TEMECULA RANCHO

COMMUNITY ENGINEERING SERVICES, INC.

JANUARY, 1989

SHEET 1 OF 4 SHEETS

RECORDERS STATEMENT

Filed this 7Th day of FEBRUARY, 1990
at 2:00 P.M. in Book 213 of Maps, at Pages 9-12 at the request of the Clerk of the Board
No. 49168
Fee $ 12.00
William E. Conerly, County Recorder
By: Darita Logan, Deputy
Subdivision Guarantee:
FIRST AMERICAN TITLE INSURANCE CO.

OWNER'S STATEMENT

We hereby state that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this subdivision map as shown within the distinctive borderline. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "E" inclusive.

As a condition of dedication of Lot "A" (Hancock Avenue), the owners of Lots 1 through 6, inclusive, and Lot 32 abutting this highway and during such time will have no rights of access except the general easement of travel. Any change of alignment or width that results in the vacation thereof shall terminate this condition of access rights as to the part vacated.

We also hereby dedicate abutters rights of access along (Los Alamos Road) the owners of Lots 8 through 20 inclusive, and Lots 31 and 32, abutting this highway and during such time will have no rights of access except the general easement of travel. Any change of alignment or width that results in the vacation thereof shall terminate this condition of access rights as to the part vacated.

We hereby dedicate to the county of Riverside Lots "F" through "H", inclusive, (1) one foot barrier strips for road and access control.

We also hereby dedicate to the public the slope easements, as shown hereon, with the privilege and right to extend and maintain excavation and embankment slopes at a ratio no flatter than two feet horizontal to one foot vertical in the land beyond the limits of the road right-of-way lines where required for maintenance of road improvements.

We also hereby dedicate to public use the drainage easement, as shown hereon, for construction and maintenance of drainage facilities.

STERLING HOMES CORP., a California Corporation

Robert K Parker, President

Maxine L. Bridges, Secretary

BENEFICIARY

THE BENEFICIAL INTEREST OF TRUST RECORDED SEPTEMBER 6, 1989 AS INSTRUMENT NO. 304705 HAS BEEN ASSIGNED TO PACIFIC FIRST FEDERAL SAVINGS BANK, BY ASSIGNMENT RECORDED DECEMBER 22, 1989 AS INSTRUMENT NO. 449163 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RICHARD J. COLE
VICE PRESIDENT

Linda G.H. Prosi,
Assistant Secretary

NOTARY ACKNOWLEDGEMENT

State of California)
County of Orange) ss.

On 26 this Sept., 1989, before me, ELAINE A. SCOTT, a Notary public in and for said State, personally appeared Robert K. Parker and Maxine L. Bridges, personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as President and Secretary of STERLING HOMES CORP., a California corporation, the corporation that executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

OFFICIAL SEAL
ELAINE A SCOTT
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires JUL 6, 1990

My commission expires: 6/6/90
Witness my hand and official seal.

Elaine A. Scott
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)
County of SAN DIEGO) ss.

On 2ND this OCTOBER, 1989, before me, KAREN L. BALMER, a Notary public in and for said State, personally appeared RICHARD J. COLE and Linda G.H. Prosi, personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the (VICE) President and (Assistant) Secretary of PACIFIC FIRST FEDERAL SAVINGS BANK, A FEDERAL SAVING BANK, THE BANK THAT EXECUTED THE WITHIN INSTRUMENT AS BENEFICIARY, ON BEHALF OF SAID BANK, AND ACKNOWLEDGE TO ME THAT SUCH BANK EXECUTED THE SAME.

OFFICIAL SEAL
KAREN L BALMER
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAR. 12,1990

My commission expires: 3-12-90
Witness my hand and official seal.

Karen L. Balmer
Notary Public in and for said State

NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et. seq. of the Government Code and said property is subject to fees for said Drainage Area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, the land divider has elected to defer payment of the Drainage Fee to the time of issuance of a Grading or Building Permit for said parcels and that the owner of each parcel, at the time of issuance of either a grading or building permit, shall be required to pay the fee required at the rate in effect at the time of issuance of the actual permit.

TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes.

Date: November 20, 1989.

R. Wayne Watts
County Tax Collector

By: Ruben L. Ammerman
Deputy

ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of four (4) sheets correctly represents a survey made under my supervision during January, 1989; that all the monuments shown hereon actually exist and their positions are correctly shown, or will be in accordance with the terms of the monument agreement for the map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated: Sept 26, 1989

Patrick M. Wallace R.C.E. 27366
(Registration Expires 3-31-93)

REGISTERED PROFESSIONAL ENGINEER
PATRICK M. WALLACE
No. 27366
Exp. 3-31 93
CIVIL
STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

This map conforms with the requirements of the Subdivision Map Act and local ordinances. I hereby state that this map has been examined by me or under my supervision and found to be substantially the same as it appeared on the tentative map of Tract 21151 as filed, amended, and approved by the Board of Supervisors on April 8, 1986, the expiration date being April 8, 1990, and that I am satisfied this map is technically correct.

Dated: January 26, 1990.

County of Riverside,
State of California.

IVAN F. TENNANT, ACTING
County Surveyor

REGISTERED PROFESSIONAL ENGINEER
IVAN F. TENNANT
No. CE 12103
Exp. 3-31-93
CIVIL
STATE OF CALIFORNIA

BOARD OF SUPERVISORS STATEMENT

The County of Riverside, State of California, by its Board of Supervisors hereby approves the Tract Map and accepts the offers of dedication made hereon for public utility purposes, and as part of the County maintained road system. SLOPE EASEMENT AND DRAINAGE EASEMENT SHOWN HEREON ARE NOT ACCEPTED.

Dated: Feb. 6, 1990. County of Riverside, State of California

By: Chairman of the Board of Supervisors

ATTEST: Gerald A. Maloney
Clerk of the Board of Supervisors

By: Gloria Schaffer
Deputy

SOIL'S REPORT

A preliminary soil report was prepared by HIGHLAND GEOTECHNICAL CONSULTANTS, INC. signed by William T. Altmeyer, R.C.E. 9291, on the 5th day of April, 1985, as required by the Health and Safety code.

COPY

MB 213/10 506

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

TRACT No. 21151

BEING A SUBDIVISION OF A PORTION OF LOTS 14,15,38 AND 39 IN BLOCK 'B' AND A PORTION OF HANCOCK AVENUE, IVY STREET AND FRANKLIN AVENUE OF THE MURRIETA EUCALYPTUS COMPANY TRACT. ON FILE IN MAP BOOK 6, AT PAGE 73, RIVERSIDE COUNTY RECORDS, AND A PORTION OF PARCEL 4 OF PARCEL MAP 6244, ON FILE IN PARCEL MAP BOOK 17 AT PAGE 60, RIVERSIDE COUNTY RECORDS, CALIFORNIA.
ALSO BEING IN THE TEMECULA RANCHO

COMMUNITY ENGINEERING SERVICES, INC.

JANUARY, 1989

0 100 200 400 600 800

SCALE 1"=200'

ENGINEER'S NOTES

BASIS OF BEARINGS IS THE CENTERLINE OF LOS ALAMOS ROAD SHOWN AS N.59°30'00"E. PER CALTRANS HIGHWAY MAP NO. 423545 ON FILE WITH THE RIVERSIDE COUNTY ROAD DEPT., MAP NO. 204-942.

—○— INDICATES SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366, UNLESS OTHERWISE NOTED.

—●— INDICATES FOUND MONUMENTS AS NOTED.

—▲— INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 3018. PER TRACT 21153, M.B. 181/73-77, UNLESS OTHERWISE NOTED.

—⊙— INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 3018, PER TRACT 21289, M.B. 170/60-62, UNLESS OTHERWISE NOTED.

SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366 AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE LOT LINES AND CORNER CUTBACKS, FLUSH, UNLESS OTHERWISE NOTED.

SET NAIL AND R.C.E. 27366 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

[ ] INDICATES RECORD DATA PER CALTRANS MONUMENTATION MAP 423545, RIV. CO. SURV. 204-924.

( ) INDICATES MEASURED DISTANCES AND RECORD DATA PER TRACT 21289, M.B. 170/60-62, & TRACT 21153, M.B. 181/73-77.

< > INDICATES RECORD DATA PER TRACT 20908-2, M.B. 175/9-13.

(( )) INDICATES RECORD DATA PER P.M. 17/60

[[ ]] INDICATES RECORD DATA PER P.M. 57/43-44

////// INDICATES RESTRICTED ACCESS.

THIS TRACT CONTAINS 11.42 ACRES.

FLOOD PLAINS MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.

EASEMENT NOTES:
SEE SHT. 3 OF 4

FD. 2 1/2" BRASS DISK STAMPED LOS ALAMOS - "C" LINE P.I., FLUSH, PER CALTRANS MONUMENTATION MAP 423545, RIV. CO. SURV. 204-942

FD. 2 1/4" BRASS DISK STAMPED ℄ LOS AL. RD. 97+50.00 E.C., FLUSH, PER CALTRANS MONUMENTATION MAP 423545, RIV. CO. SURV. 204-942, 0.14 S.W. OF E.C.

(N.59°30'00"E) 684.90' BASIS OF BEARINGS

TRACT 21289 MB 170/60-62

SNOW GUM LN.

SEARCHED, NTG. FD., NTG. SET.

℄ HANCOCK AVENUE

(Δ=02°01'50" L=30.12')

(N.60°09'15"W)

(N.41°44'15"W) (289.05')

Δ=26°30'52" (L=393.35') R=850.00' T=200.86'

Δ=24°23'10" L=361.78' R=850.00'

(N.23°52'35"E) 399.84'

LAS BRISAS ROAD

(Δ=08°59'37" L=133.42' R=850.00') (N.65°47'00"E) (R)

Δ=35°27'47" R=850.00' L=526.11' T=271.79'

(N.65°47'00"E) 766.65' T=396.92' R=1000.00' L=1000.00' T=518.08' (N.36°19'13"E) 393.75'

50' 50'

HANCOCK AVENUE

Δ=44°25'46" R=850.00' L=659.12' T=347.13'

(Δ=36°36'09" L=525.70' T=271.56')

N.63°57'52"W (R)

SEE DETAIL "A" HEREON

NON-COUNTY MAINTAINED ROAD ESMT. REC'D. 1-7-87 IN ST. NO. 2774, O.R. RIV. CO.

LOT 39

VACATED PER INST. NO. 144984, DATED 5-22-87, O.R. RIV. CO.

N.31°46'37"E (R) PRC.

WHISTLING WAY

N.42°44'01"W 179.59

VENICE WAY

N37°06'38"E 115.00

HANCOCK AVENUE

(N.41°44'15"W) (660.24') (660.13')

(63.95)

SEARCHED, FD. NTG. SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366, FLUSH, IN LIEU OF 1" I.P. TAGGED L.S. 3785 PER P.M. 17/60

SEARCHED, NTG. FD., NTG. SET.

(660.04') (660.14')

N.37°06'38"E 416.80' (N.37°06'38"E 416.90')

PAR 2

PARCEL MAP 6244 PM 17/60

PAR 4

STREET

GIBRALTAR DRIVE

BARCELONA SPRINGS LN.

SEE DETAIL "B" HEREON

SEARCHED, FD. NTG. SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366 FLUSH, IN LIEU OF 1" I.P. TAGGED L.S. 3785 PER P.M. 17/60 & P.M. 41/13.

NTG. FD., NTG. SET.

((1320.33'))

330.08' PER P.M. 41/13

N.41°44'06"W ((660.16'))

((660.13')) 1320.39 FD. 1" I.P. TAGGED L.S. 3785, DN. 1.0' PER P.M. 17/60 & P.M. 59/100

PAR 2 PAR 3

FD. 1" I.P. TAGGED RCE 26457 PER P.M. 41/13

VACATED PER INST. NO. 144984, DATED: 5-22-87, O.R. RIV. CO.

PAR MAP 9126 PM 41/13

PAR MAP 7143 PM 59/100

PAR 1 PAR 4

SEARCHED, FD. NTG. SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366, FLUSH, IN LIEU OF 1" I.P. TAGGED L.S. 3785 PER P.M. 17/60 & P.M. 59/100

℄ FRANKLIN AVENUE

(N41°44'30"W) [[N.42°13'38"W]] ((1320.40)) (1320.51) [[1320.43]]

[[944.40']] [[376.03]]

PAR MAP 8280 PM 34/37

PAR 1 PAR 2

MAP 14469 PM 17/15

PAR 4 PAR 3

PAR 3 PAR 2

SEARCHED, NTG. FD. SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366 IN LIEU OF 1" I.P. TAGGED L.S. 3018 PER TRACT 21153, M.B. 181/73-77

PAR MAP 11129 PM 57/43-44

(N.41°41'00"W 96.09') (N.42°09'42"W 96.83') [N.42°10'46"W 96.75']

N.41°41'00"W 43.64'

PAR 1

PAR 2

PAR 3

TRACT 21153 MB 181/73-77

MILKWOOD ST. JUNIPER ST. BUCK DOOM WAY

(660.03' (660.03') ((659.73')) ((1319.45')) ((1319.46'))

(N.48°41'25"E) ((659.72')) (659.42')

LEAF LN.

PAR 3

LOS ALAMOS ROAD

℄ LOS ALAMOS ROAD PAR 1 & 2 (N.30°20'51"E 728.32') (728.32') R=1200.00' L=729.74' T=382.33'

PAR 3 LLA CASE #2111 APPR'D. 5-7-85

℄ EASEMENT TO RIVERSIDE CO. REC. 3-10-87 BY INST. NO. 65752 & 65753, O.R.

LOT 14

BLOCK "B"

MURRIETTA EUCALYPTUS COMPANY'S TRACT MB 6/73

PARKCREST DRIVE

CALLE YOPASA VISTA

VIA LAS LOMAS

TRACT 20908-1 MB 170/93-100

℄ LOS ALAMOS

℄ FRANKLIN AVENUE

PAR 2

N.23°37'49"W (R) N.23°37'50"W (R.C. (R)) N.24°31'05"W (R)

FD. LARGE NAIL, NO TAG, DN. 0.1', IN LIEU OF 1" I.P. AS SHOWN ON P.M. 31/82-83 ACCEPTED AS THE INT. OF LOS ALAMOS RD. & FRANKLIN AVE. PER TR. 20908-1, M.B. 107/98-100, TR 20908-2, M.B. 175/9-13, P.M. 57/43-44 & TR. 21153, M.B. 181/73-77. SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366, FLUSH.

PM 7514 PM 31/82-83

SEARCHED, NTG. FD., NTG. SET.

DETAIL "A" NO SCALE

DETAIL "B" NO SCALE

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 18 PAGE 94 & A THIS AFFECTS LOT 31 ONLY.

CURVE & TANGENT DATA

⬡	BRG.	DIST.	Δ	R	L	T
1			00°53'14"	1050.00'	16.26'	8.13'
2	N.69°11'58"E	50.00'				
3	N.19°57'32"E	32.95'				
4	N.65°47'00"E	65.00'				
5			18°31'07"	330.00'	106.66'	53.80'
6	N.52°59'22"W	89.94'				

SEC. 10 - 7S - 3W.

COPY

213/11

SHEET 3 OF 4 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

TRACT No. 21151

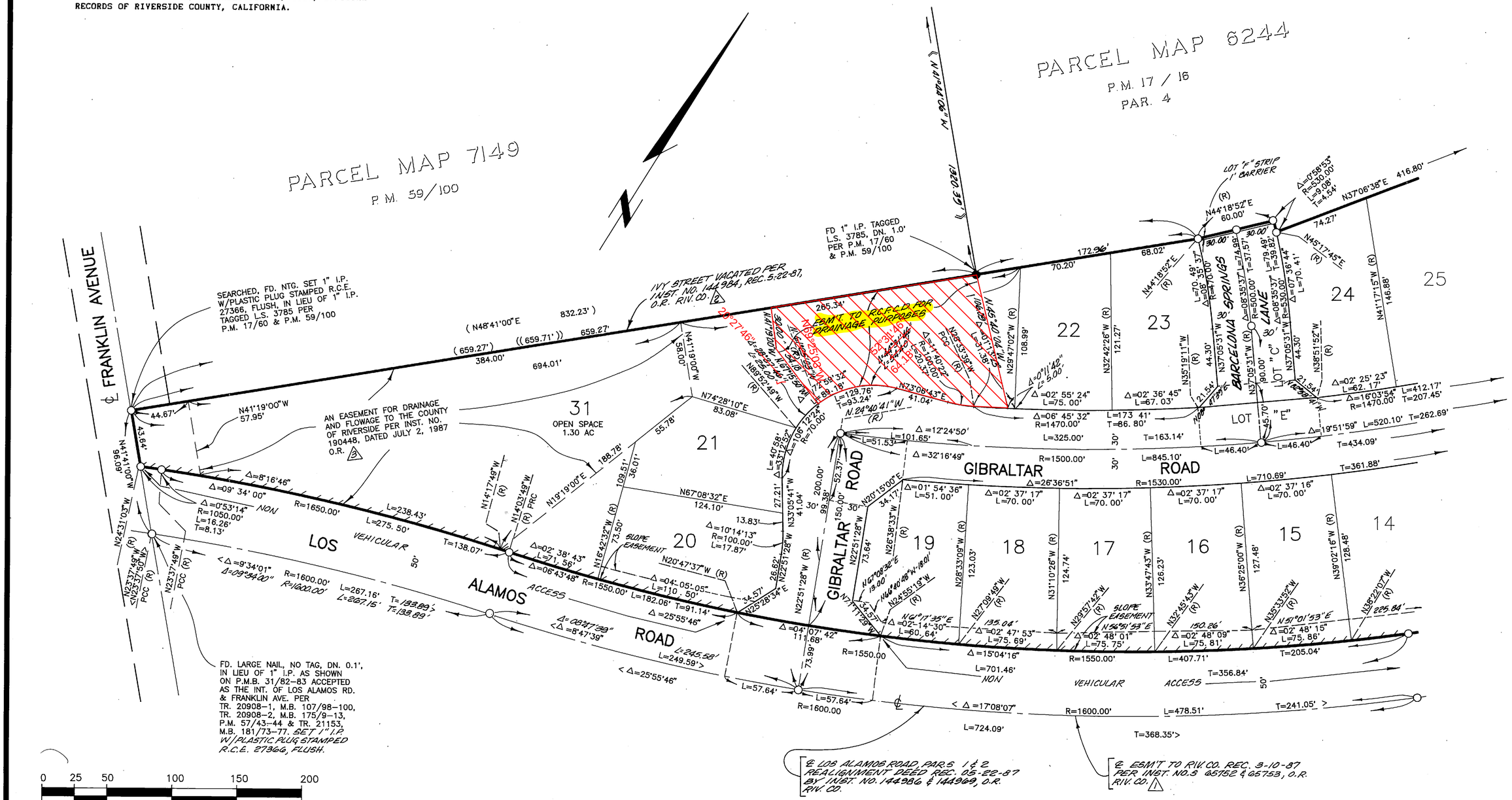
BEING A SUBDIVISION OF A PORTION OF LOTS 14,15,38 AND 39 IN BLOCK 'B' AND A PORTION OF HANCOCK AVENUE, IVY STREET AND FRANKLIN AVENUE OF THE MURRIETA EUCALYPTUS COMPANY TRACT. ON FILE IN MAP BOOK 6, AT PAGE 73, RIVERSIDE COUNTY RECORDS, AND A PORTION OF PARCEL 4 OF PARCEL MAP 6244, ON FILE IN PARCEL MAP BOOK 17 AT PAGE 60, RIVERSIDE COUNTY RECORDS, CALIFORNIA.
ALSO BEING IN THE TEMECULA RANCHO

COMMUNITY ENGINEERING SERVICES, INC.

JANUARY, 1989

EASEMENT NOTES:

1. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE PER INSTRUMENT NO.s 65752 AND 65753, RECORDED MARCH 10, 1987, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ANY PRIVATE EASEMENTS OR LESSER RIGHTS IN, TO, OR OVER IVY STREET AND HANCOCK AVENUE THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID STREET AS THE SAME WAS VACATED BY INSTRUMENT NO. 144984, RECORDED MAY 22, 1987, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR DRAINAGE AND FLOWAGE TO RIVERSIDE COUNTY PER INSTRUMENT NO. 190448, RECORDED JULY 2, 1987, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



SEE SHEET 4 OF 4 SHEETS

MB 213/11

213/16

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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SHEET 4 OF 4 SHEETS

TRACT No. 21151

BEING A SUBDIVISION OF A PORTION OF LOTS 14,15,38 AND 39 IN BLOCK 'B' AND A PORTION OF HANCOCK AVENUE, IVY STREET AND FRANKLIN AVENUE OF THE MURRIETA EUCALYPTUS COMPANY TRACT. ON FILE IN MAP BOOK 6, AT PAGE 73, RIVERSIDE COUNTY RECORDS, AND A PORTION OF PARCEL 4 OF PARCEL MAP 6244, ON FILE IN PARCEL MAP BOOK 17 AT PAGE 60, RIVERSIDE COUNTY RECORDS, CALIFORNIA.
ALSO BEING IN THE TEMECULA RANCHO

COMMUNITY ENGINEERING SERVICES, INC.

JANUARY, 1989

0 25 50 100 150 200

SCALE 1"=50'

MB 213/12 508

PARCEL MAP 6244
P.M. 17 / 16
PAR. 4

LOT "H" BARRIER STRIP

LOT "D"

COLISEUM WAY

LAS BRISAS ROAD

HANCOCK AVENUE

LOT "A" VEHICULAR ACCESS

LOT "B"

VENICE WAY

LOT "G" BARRIER STRIP

LOT "E"

GIBRALTER ROAD

LOS ALAMOS ROAD

SEE SHEET 3 OF 4

SEARCHED, NTG. FD. SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366, FLUSH. (1)

OPEN SPACE 0.1 AC.

(1) ℄ LOS ALAMOS ROAD, PARS 1 & 2 REALIGNMENT DEED REC. 05-22-87 BY INST. NO. 144986 & 144969, O.R. RIV. CO.

(1) ℄ ESM'T TO RIV. CO. REC. 3-10-87 PER INST. NO.S 65752 & 65753, O.R. RIV. CO.

NOTE: SEE SHEET 3 OF 4 FOR EASEMENT NOTES

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 14.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David Chantarangsu, AICP, Development Services Director

PREPARED BY: Dennis Watts, Senior Planner

SUBJECT: Residential Objective Design Standards Update (MCA-2026-00013)

ABSTRACT

The Planning Division is initiating its first update to the City's Residential Objective Design Standards (ODS) previously adopted in September 2023, to also include Single Family, Accessory Dwelling Unit, and Duplex design standards, and to amend various existing Multi-Family design standards. The update is in response to annual changes in State legislation to facilitate residential housing, identification of current gaps in the ODS, and input from the development community. The City is utilizing a State-funded grant program (REAP 2.0) to have a professional design consultant, Placeworks, assist with the update at no cost to the City. The major changes involve designating architectural styles for single-family homes that could be built in a tract housing format and exempting custom homes from the ODS requirements in the RR and ER-1 zones.

RECOMMENDATION

Conduct the public hearing;

Find that the proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15183, and file a Notice Exemption finding that the project is exempt from CEQA; and

Introduce and conduct the first reading of Ordinance No. 635-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Amending Title 16 of the Murrieta Municipal Code to Revise the City's Development Code (Planning Case No. MCA-2026-00013) Chapters 16.08 and 16.16 and to Amend the Multi-Family Residential and Mixed-Use Residential Objective Design Standards*.

PRIOR ACTION/VOTE

On May 2, 2023, the City Council adopted Urgency Ordinance U-590-23 to begin implementation of the Objective Design Standards (ODS) immediately (Vote: 5-0).

On September 5, 2023, the City Council adopted Ordinance 595-23, which adopted the ODS (Vote 5-0).

On May 13, 2026, the Planning Commission recommended that City Council adopt an Ordinance amending the Development Code Chapters 16.08 and 16.16 and amending the City's Residential ODS (Vote: 3-0-2).

STRATEGIC ALIGNMENT

This item aligns with the City Council goal of: maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency relating to an administrative priority. Updating the Residential ODS continues to ensure the City requires the highest standard of residential development and reduces vulnerabilities created by state housing laws, particularly to local control of the design of residential projects.

DISCUSSION

The State legislature continues to amend its housing laws to accelerate residential development and remove local discretion by requiring objective design standards for housing and eliminating city discretion over projects. To assist cities with the creation of objective standards, the State has provided funding for local agencies to amend their subjective standards and create objective design standards. In 2023, the City of Murrieta (City) benefited from a grant (LEAP Grant) to hire a consultant, Placeworks, to assist the City in amending the Development Code and adopting the Multi-Family Residential and Mixed-Use Residential Objective Design Standards (ODS). The City is receiving assistance through the Western Riverside Council of Government (WRCOG), which has prearranged agreements with consultants to help cities amend their regulations to facilitate housing development.

Development Code Amendment and ODS Update

Currently, the ODS applies only to multi-family and mixed-use residential development throughout the City. The amendment proposes applying the ODS to all residential projects in the City by creating standards for single-family and duplex housing types, Accessory Dwelling Units (ADUs), and updating various standards. Since the ODS will contain standards for single-family housing types, it will be renamed the Residential ODS and will apply citywide wherever housing is allowed.

The addition of objective standards for single-family, duplex, and ADUs helps remove a gap in the City's current ODS by applying standards for these types of developments/projects. Additionally, the City has been experiencing more projects proposing single-family and duplex structures in high-density areas, and the development community and staff have experienced design challenges in applying the current ODS. Based on community and staff feedback, minor modifications to the current ODS are also proposed. Examples of the proposed amendments include changes to the distance separation requirement between buildings on the same lot and reducing the parking lot landscape planter width requirement to allow greater design flexibility.

The proposed amendments to the Development Code (Murrieta Municipal Code Title 16) are intended to incorporate the ODS into the newly relevant sections of the code, which consist of Development Code Chapters 16.08 and 16.16. The changed language is contained in Ordinance No. 635-26, and a strikeout/underline version is provided in Attachment 2. See Attachment 3, for a strikeout (deleted text)/underline (added text) version of the updated ODS. For more details and information on the state laws, state funding assistance, and ODS amendments, see the Planning Commission staff report included as Attachment 4. The ODS and Development Code amendments meet the necessary findings required by the Development Code and are contained in the Ordinance.

May 13, 2026, Planning Commission Hearing

Staff provided a presentation to the Planning Commission on May 13, 2026, with an amended recommendation to remove Chapter 5 (Standards Compliance Checklist) as the checklists will still be utilized by staff but are not necessary to be included in the ordinance. Two speakers raised concerns at the public

hearing. One mentioned concern over a reduced setback between buildings to assist developers in meeting site plan constraints. Another speaker raised concerns about the limited architectural styles available for single -family custom homes. After consideration, the Planning Commission recommended approval with the following modifications:

1. Amend Section 2.1.1.d to maintain the current ten (10) foot setback between buildings rather than the staff's proposed five (5) feet.
2. Exempt the Rural Residential (RR) and Estate Residential-1 (ER-1) zones from the architectural styles requirements (Table 1.1 Architectural Styles by Zone) for projects with one house on one lot.
3. Remove Chapter 5 - Standards Compliance Checklist from the ODS, as it may be utilized by staff and updated as necessary, but is not required to be included in the ordinance.

In recommending item one (1) above, staff explained that a reduced setback assists developers design for sale duplex projects that meet the minimum density requirements in high-fire hazard severity zones, instead of building rental housing. Developers working in those areas indicate insurance for multi-unit, for-rent buildings is too expensive, or hard to obtain in high fire hazard severity zones.

The ODS in the staff report contains the changes recommended by the Planning Commission.

PUBLIC NOTICING

A public hearing notice was published in the Press Enterprise on May 22, 2026. The agenda item has been noticed in accordance with the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

The project has been evaluated pursuant to the California Environmental Quality Act (CEQA). The proposed action is exempt from CEQA because it meets the requirements of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. The project involves directing staff to adopt and implement Design Standards that will not cause a significant environmental impact, and to implement a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate residential development. This determination is predicated on CEQA Guidelines Section 15004, which provides direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Design Guidelines are utilized or are intended for may require preparation of an environmental document as part of their project(s) review in accordance with the CEQA Guidelines. A Notice of Exemption (NOE) has been prepared (Attachment 5). Staff recommends that the City Council find that the project is exempt from CEQA, accept the NOE (Attachment 5), and direct staff to file the document.

FISCAL IMPACT

Approving the Development Code Amendment and the amendment to the ODS has no fiscal impact. The City received assistance from a State grant administered by WRCOG to utilize a consultant, Placeworks, to prepare the ODS update. Therefore, the preparation of the ODS has been at no cost to the City.

ATTACHMENTS

ATT 1 - Proposed Ordinance No. 635-26
ATT 2 - Municipal Code Amendments-Title 16 (strikeout/underline version)
ATT 3 - Updated Residential Objective Design Standards (strikeout/underline version)

ATT 4 - PC Staff Report with Attachment 1 Only
ATT 5 - CEQA Notice of Exemption

ORDINANCE NO. 635-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, AMENDING TITLE 16 OF THE MURRIETA MUNICIPAL CODE TO REVISE THE CITY'S DEVELOPMENT CODE (PLANNING CASE NO. MCA-2026-00013) CHAPTERS 16.08 AND 16.16 AND TO AMEND THE MULTI-FAMILY RESIDENTIAL AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS

Summary: This ordinance amends the current Multi-Family Residential and Mixed -Use Residential Objective Design Standards to include standards for Single-Family development, duplexes, Accessory Dwelling Units (ADU's), and includes amendments to the Multi-Family and Mixed Use standards. This ordinance also amends Development Code Chapters 16.08 and 16.16 to incorporate the Objective Design Standards (ODS) by reference. The document will change the name to "Residential Objective Design Standards".

WHEREAS, in 2017, the California Legislature approved, and the Governor signed into law Senate Bill 35 ("SB 35"), effective January 1, 2018, which, among other things, allowed for by-right approval of housing developments only subject to objective standards; and

WHEREAS, SB 35 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects; and

WHEREAS, SB 35 took effect January 1, 2018, and preempted any conflicting city ordinance; and

WHEREAS, in 2022, the California Legislature approved and the Governor signed into law Assembly Bill 2011 ("AB 2011"), effective July 1, 2023, which among other things, allows for by right approval of housing developments only subject to objective standards in zones that allow for office, retail and parking primary uses, such as in the City's Commercial, Office and Innovation zones; and

WHEREAS, AB 2011 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects in zones that allow for office, retail, and parking uses; and

WHEREAS, on May 2, 2023, the City adopted Urgency Ordinance U-590-23 to begin implementation of Multi-Family Residential and Mixed-Use Residential Objective Design Standards; and

WHEREAS, on September 5, 2023, the City of Murrieta City Council held a duly noticed hearing and adopted Ordinance 595-23, which adopted the Multi-Family Residential and Mixed-Use Residential Objective Design Standards (ODS); and

WHEREAS, the City received a REAP 2.0 grant from the Southern California Association of Governments (SCAG) via the State Department of Housing and Community Development to update the Standards; and

WHEREAS, as part of the Standards the City has prepared a Development Code Amendment (MCA-2026-00013) to provide the necessary references to the Standards within Development Code Chapters 16.08 and 16.16; and

WHEREAS, the project has been evaluated pursuant to the California Environmental Quality Act (CEQA) and proposed action is exempt from CEQA as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning, because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impacts and implements a uniformly applied development policy or standard that is consistent with the General Plan and therefore the City has prepared a Notice of Exemption, to be recorded as the project is exempt from CEQA, to be included as part of the environmental record for the project; and

WHEREAS, on April 22, 2026, the City of Murrieta Planning Commission held a duly noticed public workshop on the proposed project, at which a staff report as well as an overview of the project was presented; and

WHEREAS, on May 13, 2026, the Planning Commission of the City of Murrieta held a duly noticed public hearing on the amended Objective Design Standards and Development Code Amendment, providing a recommendation to the City Council for adoption; and

WHEREAS, on June 2, 2026, the City Council of the City of Murrieta held a duly noticed public hearing on the proposed Development Code Amendment, at which was presented the staff report and evidence in the record to support the findings required by the Murrieta Development Code Chapter 16.13; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Based upon the substantial evidence presented at the public hearing on June 2, 2026, including written and oral staff reports and public and applicant written and oral testimony, and in accordance with Murrieta Development Code Chapter 16.58, the City Council of the City of Murrieta approves the Residential Objective Design Standards Development Code Amendment in accordance with the following findings pursuant to Development Code Chapter 16.58.080:

Findings and Recommended Approval for Development Code Amendments:

1. The proposed amendments ensure and maintain internal consistency with all of the objectives, policies, general plan land uses, programs, and actions of all elements of the general plan.

   FACTS: The proposed project is the modification of the City's Objective Design Standards and a Development Code Amendment (MCA 2026-00013), specifically Chapters 16.08 and 16.16, to incorporate the ODS in the Development Code by reference. The standards have been amended to provide specific, detailed requirements for single-family, duplex residential projects, and Accessory Dwelling Units (ADU). The amendment also includes limited changes to the existing requirements to clarify standards and provide adjustments based on feedback from the development community. The standards are consistent with the land use program approved as part of the General Plan Update in July 2020 and the adopted Housing Element from June 2023, and therefore by extension does not conflict with the goals and polices of the elements that have bearing on or are impacted by, residential land uses, such as the Circulation Element, Infrastructure Element, Healthy Community Element, Conservation Element, Recreation and Open Space Element and the Safety Element. The proposed standards and the associated ordinance amendment for single-family residential development in the City have been drafted to ensure and maintain consistency with the General Plan.

2. The proposed Objective Design Standards and Code Amendments would not be detrimental to the public convenience, health, safety, or general welfare of the city.

   FACTS: The standards will promote the health, safety, and welfare of the City through the implementation of ODS with each project. There are no land use changes proposed as part of the project, and therefore, no potential environmental impacts associated with the project. New housing that is potentially developed in the future, consistent with the standards, the City's General Plan and Development Code, is beneficial to the public convenience, health, safety, and general welfare of the City as additional housing in the City, county, and state is much needed at all affordability levels and in all housing types. Future housing that is consistent with the requirements will be appropriately designed in accordance with the City's existing and proposed development standards.

3. The proposed amendment is internally consistent with other applicable provisions of the development code.

   FACTS: The code amendment involves referencing the ODS in the Development Code in Chapter 16.08 - Single Family Residential Development, and Chapter 16.16 covering Planned Residential Development (PRD) and Transit Oriented Development (TOD). The Development Code Amendment has been drafted to integrate and implement these processes through the necessary sections of the Development Code and thereby is internally consistent.

4. The proposed amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA).

FACTS: The project has been evaluated pursuant to the California Environmental Quality Act (CEQA). The Objective Design Standards provide a uniform set of standards for the development of residential types of projects in the City. The proposed action is exempt from CEQA as this meets the required actions of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, because it involves direction to staff to adopt and implement design standards, which will not cause significant environmental impact, and implements a uniformly applied development policy or standard that is consistent with the General Plan. Additionally, as no land-use changes are proposed as part of the project and no increase or decrease in residential density is proposed, there are no potential environmental impacts from the project. Therefore, the project is exempt under the CEQA Guidelines because it would not have a significant effect on the environment. Therefore, a Notice of Exemption with supporting analysis has been prepared for recording and filing.

SECTION 2. The first paragraph of Section 16.08.030 of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to read as follows:

"**16.08.030 Single-family Residential Design Standards and Design Features.**
The following standards and design features, and the City's Residential and Mixed-Use Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be complied with or satisfied in all new single-family residential subdivisions. Standards are mandatory requirements for all new single-family residential subdivisions. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated in the project's design. In some instances, no design feature(s) will be identified for a particular standard. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control."

SECTION 3. The first paragraph of Section 16.08.040 of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to read as follows:

"**16.08.040 Multi-family Residential Design Standards.**

The following standards and design features, and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be complied with or satisfied in all multi-family residential developments. Standards are mandatory requirements for all multi-family residential developments. Design features provide flexibility by offering options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated into the project's design. In

some instances, no design feature(s) will be identified for a particular standard, and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control."

SECTION 4. The first paragraph of Section 16.16.030 of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to read as follows:

"**16.16.030 Planned Residential Development Design Standards and Parameters.**

The following standards and parameters and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be complied with or satisfied in all planned residential developments (PRD). In addition to the general provisions of the underlying zone and Chapter 16.16 (Combining and Overlay Districts), a PRD shall comply with the following standards. Parameters are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of parameters shall be incorporated in the project's design. In some instances, there will be no parameter(s) identified for a particular standard, and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control."

SECTION 5.
Section D of Section 16.16.040 of Title 16 of the Development Code of the Murrieta Municipal Code, "Transit Development Oriented Overlay", is hereby amended to read as follows:

"**D. General Development Standards.** New land uses and structures, and alterations to existing land uses and structures within the TOD Overlay District, shall be designated, constructed, and/or established in compliance with the requirements of the base zones and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, with the following exceptions. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control:"

SECTION 6. The City hereby adopts the amended Residential Objective Design Standards, attached hereto as Exhibit A, to replace the previously adopted Objective Design Standards approved at the September 5, 2023, City Council Meeting.

SECTION 7. City Council authorizes staff to develop and amend, as necessary, user guides, checklists, and other policy documents to clarify these standards.

SECTION 8. The project has been evaluated pursuant to the California Environmental Quality Act (CEQA). The Objective Design Standards provide a uniform set of standards for the development of residential types of projects in the City. The proposed action is exempt from CEQA as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning, because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact, and implements a uniformly applied development policy or standard that is consistent with the General Plan. Additionally, as no land-use changes are proposed as part of the project and no increase or decrease in residential density is proposed, there are no potential environmental impacts from the project. Therefore, the project is exempt under the CEQA Guidelines as the project would not cause a significant effect on the environment.

SECTION 9. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause, and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 10. This Ordinance shall become effective on the thirty-first (31st) day after its passage and adoption, and within fifteen (15) days after its final passage and the City Clerk shall cause it to be posted and published in a newspaper of general circulation, printed, published and circulated in the City in the manner required by law and shall cause a copy of this Ordinance and its certification, to be entered in the Book of Ordinances of the City.

PASSED AND ADOPTED this ___ day of _____, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Ordinance No. 635-26 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the ___th day of _____, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

I, Cristal McDonald, City Clerk of the City of Murrieta, California, further certify that Ordinance No. 635-26 was duly published according to law and the order of the City Council of said City, and the same was so published in Press Enterprise, a newspaper of general circulation, on the following date(s):

Introduced Ordinance:
Adopted Ordinance:

In witness whereof, I have hereunto subscribed my name this __ day of _____, 2026.

_____
Cristal McDonald, City Clerk

RESIDENTIAL
OBJECTIVE DESIGN STANDARDS

CITY OF MURRIETA | CA
ADOPTED SEPTEMBER 5, 2023
REVISED JUNE 2, 2026

MURRIETA
SOUTHERN CALIFORNIA
CONNECTED BY COMMUNITY

ACKNOWLEDGMENT

Prepared for: MURRIETA SOUTHERN CALIFORNIA — CONNECTED BY COMMUNITY

Funded by: SCAG — INNOVATING FOR A BETTER TOMORROW; WRCOG Western Riverside Council of Governments

Prepared by: PLACEWORKS

Adopted by Emergency Ordinance No. U-590-23: May 2, 2023
Amended: July 2023
Adopted by City Council: September 5, 2023
Amended: June 2, 2026

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1.0 PURPOSE

1.1 Introduction

1.2 Purpose

1.3 Who Is This Document For?

1.4 Where Do the Guidelines Apply?

1.5 How to Use This Document?

1.6 User Guide

1.1 INTRODUCTION

Development and design standards regulate development intensity, style, size, and orientation. Objective design standards are measurable, verifiable, and quantifiable. They provide for a predictable and equitable path to housing approvals in an effort to streamline and support consistent housing design in the community.

1.2 PURPOSE

The City developed objective design standards (ODS) to support and guide the development of housing and affordable housing in Murrieta. As the state continues to experience a housing crisis and the availability of housing is a key issue, transparency and objectivity are both tools that can streamline and support the development of new housing. Additionally, the city must comply with state legislation (Senate Bills 35 and 330), which requires jurisdictions to review new multifamily and mixed-use residential housing projects ministerially or "over-the-counter," guided by objective design and development standards. These new laws prevent cities from denying approvals for certain multifamily housing projects based on discretionary design guidelines. Furthermore, ODS can improve the quality of design.

This document provides the required standards for housing development and complies with Senate Bill (SB) 35 and SB 330. The goal of this document is to provide clear and useful guidelines and standards for the design, construction, review, and approval of residential and mixed-use development in Murrieta. Through this document, applicants, developers, and City staff have a clear understanding of the City's minimum design expectations. ODS are written as minimum standards for site and structure design but also offer various recommendations and guidelines for quality and character. Projects must also comply with all applicable building permit requirements, zoning code requirements, and development standards as outlined.

SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing.
- Applies to jurisdictions that haven't made enough progress in meeting their RHNA.
- Applications must be for infill sites and comply with existing GP or zoning provisions.
- Can only apply objective zoning, subdivision, or design review standards to determine consistency.
- https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf

1.2.1 COMMUNITY INPUT

To inform and engage the public, the City released a survey regarding architectural styles and development preferences. The survey was available from November 2022 through February 2023 and garnered 56 responses. A mix of people from the community participated in the survey, including renters, homeowners, developers, and business owners.

Participants identified Spanish Colonial Revival, Craftsman, and Farmhouse as highly favorable architectural styles and noted that American Mercantile reflected historic properties of the community and best fits in the downtown and commercial areas. Participants also highlighted shared open space, trees, and bike and pedestrian pathways as priorities in development.

In addition to the online survey, the City hosted a pop-up booth at the Murrieta Market Nights. The pop-up connected residents to information about the ODS process and why the City developed the standards, and provided the draft document for review. During the pop-up, the City gathered more input using a survey. The survey asked questions regarding preference and compatibility for architectural styles, open space, and site planning. This survey garnered 35 responses. Of note, the participants thought Mission Spanish Colonial and Farmhouse architecture were most consistent with Murrieta. Additionally, participants prioritized parks, walking paths, and playgrounds regarding the provision of open space, and over half selected open space in a central location as the favorite options for site planning.

Community input shaped the understanding of design preference and priorities regarding multifamily housing. The feedback received from the survey and at Market Nights informed the development of these guidelines.

1.3 WHO IS THIS DOCUMENT FOR?

Developers

The document will provide clear direction for renovation and new construction. The required checklist will serve as a tool for the property owner, the designer/developer, and staff during the review process; it will also clarify the aspects of quality design.

Property Owners

The document will give property owners a clear understanding of the design elements that are required for development projects in Murrieta. This document will work in conjunction with the General Plan and Murrieta Development Code and will provide a clear set of expectations and responsibilities.

City Staff

City staff will use the standards to assist applicants and their representatives with project processing. The document and checklist will serve as the basis for evaluating proposals for quality of design.

Review Bodies and Decision Makers

The document will provide a basis for the City of Murrieta Planning Commission, City Council, Development Services Director, and other reviewing bodies to evaluate an application's quality of design.

1.4 WHERE DO THE STANDARDS APPLY?

The ODS document provides guidance and standards for housing developments, which can be built in the following areas:

- Rural Residential district (RR)
- Estate Residential districts (ER-1, ER-2, and ER-3)
- Single Family Residential districts (SF-1 and SF-2)
- Multifamily Residential districts (MF-1, MF-2, MF-3, and MF-4)
- Commercial, Office, and Innovation districts through SB 6 and AB 2011 (given all criteria are met)
- The Downtown Murrieta Specific Plan
- The Transit Oriented Development (TOD) Overlay zone

A housing development project includes all residential developments, including mixed-use developments and the creation of accessory dwelling units. These standards apply citywide but shall not apply to a project if it is otherwise prohibited by State law.

Downtown Specific Plan

The City of Murrieta Downtown Specific Plan (DTSP) was adopted in March 2017. The specific plan focuses on creating a vibrant cultural center to serve the community's housing and economic needs. The Specific Plan area is one-half mile west of Interstate 15 (I-15) and is bordered by Kalmia Street to the north, Ivy Street to the south, Hayes Avenue to the west, and Jefferson Avenue to the east. The area covers approximately 320 gross acres.

The DTSP considers existing architecture in the city, historical precedence, and future growth to create a plan that both respects Murrieta's heritage and engages new opportunities. The specific plan provides guidance for future development and land use decisions in the downtown area and improves the area's physical and economic environment. The vision for the downtown area is a place where the community can gather, live, and work and that can be a place of community pride. The ODS guide will work in collaboration with the DTSP to provide guidance and standards to achieve such goals and create housing that is consistent with community character and the city's standards.

Transit Oriented Development Overlay

The TOD Overlay zone focuses on supporting more housing opportunity near economic centers and transportation. The Overlay has been applied to approximately 78 acres and encompasses land on either side of I-15. The area is bounded by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High-Speed Rail.

The TOD zone creates more housing opportunity in a unique center of the city where existing commercial centers intersect with potential future transit. The overlay requires housing at a minimum of 30 dwelling units per acre with development standards for a variety of multifamily housing. Future residential in this area can create a lively center for people who live and work in Murrieta or live in Murrieta and commute to Temecula, San Diego, or Orange County for work. Guidelines and standards to direct development are a key component to creating a dynamic, beautiful, and functioning area.

Multifamily Residential

Multifamily residential housing provides ownership and rental opportunities to a variety of households. Single-family homes are unaffordable to some of the population; families, young couples, those looking to transition into the housing market, college students, and young professionals will rent or purchase smaller multifamily units. Additionally, affordable housing is commonly produced as multifamily housing.

Multifamily residential housing should be functional, accessible, and well designed. New state laws (SB 9, SB 6, AB 2011) expand housing access in California and allow multifamily housing in both residential zones and commercial zones (with the appropriate standards and conditions met). The ODS document will streamline and standardize the approach to housing in Murrieta to ensure quality design and development while meeting the requirements of state laws.

Single-Family Detached and Duplex

Single-family detached homes and duplexes offer private outdoor space and a sense of individual ownership. While detached homes provide maximum privacy, duplexes offer a critical option that allows for increased density while maintaining a scale compatible with traditional neighborhoods. These housing types are essential for growing families and households seeking a transition between high-density living and large-lot estates

The design of single-family homes and duplexes should prioritize neighborhood cohesion, high-quality materials, and a clear transition between public and private realms. Recent legislative updates, such as SB 9, have expanded the potential for duplexes and lot splits in traditionally single-family zones. These Objective Design Standards ensure that as Murrieta's neighborhoods evolve, new infill development respects the existing character and provides a high level of craftsmanship and functional site planning.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs), also known as "granny flats" or "casitas," are independent living units located on the same lot as a primary residence. They serve as a versatile housing solution that can accommodate multi-generational living, provide a source of supplemental income for homeowners, or offer lower-cost rental options within established residential areas. Because they utilize existing infrastructure and land, ADUs are a highly efficient tool for addressing the regional housing shortage.

California state law has significantly streamlined the approval process for ADUs, limiting the ability of local jurisdictions to impose certain discretionary hurdles. By establishing objective standards for ADUs, Murrieta provides homeowners with clear, predictable guidelines that ensure these units are integrated thoughtfully into the community fabric while remaining compliant with state mandates.

Innovation, Commercial and Office

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, and SB 6, the Middle-Class Housing Act of 2022, are intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills were signed into law in 2022, effective July 2023.

- AB 2011: This bill creates a CEQA-exempt, ministerial approval process for multifamily housing developments on sites within a zone where office, retail, or parking is the principally permitted use. The law provides different qualifying criteria for 100 percent affordable projects and mixed-income projects in "commercial corridors." AB 2011 also requires projects to pay prevailing wages to construction workers, among other labor standards.
- SB 6: A project proposed under SB 6 may be either a 100 percent residential project or a mixed-use project where at least 50 percent of the square footage is dedicated to residential uses. SB 6 projects are not exempt from CEQA but need not provide any affordable housing. SB 6 also requires projects to pay prevailing wages and utilize a "skilled and trained workforce."

1.5 HOW TO USE THIS DOCUMENT?

The document includes the following:

- **General Standards**: These apply to all residential and mixed-use projects regardless of density, location, or style.
- **Standards by Building Types**: These apply based on project height and building types. For example, if, a new mixed-use podium project is proposed at five stories, standards from page 35 to 39 will apply.
- **Architectural Styles**: These apply based on chosen architectural style for the proposed project. This section includes both minimum design standards as well as recommended and optional designs.

1.6 USER GUIDE

Step 1: Review the General Design Standards (Chapter 2, Parts A and B)

For new development to be appropriate and consistent with the surrounding environment, mass and scale shall respect adjacent building context and uses. The General Building Design Standards establish requirements on these issues. Chapter 2 also provides standards and guidance for site planning and appropriate project layout. Standards related to mixed-use development and entries and doorbells are also established here. These standards apply to all projects, regardless of the architectural style that is utilized for project design.

Step 2: Review the Design Standards by Building Types (Chapter 3)

While most residential development falls within the two- to four-story range in Murrieta, the development code allows residential development up to 100 feet in multifamily zones and up to 150 feet in the TOD zone. To create variety of scale and design, different building types shall adhere to the supplemental standards in this chapter.

Step 3: Review the Architectural Style Standards (Chapter 4)

The design and detailing of buildings are paramount to a quality environment, and the City of Murrieta is committed to authentic expressions of architectural style. Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is three dimensional and must be well designed on all sides. Detailing, choice of materials, and window and door choices shall reinforce the overall project design. To provide guidance on architectural styles, the standards offer a menu of architectural traditions:

- Mission - Spanish Colonial Revival
- Craftsman
- American Mercantile
- Tuscan
- Modern
- Farmhouse

Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style Standards require certain elements, while other, decorative elements may be selected from a menu of options. To encourage variety in design, proposed projects with more than 15 buildings must utilize more than one architectural style. However, styles may not be mixed within a single building.

Though architectural styles provide design and visual diversity in many areas of the city, they can also emphasize the historic and cultural significance of areas. For this reason, architectural styles are required or limited to the specific zones, detailed in Table 1.1.

Step 4: Review the Murrieta Development Code

All developments must comply with the standards of the Murrieta Municipal Code Title 16, Zoning, and any applicable specific plan.

Step 5: Consult with the Community Development Department (Planning)

It is highly recommended for prospective applicants to meet with Planning staff and obtain and become familiar with the application and submittal requirements for a project prior to a formal submittal. Additionally, the Development Services Department requires a pre-application service for all projects. A pre-application allows applicants to receive staff review from various departments prior to a formal application submittal.

Formal submittal will also include a signed checklist to be reviewed by Planning staff. This checklist provides an overview of the requirements for multifamily development projects in the City of Murrieta. Applications not containing the necessary information on this checklist will not be accepted for review. Approval will not be given or determined without a signed checklist.

Applicants shall follow application procedures as directed by staff. The City of Murrieta Municipal Code (MMC) establishes required procedures for submitting and reviewing development applications.

Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal."

- GOVERNMENT CODE SECTIONS 65913.4 AND 66300(A)(7)

TABLE 1.1 ARCHITECTURAL STYLES PERMITTED BY ZONE

ZONE	MAX PERMITTED HEIGHT[1]	BUILDING TYPES	PERMITTED ARCHITECTURAL STYLE	NOTES
Downtown Murrieta Specific Plan (DTSP) - Including all properties abutting the DTSP on Ivy, Kalmia, Jefferson, and Hayes.	Varies based on zone	See Specific Plan	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 4 stories) » American Mercantile (Max 8 stories)	The following styles may be built up to 4 stories, provided the 4th story is less than 70 percent of the ground floor footprint: » Craftsman
Rural Residential (RR) Estate Residential (ER-1, ER-2, ER-3) Single-Family 1 (SF-1)	Varies, may be up to 35 feet	Single Family, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories)	Within the RR and ER-1 zones a single residence on a single lot is exempt from the architectural styles requirement.
Single-Family 2 (SF-2)	35 Feet	Single Family, Duplex, Townhome, Multiplex, Garden, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories)	
Multi-Family 1 (MF-1)	50 Feet	Townhome, Multiplex, Garden, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories)	The following styles may be built up to 4 stories, provided the 4th story is less than 70 percent of the ground floor footprint: » Craftsman
Multi-Family 2 (MF-2)	50 Feet	Townhome, Multiplex, Garden, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories)	See above, same as MF-1.
Multi-Family 3 (MF-3)	60 Feet	Townhome, Multiplex, Garden, Wrap, Podium, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories) » Modern	See above, same as MF-1.
Multi-Family 4 (MF-4)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Tuscan (Max 4 stories) » Modern	See above, same as MF-1.

TABLE 1.1 ARCHITECTURAL STYLES PERMITTED BY ZONE

ZONE	MAX PERMITTED HEIGHT[1]	BUILDING TYPES	PERMITTED ARCHITECTURAL STYLE	NOTES
Transit Oriented Development (TOD) Overlay	150 Feet	Garden, Wrap, Podium, Tower, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » American Mercantile (Max 8 stories) » Modern (No limit) » Farmhouse (Max 4 stories)	The following styles may be built up to 4 stories, provided the 4th story is less than 70 percent of the ground floor footprint: » Farmhouse
Commercial, Office and Innovation (per SB 6 and 2011)	Varies by location	Townhome, Multiplex, Garden, Wrap, Podium	» Mission - Spanish Colonial Revival (Max 4 stories) » Modern » Farmhouse (Varies by location)	» Office zoned areas south or west of Jefferson Avenue or abutting the DTSP are limited to the 3 DTSP styles or Farmhouse.

NOTES: 1. BUILDING HEIGHT AS DEFINED BY THE APPLICABLE ZONE IN THE MURRIETA DEVELOPMENT CODE OR SPECIFIC PLAN.

2.0 GENERAL STANDARDS

2.1 Site Planning
2.2 Standard Parking
2.3 Common Open Space
2.4 Recreational Amenities
2.5 Private Open Space
2.6 Landscaping
2.7 Frontage Types
2.8 Exterior Lighting
2.9 Trash & Recycling Enclosure
2.10 Door Bells

2.1 SITE PLANNING

2.1.1 GENERAL

a. Site design requirements (including density, building height, site coverage, setbacks, parking ratio, and open space requirement) shall be that specified for the zoning district in which the project is located.

b. Proposed cut-and-fill slopes shall be rounded off both horizontally and vertically.

c. For low-rise, mid-rise, and high-rise residential, a minimum of 60 percent of the street frontage shall be devoted to buildings, except for areas with slope restrictions. Other portions of the street frontage may be devoted to parking, landscaping, and driveways.

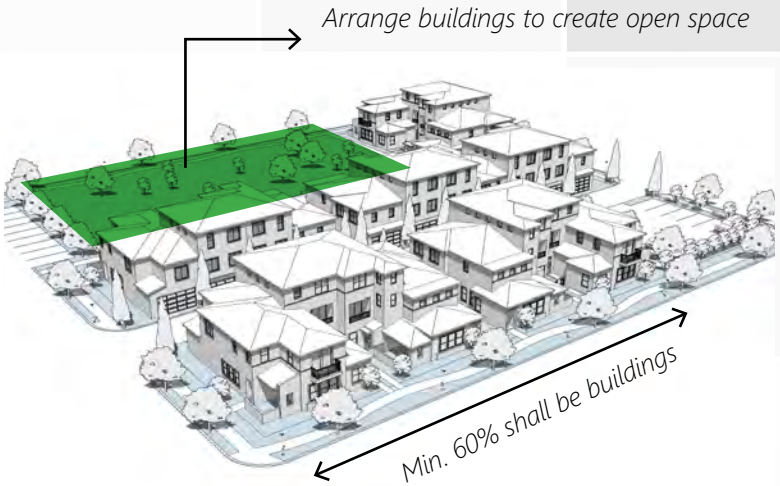
d. Residential structures on the same lot (not attached) shall maintain a minimum separation of at least 10 feet, subject to building and fire code separation requirements

e. When multiple color schemes are provided, a single color scheme shall be dedicated to no less than 30 percent of all residential buildings.

f. Residential developments with 21 to 40 single-family/duplex units, or 6 to 10 multifamily buildings shall provide a minimum of two distinct color schemes.

g. Residential developments with 41 to 80 single-family/duplex units, or 11 to 20 multifamily buildings shall provide two architectural styles from Chapter 4, each with at least two distinct color scheme.

h. Residential developments with 81 or more single-family/duplex units, or 21 or more multifamily buildings shall shall provide three architectural styles from Chapter 4, each with at least three distinct color schemes.



Large residential complex developments shall provide diversity through different architectural styles or colors.

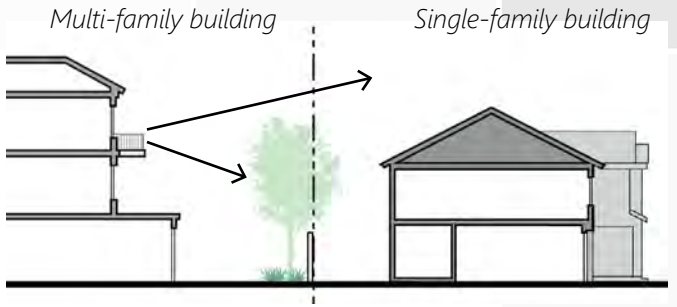
i. Multifamily and mixed-use buildings shall be designed so as not to have a direct line-of-sight into adjacent detached single-family units or onto private patios or backyards adjoining the property line. This can be accomplished through:
   i. Stepbacks of upper stories.
   ii. Placement of windows or balconies.
   iii. Use of clerestory windows, glass block, or opaque glass.
   iv. Mature landscaping in the rear or side setback areas.

j. Mixed-use buildings shall also comply with the following standards.
   i. Commercial/Office Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.
   ii. Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.

2.1.2 PEDESTRIAN NETWORK AND OPEN SPACE

a. A network of pedestrian sidewalks, walkways, paseos, and pathways shall connect all units on a project site to the public sidewalk, common open space areas, recreational amenities, and/or parking areas.
   i. These pedestrian walkways shall be paved.
   ii. These pedestrian walkways shall be at least 4 feet wide.

b. Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety.



Large plants create a living privacy wall that blocks the direct line-of-sight and protects the privacy of the adjacent single-family property.

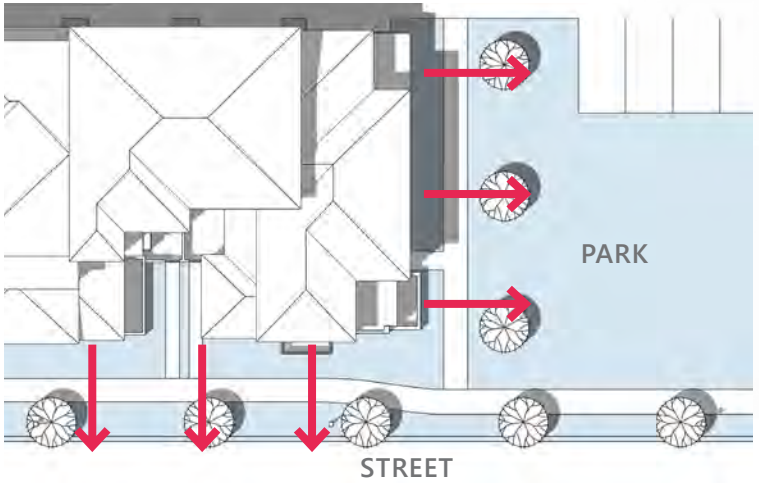
Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.

c. Pedestrian walkways shall not terminate at streets, but shall either:
   i. Merge with a sidewalk running parallel with the street.
   ii. Traverse the street via crosswalks demarcated with paint or decorative paving, provided that this crosswalk connects to:
      1. A sidewalk on the other side of the street
      2. Another pedestrian walkway
      3. Common open space
      4. Recreational amenities

d. Common Open Space areas and/or pedestrian walkways that provide access to the pedestrian frontages of 10 or more residential units (such as auto court homes, townhomes, triplexes, fourplexes, or courtyard apartments) shall align with other such Common Open Space areas and/or walkways if more than one such space is provided on a site.
   i. The associated pedestrian walkway of this space shall connect to the associated pedestrian pathway of another common open space via a crosswalk perpendicular to the street.

e. Arrange buildings to provide functional common outdoors spaces (such as courtyards, paseos, or parks) for the use of residents.

f. Orient buildings toward public and private streets to define street edges. Buildings adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.



Building shall be designed with a dual orientation when it is adjacent to both street and open space.

2.1.3 VEHICULAR NETWORK

a. Paved areas dedicated to vehicular travel and vehicular parking shall not exceed 25% of a site's area.
   i. Enclosed garages, tuck-under parking, and the top level of parking garages shall not count toward this limit
   ii. Spaces designed to provide both vehicular access and pedestrian space, such as lane courts and residential lanes, or driveways that serve no more than 2 residential units, shall not count toward this limit
b. Gates that control vehicular and pedestrian access to a residential site are considered privacy gates and shall be subject to review and approval of the Development Services Department, Fire Department and Engineering Department.
c. Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.
d. Loading docks and service areas on ~~a~~ corner lots must be accessed from the side street.

2.1.4 STREET TYPOLOGIES

a. Residential developments shall feature a circulation system with a clear hierarchy of streets, either public or private, that allows for efficient ingress and egress of vehicles, safe and convenient pedestrian connections throughout the development, and other associated infrastructure.
b. Street types shall not be combined with another street type.

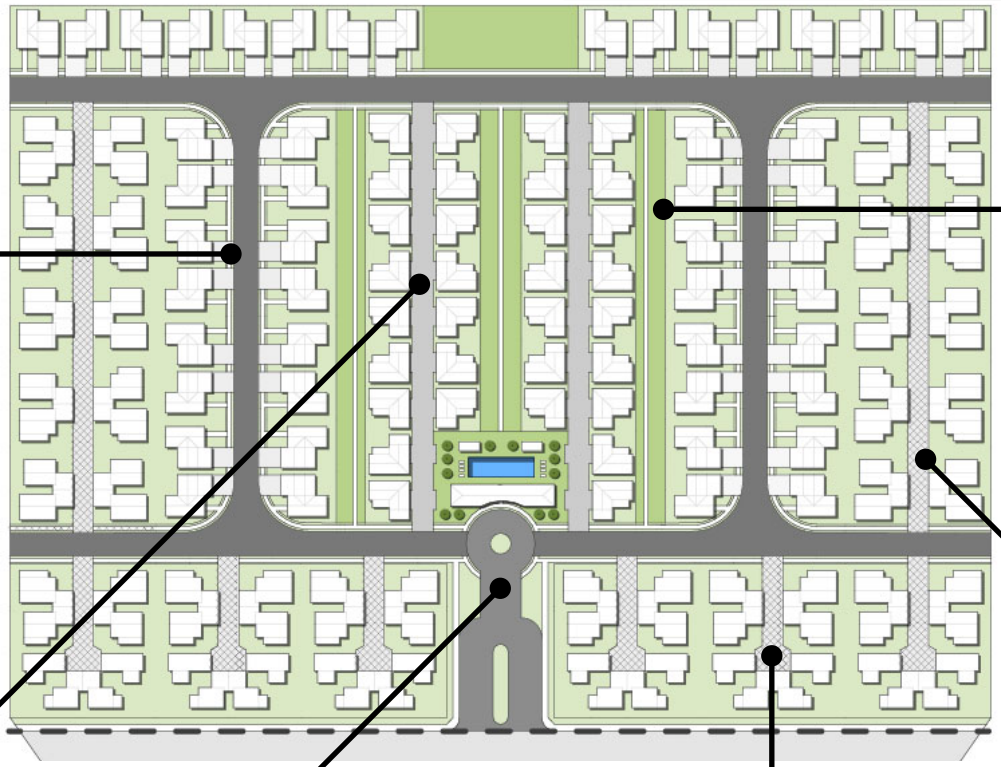
TABLE 2-1: STREET TYPOLOGY AND PRODUCT TYPE COMPATIBILITY

PRODUCT TYPE	Neighborhood Entry	Residential Drive	Residential Alley	Residential Lane	Lane Court	Pedestrian Passage/Paseo
Low-Rise (3 Stories or less)						
Townhome		P	V	P/V	P/V	P
Triplex and Fourplex		P	V	P/V	P/V	P
Courtyard		P	V			P
Mid-Rise (4 to 6 Stories)						
Garden Apartment, Wrap Building, Podium Building	P/V	P/V	V			P
High-Rise (7 Stories or More)						
High-Rise Building	P/V	P/V	V			P
Single Family and Duplex						
Attached Garage		P/V			P/V	
Detached/Semi-Detached Garage		P/V				
Alley-Loaded Units		P	V	P/V		P
Duplexes		P/V			P/V	

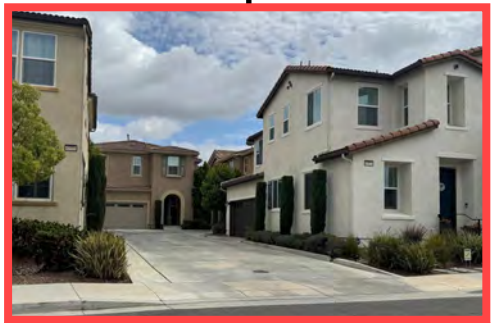
P: PEDESTRIAN FRONTAGE PERMITTED ALONG STREET TYPE
V: VEHICULAR FRONTAGE PERMITTED ALONG STREET TYPE

Residential drives are the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community through features such as front doors, pedestrian walkways, and landscaping.

Residential alleys provide dedicated vehicle access to the garages of individual residential units. Residential alleys are the least pedestrian-oriented street type.



Neighborhood entries serve as the primary access point(s) to residential neighborhoods, and may feature gates, special landscape treatments, and monumentation.



Lane courts provide both vehicular and pedestrian access to multiple residences. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual functions.

Pedestrian Passages (Paseos) provide access to various residential units via distinct, landscaped spaces that are separated from the vehicular network.

Residential lanes provide vehicular and pedestrian access to multiple residences in the form of a shared street. This street type features distinct entry paving and landscaping to demarcate the lane's dual functions.

Neighborhood Entries

Neighborhood Entries are used as the entrances for most residential neighborhoods. Neighborhood Entries may connect residential neighborhoods with the following street types:

- Augmented Urban Arterial
- Multi-Modal Transportation Corridors
- Urban Arterial Highway
- Arterial Highway
- Major Highway
- Secondary Highway
- Collector Street

Standards

a. Garages for individual units are not permitted to be accessed from Neighborhood Entries.

b. The maximum length of a Neighborhood Entry shall be 300 feet.

c. For private streets, pedestrian walkways are required on at least one side of a Neighborhood Entry. For public streets, pedestrian walkways are required on both sides.

d. Crosswalks within or that delineate the Neighborhood Entry shall feature paving composed of brick, decorative colored concrete, or stamped concrete.

e. A 5-foot wide landscaped area is required on at least one side of a Neighborhood Entry.

f. Curbs shall be required on both sides of a Neighborhood Entry, pursuant to MMC 16.18.160.

g. Street lighting is required.

h. Guest/new resident parking may be provided within residential entries.

Residential Drives

Residential Drives serve as the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community. All residential structures located along a Residential Drives shall adhere to Section 2.7.3. Residential Drives may connect residential neighborhoods with Collector Streets and Local Streets.

Standards

a. For private streets, a pedestrian walkway at least 5 feet in width is required on at least one side of a Residential Drive. For public streets, a pedestrian walkway shall be provided on both sides.

b. A 6-foot wide landscaped area is required on both sides of a Residential Drive. Street trees shall be installed within this landscaped area.

c. Curbs shall be required on both sides of a Residential Drive, pursuant to MMC 16.18.160.

d. Street lighting is required.

e. Curb cuts for driveway aprons shall not exceed 40% of the curb face on either side of the Residential Drive.

f. Parallel parking is permitted on Residential Drives provided minimum fire access width is not affected.

Residential Alleys

Residential Alleys are private streets that provide dedicated vehicular access to residential units. They are the least pedestrian oriented residential street type, as their primary function is to provide automobile access from individual garages onto Residential Drives and the wider street network.

Standards

a. Pedestrian walkways are not required along Residential Alleys.

b. Maximum length of a Residential Alley is 500 feet.

c. A maximum of 32 dwelling units may feature vehicular access from a single Residential Alley.

d. Primary pedestrian entires to dwellings are not permitted on Residential Alleys.

e. Residential Alleys shall feature through-access.

Residential Lanes

Residential lanes are private streets that provide both vehicular and pedestrian access to multiple residences. The pedestrian and vehicular frontage for single family dwellings and/or duplexes along a Residential Lane are part of the same façade. Front doors open onto the Residential Lane which features distinct paving to demarcate the lane's dual use of providing both pedestrian and vehicular access. This house type is typically two or three stories, with the garage occupying much of the first floor.

Standards

a. A maximum of 48 dwelling units may feature vehicular access from a residential lane which connects to the wider street network on both ends.

b. Residential lanes shall be raised at least 6 inches above the public or private street that it is connected to.

c. The entrance of residential lanes shall feature enhanced paving, such as patterned and/or colored pavers in the form of a crosswalk, brick, decorative colored concrete, stamped concrete, or permeable materials.

d. Buildings shall be set back at least 3 feet from the residential lane, with the exception of the garage. This setback area shall be landscaped.

e. Residential Lanes shall provide at least one shade tree, 24" x 24" box at time of planting, for every 8 residences.

f. Residential Lanes shall feature through-access.

g. On-street parking is prohibited within Residential Lanes.

Lane Courts

Lane Courts are dead-end versions of Residential Lanes and likewise provide both vehicular and pedestrian access to multiple residences. The pedestrian and vehicular frontage for single family dwellings and/or duplexes along a Lane Court are part of the same façade. Front doors open onto the Lane Court which features distinct paving to demarcate the lane's dual use of providing both pedestrian and vehicular access. This house type is typically two or three stories, with the garage occupying much of the first floor.

Standards

a. A maximum of 8 dwelling units may feature vehicular access from a single lane court, which features one point of vehicular access to the wider street network.

b. Lane Courts shall be raised at least 6 inches above the public or private street that it is connected to.

c. Lane Courts shall feature enhanced paving, such as patterned and/or colored pavers, brick, decorative colored concrete, stamped concrete, or permeable materials along their entire length.

d. Buildings shall be set back at least 3 feet from the Lane Courts, with the exception of the garage. This setback area shall be landscaped.

e. Lane Courts shall provide at least one shade tree, 24" x 24" box at time of planting, for every 8 residences.

f. On-street parking is prohibited within Lane Courts.

Pedestrian Passages/Paseos

Pedestrian Passages (Paseos) provide access to various residential units in a residential neighborhood via distinct, landscaped spaces that are separated from the vehicular network. Paseos may connect internally to the various components of a residential development, and may also connect to public roads or other sites adjacent to a project site. Paseos are typically used in conjunction with Residential Alleys, serving as a space dedicated for pedestrian circulation.

Standards

a. Paseos shall feature a pedestrian walkway at least 5 feet wide.

b. Paseos shall feature 3 feet of landscaping to either side of its associated pedestrian walkway

c. If utilized as common open space, a paseo shall be at least 25 feet wide (Refer to Section 2.3).

d. If not utilized as common open space, a paseo shall be at least 15 feet wide.

2.2 PARKING

Parking standards shall comply with the standards stated in MMC 16.08.040 and MMC 16.34, as well as the following.

2.2.1 SURFACE PARKING

a. Parking lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.

b. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways. Pedestrian walkways shall be not less than six feet wide.

c. Landscaped planters shall be not less than five (5) feet in width in all interior dimensions.

d. Adjacent to Side or Rear Property Lines: Parking areas shall provide a perimeter landscaped strip at least ten (10) feet wide.

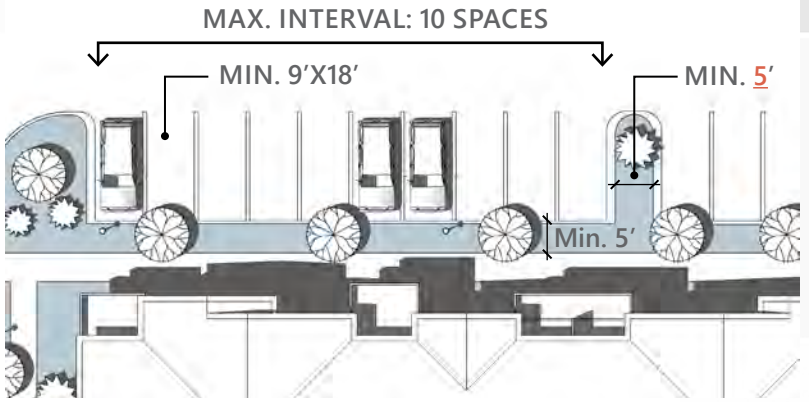
e. Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least 15 feet wide between the street right-of-way and parking area.

f. Lighting standards shall comply with MMC 16.18.110.

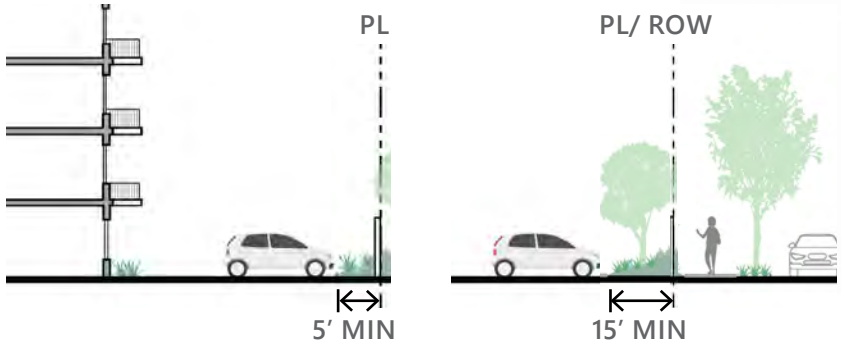
g. Access drives shall be at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided or the driveway location does not create a traffic hazard to adjacent property. (MMC 16.08.040)

h. Maximum number of driveways:

- One driveway for lot frontage up to 150 feet.
- Two driveways for lot frontage 150 feet to 299 feet.
- One driveway for each additional 300 feet.



A landscaped island shall be at least nine feet in all interior dimensions.



Parking areas adjacent to a side or rear property line shall provide a minimum of 5-foot-wide landscape buffer. Parking area adjacent to public rights-of-way shall provide a minimum of 15-foot-wide landscape buffer.

i. Bicycle parking requirement shall comply with the standards in MMC 16.34.090.

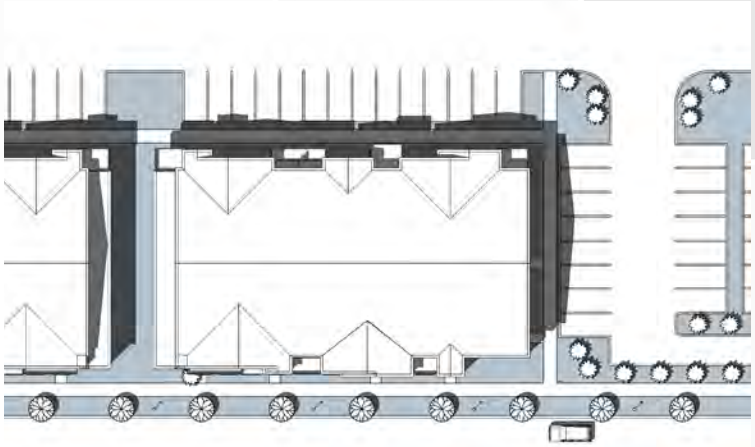
j. Numbers of required vehicle parking spaces shall be consistent with MMC 16.34.040, Table 3.7.

k. Disabled/handicapped parking requirements shall comply with the standards in MMC 16.34.060.

l. Electric vehicle parking spaces shall be implemented consistent with MMC 16.44.115, Electric Vehicle Parking Requirements, and California Vehicle Code Section 22511.2.

m. Open parking areas shall be screened from view of adjacent properties and streets using walls, berms, and/or evergreen landscaping.

n. Parking lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.



Surface parking shall be located to the side or rear of the building.

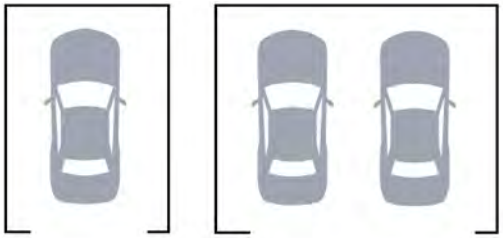
2.2.2 RESIDENTIAL GARAGE

If garage parking is provided, the following standards shall apply:

a. Garage doors may occupy no more than 40 percent of a building's street frontage and shall be recessed a minimum of 18 inches from a street-facing wall plane.

b. Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:

   i. Garage door windows or architectural detailing consistent with the main dwelling.



1-Car Garage 10'x20'

2-Car Garage 20'x20'

ii. Arbor or other similar projecting feature above the garage doors.

iii. Landscaping occupying 50 percent or more of driveway area serving the garage (e.g., "ribbon" driveway with landscaping between two parallel strips of pavement for vehicle tires)

c. Minimum Interior Dimensions for Residential Enclosed Garages.

i. A single-car garage shall be at least 10 feet wide and 20 feet long.

ii. A standard double-car garage shall be at least 20 feet wide and 20 feet long.

iii. Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door that does not extend onto the apron. On multifamily dwellings, a security gate on a multispace garage is permitted.

d. Numbers of required off-street parking spaces and bicycle parking slots are listed under MMC 16.34.040.

e. For attached private garages, if a water heater is proposed, the design shall include adequate space for a water heater unit, and shall not be within the required minimum interior dimensions for enclosed garages.

2.2.3 PARKING STRUCTURE AND LOADING

a. Any driveway providing access to a parking structure shall have a minimum width of 28 feet.

b. Parked vehicles at each level in the structure shall be shielded from view of adjoining streets.

Any driveway providing access to a parking structure shall have a minimum width of 28 feet.

c. The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments.

d. If a toll or fee booth is in the driveway area, the driveways on either side of the booth shall have a minimum width of 14 feet.

e. The maximum length of a parking aisle without being intersected by another parking aisle or driveway shall be 300 feet.

f. The parking areas of sloped-floor parking structures shall not exceed a grade of 5 percent as measured across the width of a 90 degree parking stall. The grade of a straight internal ramp shall not exceed 15 percent. The grade of a circular ramp shall not exceed 12 percent as measured at the outside ramp wall.

g. A straight, one-way ramp shall be at least 14 feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.

h. All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of 10 percent or less shall have a transition zone at least 8 feet in length. Ramps with a grade of greater than 10 percent shall have transition zones at least 12 feet in length. The grade of a transition zone shall not exceed one-half the grade of the ramp it serves.

i. Minimum lighting requirement at entrances and exits is 50 foot-candles. Minimum lighting requirement of parking areas is 5 foot-candles.

j. The minimum distance of entry/exit from a corner intersection is 150 feet.

k. Large illuminated signs with architectural features, such as an arch or canopy, shall be used at the entrance to emphasize the facility entry and attract patrons.

l. Off-Street Loading Space Requirements:

   i. One loading space is required in any parking lot with 15 or more spaces serving any nonresidential or mixed use.

   ii. Loading docks and service areas are prohibited on the primary street building frontage.

   iii. Loading requirements are listed under MMC 16.34.100.

2.2.4 TANDEM PARKING

a. Tandem parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following:

   i. No more than two vehicles shall be placed one behind the other.

   ii. Both spaces shall be assigned to a single dwelling unit.

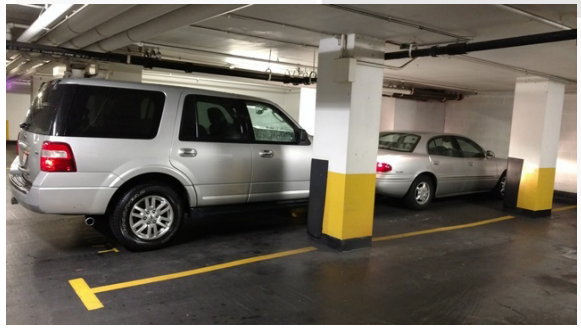
   iii. The tandem parking bay shall be a minimum 39 feet by 9 feet interior dimensions or open parking spaces and 39 feet by 10 feet for garage spaces or a space with a wall on one side.

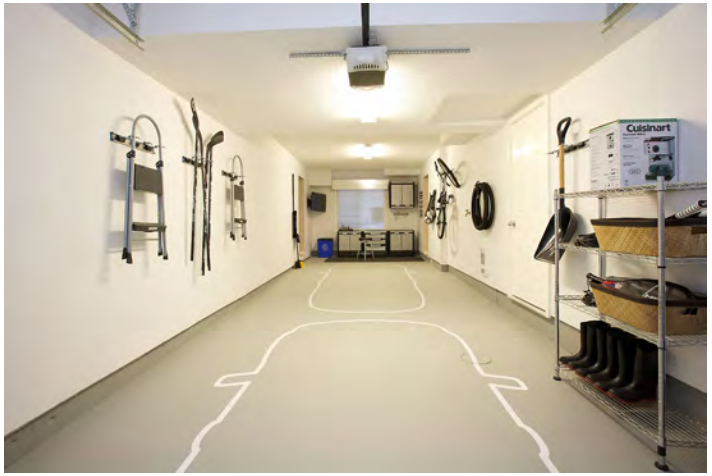
   iv. Tandem parking to meet required parking for multiunit development shall not exceed 50 percent of the total provided number of spaces.

   v. Tandem parking shall not be used to satisfy the parking requirement for guest parking.

   vi. The minimum vertical clearance shall be eight feet (per MMC 16.34.070).

2-Car Tandem Parking
9 or 10'x39'





2.3 COMMON OPEN SPACE

b. When the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width.

c. When the required common area is 3,000 square feet or more, the space may be divided among multiple areas, provided that at least one recreation area is a minimum of 2,000 square feet with a minimum width of 25 feet.

d. Common open space shall be at least 25 feet wide.

e. common open space shall not be located at an extreme edge of the property or dispersed as smaller areas throughout the site.

f. Residential units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.

g. Minimum Open Space Requirements are found below and in Table 16.08-4.

h. Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.

ZONE	COMMON OPEN SPACE	PRIVATE OPEN SPACE	RECREATIONAL AMENITIES
MF-1, MF-2	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	MF-3 and MF4: For projects with 25 or more dwelling units, provide one recreational amenity for every 30 dwelling units or fraction thereof.
MF-3, MF-4, TOD, & Others	150 sq. ft.	All units 50 sq. ft.	
DTSP	150 sq. ft.	See Specific Plan	
SF-1, SF-2, RR ER-1, ER-2, ER-3	Exempt	Exempt	Exempt

Common open space shall include common amenities (such as community gardens and tot lot) and landscaping.

Common open space shall be centrally located and accessible to all the residents. At least one side of the common open space shall border residential buildings.

i. Open space areas shall not be directly adjacent to arterial streets, service areas, or commercial development to ensure that they are sheltered from the noise and traffic of streets and incompatible uses. Alternatively, a minimum of 10-foot-wide, dense landscaping shall be provided as screening.

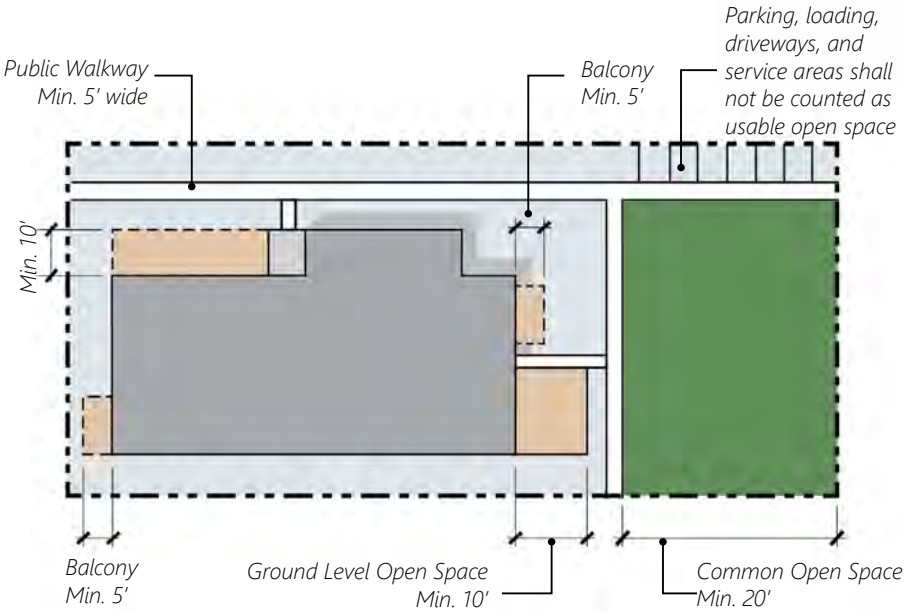
j. An area of usable common open space shall not exceed an average grade of 10 percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.

k. All common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant materials and/or coatings and skateboard deterrents to retain the site furniture's attractiveness.

l. Forecourt must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.

m. Multifamily developments exceeding 150 units shall have at least two common open space areas and shall incorporate activities for different age groups.

Children's play areas shall be protected from any adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.



2.4 RECREATIONAL AMENITIES

a. The required front yard area shall not be counted toward the common recreation area requirement.

b. Developments that include 30 or more dwelling units shall include at least one play area for children (unless age restricted to senior citizens or within 300 feet of a public park). Such play areas shall:

   i. Have a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet.

   ii. Contain play equipment, including equipment designed for children age five years and younger.

   iii. Be visible from multiple dwelling units within the project.

   iv. Be protected from adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.

c. Unless otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths and separate from vehicular areas.

d. All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.

e. A play area for children under age five shall be provided within direct visibility of common spaces.

f. Senior housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.

g. One common recreational amenity shall be provided for every 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.
   i. Clubhouse at a minimum of 750 square feet (counts as two)
   ii. Swimming pool at a minimum of 15x30 feet or equal surface area (counts as two)
   iii. Tennis, basketball, or racquetball court
   iv. Weightlifting facility
   v. Sauna or jacuzzi
   vi. Day care facility (counts as two)
   vii. Community garden
   viii. Other recreational amenities deemed adequate by the director
h. Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.

2.5 PRIVATE OPEN SPACE

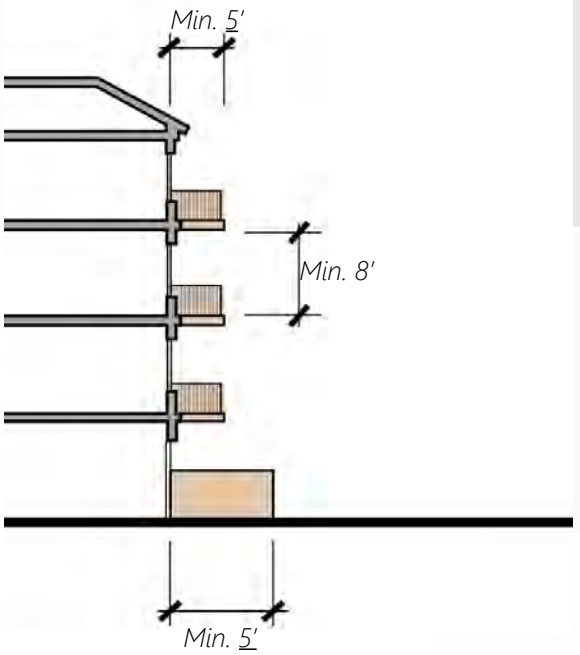
i. Private usable open space on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 5 feet. Private open space above ground level (e.g., porches, balconies) shall have no horizontal dimension less than 5 feet.

j. Above-ground-level space shall have at least one exterior side open and unobstructed for at least 8 feet above floor level except for incidental railings and balustrades.

k. Guardrails on open-sided surfaces (stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.

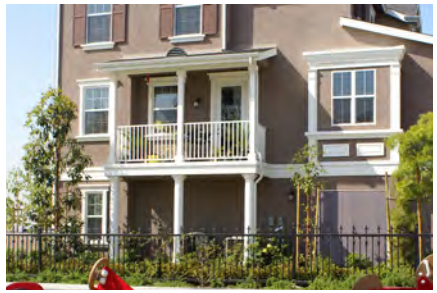
l. Balconies and decks shall have walls or railings that are at least 50 percent open.

m. Private open spaces shall be contiguous to the units they serve and screened to a minimum height of 4 feet by use of plant materials, solid walls, or building surface.



Standards 2.5.b and 2.5.c: *Private open space minimum dimensions requirements.*

Private open space at ground level



Private open space at upper level

2.6 LANDSCAPING

Landscaping shall comply with the standards in MMC 16.28.040, MMC 16.28.070, MMC 16.28.080, and MMC 16.34.070.H as well as the following:

a. Landscaping materials shall consist of:
   i. Shrubs, of at least one-gallon size.
   ii. Ground cover instead of grass/turf.
   iii. And/or decorative nonliving landscaping materials, including but not limited to sand, stone, gravel, wood, or water, may be used to satisfy a maximum of 25 percent of the required landscaped area.
b. Trees shall be planted to maximize the shading of paved areas, outdoor seating, and south- and west-facing windows.
c. The tree palette shall provide a balanced use of evergreen and deciduous trees.
d. Landscaping that is a minimum of 5 feet wide shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edges between parking, drive aisles, and sidewalks.
e. Development on sloped properties shall follow the natural contours of the land by use of design features listed in MMC 16.08.040.
f. The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation. (MMC 16.28.060)
g. High-water-use plants with a plant factor of 0.7 to 1.0, can only be used in the common open space.

h. Turf is not allowed on slopes greater that 25 percent where the toe of the slope is adjacent to impermeable hardscape (MMC 16.28.060).

i. All setbacks and nonwork areas shall be landscaped in the development area.

j. Hardscape shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.

k. Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.

l. A mix of plant materials shall be provided in compliance with Table 3-5, MMC 16.28.080

m. Primary street trees, shade trees, and parking lot trees shall be 15-gallon trees.

n. Sidewalks and pedestrian walkways shall be a minimum of 5 feet in width.

2.7 FRONTAGE TYPES

Storefronts

A frontage that reinforces the commercial character and use of the ground floor of the building. The elevation of the ground floor is at or near the grade of sidewalk to provide direct public access into the building.

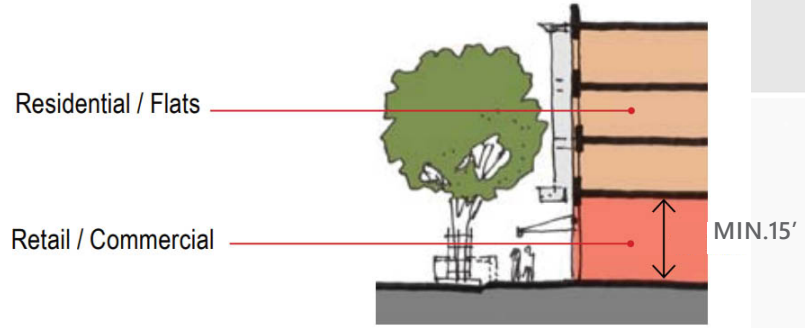
Live-work/office fronts

A frontage that reinforces that both residential and work activities can occur in the building. The elevation of the ground floor is at or near the grade of sidewalk to provide direct public access to the building.

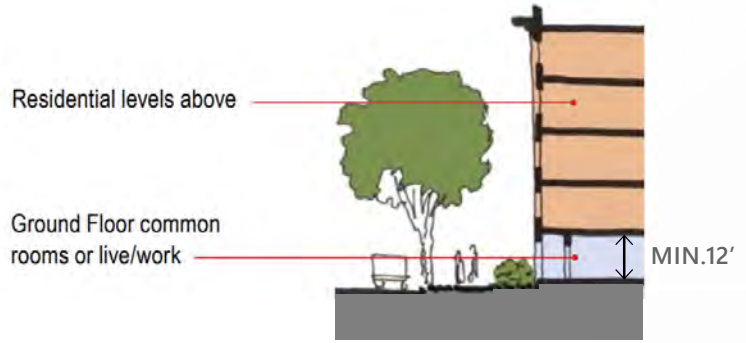
Residential fronts

A frontage that reinforces the residential character and use of the building. The ground floor is elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.

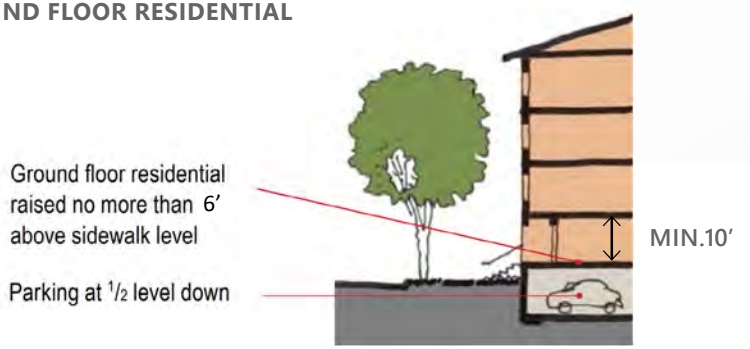
GROUND FLOOR COMMERCIAL



GROUND FLOOR LIVE-WORK / OFFICE



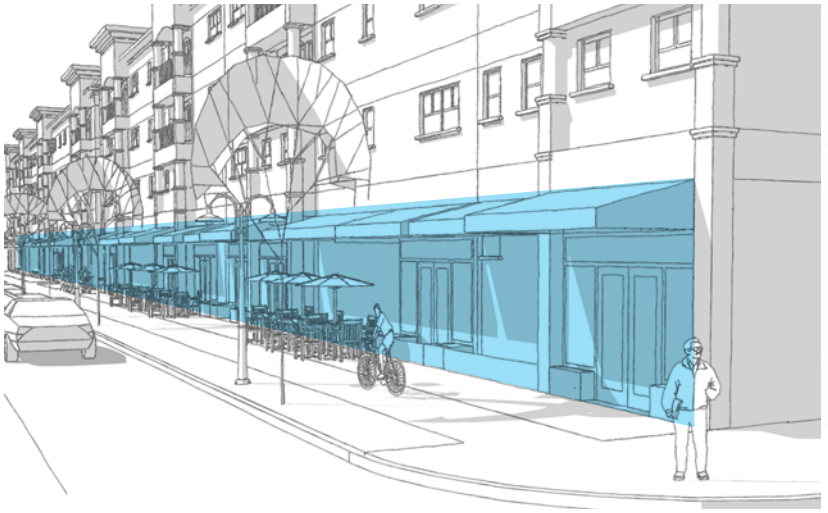
GROUND FLOOR RESIDENTIAL



2.7.1 STOREFRONTS

Storefronts and landscaping shall comply with the standards in MMC 16.44.100.

a. The ground-floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
b. All ground-floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.
c. Entrance shall be emphasized and clearly recognizable from the street using one or more of the following methods:
    i. Projecting nonfabric awnings or canopies above an entry (covered entry).
    ii. Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface.
    iii. Special corner building entrance treatments, such as a rounded or angled facets on the corner or an embedded corner tower above the entry.
    iv. Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures.
    v. Projecting or recessed entries or bays in the facade.
    vi. Recessed entries must feature design elements that call attention to the entrance, such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut-away entry.
    vii. Changes in roofline or articulation in the surface of the subject wall.



d. Lobby entrances to upper floor uses shall be on a façade fronting a street.

e. A minimum 10-feet shall be provided from the back of curb to the building and shall be located outside of the public right-of-way.

f. The ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.

g. Windows and/or glass doors shall cover not less than 50 percent of the first-floor elevation along street frontages.

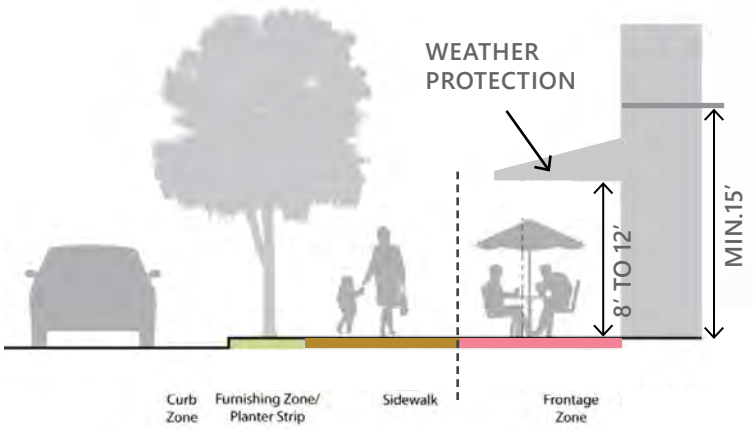
h. At least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.

i. Projecting elements on upper floors may project 5 feet from the façade and into the setback.

j. Development with retail, commercial, community, or public uses on the ground floor shall have a clear floor-to-ceiling height of at least 15 feet.

k. The minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.

l. If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.



2.7.2 LIVE-WORK/OFFICE FRONTS

a. The ground-floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.

b. All ground-floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground-floor uses may have a common lobby entrance along the front façade or private entrances along other facades.

c. Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.

d. At least 40 percent of the surface area of the ground-floor façade shall be occupied by display windows or translucent panels.

e. At least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.

f. Projecting elements on upper floors may project 3 feet from the façade and into the setback.

g. The ground floor shall have a clear floor-to-ceiling height of at least 12 feet.

h. The minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.

i. If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.

2.7.3 RESIDENTIAL FRONTS

a. For multifamily buildings with three of more units, garages shall not exceed 40 percent of the length of the building's pedestrian frontage.

b. The ground-floor elevation shall be within 6 feet of the ground surface of the adjacent sidewalk or walkway.

c. Entrances to ground-floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.

d. Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.

e. At least 25 percent of the surface area of the ground- and upper-floor façades shall be occupied by windows.

f. The ground floor shall have a clear floor-to-ceiling height of at least 10 feet.

g. Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to 5 feet from the façade and into the setback.

h. Projecting elements on upper floors may project 3 feet from the façade and project into the setback.

i. The public sidewalk shall be improved with street trees in compliance with MMC 16.28.080.

j. If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).

2.8 EXTERIOR LIGHTING

A lighting plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with MMC 16.18.100.

a. Lighting shall be shielded and directed downward, and the location of lights coordinated with the approved landscape plan.
b. Exterior lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.
c. All exterior lighting shall be dark-sky compliant and designed, located, and lamped to prevent overlighting, energy waste, glare, and light trespass.
d. Bollard lighting may be used to light walkways and other landscape features, but shall cast light downward.
e. All parking lot lights shall be full-cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
f. Street lights shall use decorative lighting poles that match the community theme.
g. Outside and parking-lot lighting shall not exceed 0.1 foot-candle at residential property lines.
h. Lighting shall be placed so as to minimize its impact on adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP Section 4.8)

2.9 TRASH AND RECYCLING ENCLOSURE

a. Common trash and recycling storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.

b. Enclosures shall be finished using materials compatible with the surrounding architecture.

c. Trash storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views.

d. Provide a concrete pad within the fenced or walled area(s) and a concrete apron that facilitates the handling of the individual bins or containers.

e. Loading areas and refuse storage facilities shall be as far as possible from residential units and shall be completely screened from view of adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.

f. For sites having 2 to 6 units, a minimum 12-square-foot waste and 12-square-foot recycling enclosure shall be provided.

g. For sites having 7 to 15 units, a minimum 24-square-foot waste and 24-square-foot recycling enclosure shall be provided.

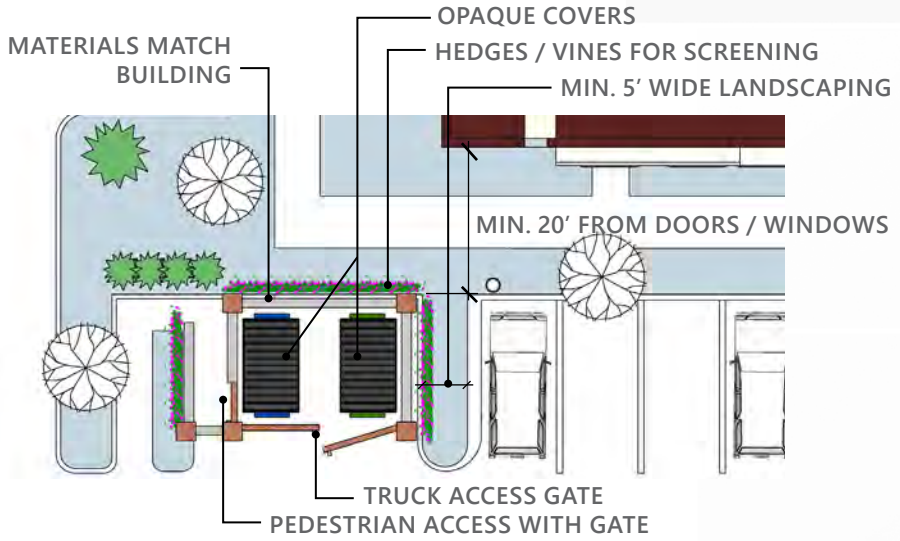
h. For sites having 16 to 25 units, a minimum 48-square-foot waste and 48-square-foot recycling enclosure shall be provided.

i. For sites having more than 25, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.

j. All recycling areas in multifamily residential developments shall be within 250 feet of any residential unit.

k. Storage areas shall not be closer than 20 feet from doors or operable windows of adjacent structures.

l. For individual units, a minimum 3' x 7' area shall be provided for placement of refuse/recycling containers. This area shall not be located in a garage, unless within a separately walled room (vented to exterior). If located outside, a walking path shall be provided, and must be behind a fenced/walled, not visible to the public. A pick up area (3' x 7') must also be designated/design for container pick up by the waste company. This area shall not block a garage entry or required parking space.



Solid waste and/or recycling enclosures shall have reasonable access for both pedestrians and collection trucks.

2.10 DOORBELLS

a. Every building consisting of more than 5 dwelling units shall be equipped with doorbells, intercoms, or other signaling device attached to the front exterior of the dwelling and accessible to all visitors to the dwelling.

b. Doorbell locations shall meet the ADA requirement.

c. If a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.

3.0 BUILDING STANDARDS BY TYPES

3.1 Low-Rise (3 Stories or Less)

3.2 Mid-Rise (4 to 6 Stories)

3.3 High-Rise (7 Stories or More)

3.4 Single-Family Detached and Duplexes

3.5 Accessory Dwelling Units (ADU)

3.1 LOW RISE (2 OR 3 STORIES)

Low-rise multifamily are buildings two or three stories with a maximum building height of 40 feet. The housing products include townhomes, triplexes, fourplexes, and courtyard apartments. Low-rise multifamily is the major multifamily housing group in Murrieta. It is allowed in all areas where objective design standards apply. All the architectural styles in Chapter 4 could be applied to low-rise projects.

3.1.1 Site Design for Low Rise

Each unit shall have an individual entry facing a street or a common open space.

a. Maximum building coverage: 40 percent.

b. Resident and guest parking may be surface parking (covered or uncovered) or provided in a garage. Parking requirements and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2, Parking, in this book.

c. Open space requirements shall be in accordance with MMC 16.08 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book.

d. The area between a building and the street must be landscaped.

e. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.

f. A street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.

g. A minimum of 10 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.

h. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.

Townhome

Triplex

Courtyard

3.1.2 Product Types

A. Townhome

A building type constructed in a group of three or more attached units, in which each unit extends from the foundation to roof. Each unit shall have its own driveway and garage and take access from an alley. Each unit shares one to two walls with adjacent properties but have their own entrances. Townhomes are typically two stories, sometimes with a reduced footprint for the third floor.

Townhome Building Massing Standards

a. The minimum unit of a townhome shall be three units. The maximum building length shall be 200 feet or eight units, whichever is less.

b. Entrance frequency: At least one every 50 feet.

c. Maximum elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeds 30 inches, projects are subject to accessibility design review.

d. Townhomes shall feature separate pedestrian and vehicular frontages.

e. Architectural articulation and projection shall follow the requirement in MMC 16.08.040.

f. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall have at least two of the following features:

   i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.

   ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.

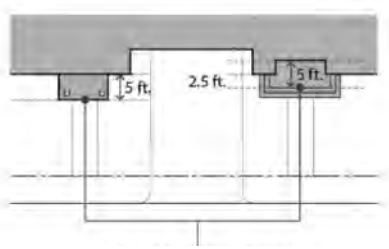
   iii. Offsets of facade or roof elevation of 2 feet or greater.

   iv. The vertical massing of buildings shall be articulated to express each individual unit.

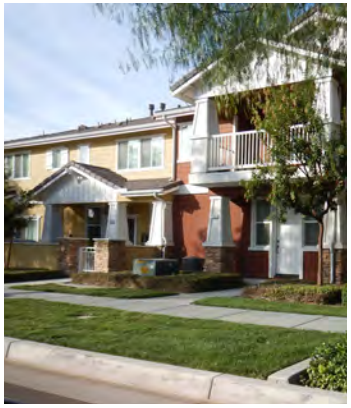
g. Avoid having primary entry directly facing another unit's garage door.

h. A covered porch or covered recess entry is required for each townhouse, with a minimum depth of 5 feet and a minimum area of 40 square feet.

i. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.

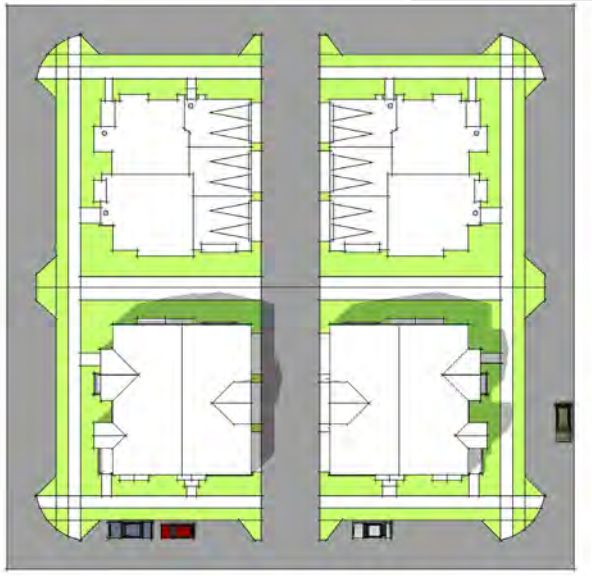


Building Entrance: Porch or covered recess 5 feet deep and a minimum of 40 square feet.



B. Triplexes and Fourplexes

Building that consists of three to four side-by-side and/or stacked units, typically with individual entries along the front. Each unit has its own driveway and garage. It fits in low- to moderate-intensity neighborhoods.



Multiplex Building Massing Standards

a. The maximum building length shall be 150 feet.

b. Alleys, paseos or courtyards provide access to units and garages.

c. Entrance frequency: At least one every 50 feet.

d. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.

e. Parking (garage) shall be rear-loaded or detached.

f. Architectural articulation and projection shall follow the requirement in MMC 16.08.040.

g. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features:

   i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.

   ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.

   iii. Offsets of facade or roof elevation of 2 feet or greater.

h. The vertical massing of buildings shall look like large residences.

C. Courtyard

Building that consists of up to 16 attached and/or stacked units, accessed from a shared courtyard. The shared court could be common open space (known as garden-court) or shared driveway (known as motor-court). The type is typically integrated as a small proportion of lower-intensity neighborhoods or, more consistently, into moderate-intensity neighborhoods.

Garden-Court

Motor-Court

Garden-Court

Motor-Court

Courtyard Building Massing Standards

a. The maximum building length shall be 150 feet at any side.
b. Courtyard(s) shall be accessible from the residential street.
c. If the courtyard is common open space, the pedestrian frontage shall face the open space.
d. Alley or courtyard provides access to units and garages.
e. Entrance frequency: At least one every 50 feet
f. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
g. The courtyard shall be easily accessed from the street.
h. Recessed entries with arches or canopies, stoops, low privacy walls.
i. Parking (garage) shall be rear-loaded or detached.
j. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
k. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall have at least two of the following features:
    i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.
    ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.
    iii. Offsets of facade or roof elevation of 2 feet or greater.

3.2 MID-RISE (4 TO 6 STORIES)

Mid-rise multifamily consists of buildings with four to six stories and a maximum building height of 80 feet. Four-story products include apartment flats with surface parking or wrap around a parking structure. Five- and six-story housing products include wrap and wood structure podiums. In a podium building type, the parking is underground or in an enclosed structure. Four-story buildings are allowed in all areas where the objective design standards apply. The applicable architectural styles are Spanish Colonial, American Mercantile, Tuscan, and Modern. Craftsman and Farmhouse may also have a four-story addition if the addition doesn't exceed 70 percent of the building footprint. Five- and six-story buildings are allowed in the MF-3, MF-4, and TOD zones. The applicable architectural styles are Spanish Colonial, American Mercantile, and Modern.

Wrap building

Garden building

Podium building

3.2.1 Site Layout for Mid-Rise

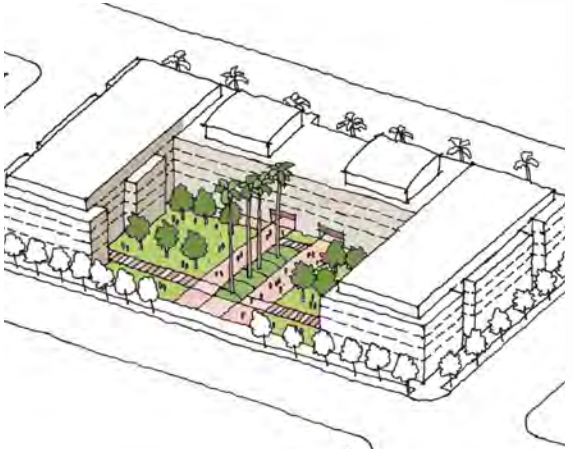
a. Upper-floor units shall be accessed by a common entry along the front street.

b. For mixed-use, ground-floor shops or office shall have individual entries along the adjacent street.

c. Parking may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3, Parking, in this book.

d. Open space requirements shall be in accordance with MMC 16.08.020 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book. For TOD projects, refer to MMC 16.16.

e. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020. For TOD projects, refer to MMC 16.16.



3.2.2 Building Massing

Structures with heights greater than three stories shall set back upper portions of the structure a minimum of 10 feet for each additional two stories. (MMC 16.44.100)

a. Buildings over three stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.

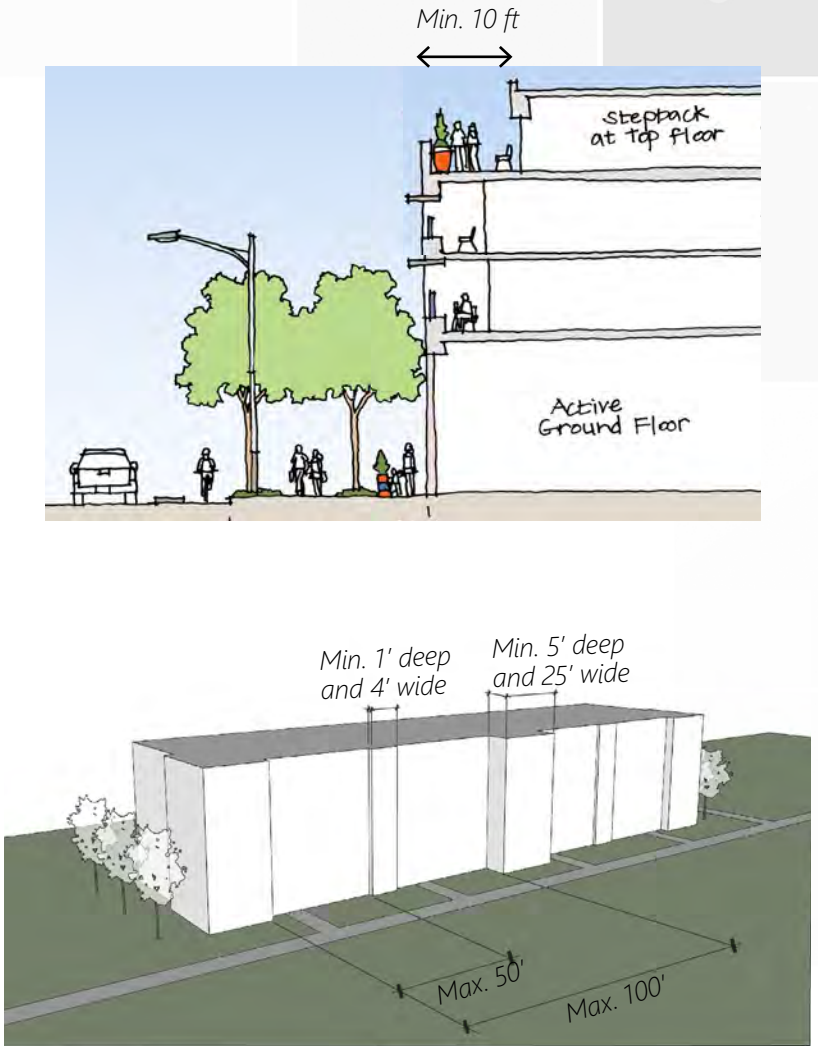
b. Major breaks shall be a minimum of 5 feet deep and 25 feet wide and shall extend at least two-thirds of the height of the building. Exceptions include for buildings with upper stories (above first floor) stepped back at least 5 feet, in which case the major break need only extend two-thirds of the height of the portion of the front façade that is not stepped back.

c. Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of 1 foot deep and 4 feet wide and extend the full height of the building.

d. Where parking structures are planned, the street side shall consist of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.

e. Residential ground-floor uses in multi-family buildings, other than accessible units, shall be no more than 4 feet above the public sidewalk grade if setback is 15 feet or less.

f. At least one elevator shall be provided in each multifamily building containing 21 or more units where some of those units have primary accesses only to the third or higher stories.



Multiunit~~s~~ building<u>s</u> shall have major and minor massing breaks to reduce bulkiness.

g. The ground-floor elevation shall consist of at least one of the following:
   i. A line of awnings or canopies over ground-floor storefronts, or amenity space windows extending at least 75 percent of the elevation width.
   ii. Unobstructed transparent glass storefronts for at least 75 percent of the elevation width.
   iii. A different exterior cladding material than the middle/body which is separated from the middle/body above by either an overhang or recess of 2 feet or more, or a horizontal belt course with a dimension of at least 12 inches, consisting of a different color and material separating the base from the middle section.
   iv. A series of individual residential entries with recessed entryways.
   v. A series of individual residential entries with porches with roofs.

h. The cap is at the top of the building and shall include at least one of the following:
   i. If the building has a parapet wall, add a cornice feature in a different material and a depth of at least 12 inches over the wall below.
   ii. If a building has a pitched roof, an eave overhang of at least 2 feet.
   iii. A building stepback of at least 3 feet from the main wall plane of the story below.
   iv. A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.

3.3 HIGH-RISE (7 STORIES OR MORE)

High-rise multifamily are buildings seven stories or higher with a maximum building height of 150 feet. They have a steel or concrete frame. Common open space is provided on the rooftop and/or indoor room. The applicable architectural styles are American Mercantile and Modern. High-rise is only allowed in the TOD zone.

3.3.1 Building Massing for High-Rise

a. The minimum height of the base shall be two stories.

b. The maximum height of the base of a proposed high-rise building shall be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.

c. Additional height may be appropriate through the provision of stepbacks and architectural articulation, particularly on wider streets and deeper lots.

d. For sites where the adjacent context is lower scale and not anticipated to change:

   i. The height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings.

   ii. Provide a transition in height on the base through setbacks.

e. Use bird-friendly best management practices in accordance with the City's guidelines. In particular, apply visual markers or use low-reflectance materials on all exterior glazing within the first 65 feet of the building above grade.

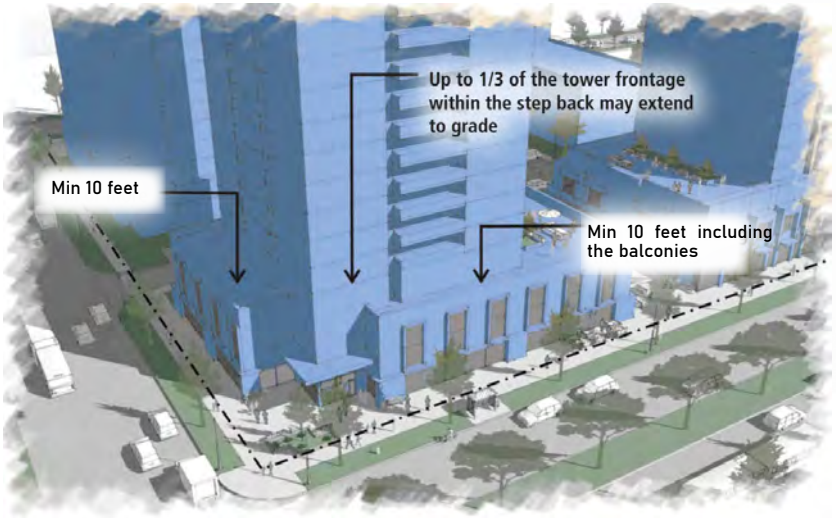
f. Eighty percent of the ground floor shall be highly transparent.

g. The maximum tower floor plate for a high-rise residential building shall be 8,000 square feet to minimize shadow and wind impacts.

h. The tower, including the balconies, shall be set back a minimum of 10 feet from the base.

i. Up to one-third of a tower frontage along a street or a public space may extend straight down to the ground.

j. Orient and shape the tower to improve building energy performance, natural ventilation, and daylighting.



3.3.2 Open Space (Rooftop)

Any rooftop uses shall require a full plan review, permits, and inspections for occupants and structural safety based on how the building roof is to be used.

a. The rooftop garden shall be located on the third or higher story.

b. The rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.

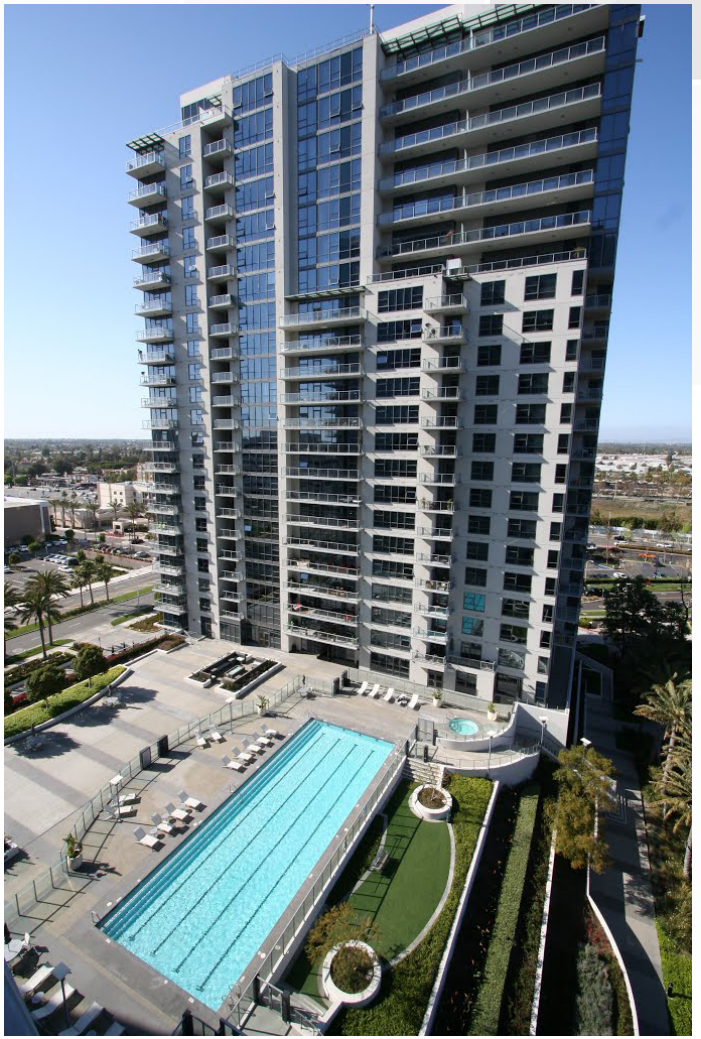
c. Minimum dimensions of a rooftop garden are 15 feet in either direction.

d. Permanent fixtures associated with the usable open space, such as trellises; shade structures; furniture; and furnishings such as planters, lighting, and heaters may exceed the height limit by up to 12 feet.

e. At least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.

f. Rooftop equipment shall be screened by a parapet or enclosure.

g. Where rooftops are visible from off-site, they should be treated to minimize aesthetic impacts.



3.4 SINGLE-FAMILY DETACHED AND DUPLEXES

Single family detached homes and duplexes are buildings between one to three stories with a maximum height of 40 feet. Single family detached homes are the primary for-sale housing type in Murrieta. Single family homes are allowed in most residential zones. The following architectural styles are appropriate for single family detached homes:

- Mission – Spanish Colonial Revival
- Craftsman
- Tuscan
- Farmhouse

3.4.1 SITE DESIGN FOR SINGLE FAMILY AND DUPLEX

Single family detached homes and duplexes in Murrieta shall feature both a "pedestrian frontage," and "vehicular frontage." The pedestrian frontage is that frontage which features the primary pedestrian entrance into a single family detached home (front door). The vehicular frontage is that frontage which features the primary vehicular entrance to the single family detached home, or an accessory structure (garage door). For the purposes of this section, "street frontage," where referred to elsewhere, shall mean the same as "pedestrian frontage."

i. In some cases, the pedestrian and vehicular frontages are the same frontage.

ii. In other cases, these frontages may be set on opposite sides of the building.

Street-loaded condition

Alley-loaded condition

a. Maximum building coverage: 50 percent (single-family), 60 percent (duplex).

b. Resident parking shall be provided in a garage. Guest parking may be covered or uncovered. Parking requirements and standards shall be in accordance with MMC 16.34.040, Section 2.2.2 - Residential Garage, and Section 2.2.4 - Tandem Parking, in this book.

c. Open space requirements shall be in accordance with Chapter 2.3, Common Open Space; and Chapter 2.5, Private Open Space, in this book.

d. The area between the primary frontage and the street must be landscaped.

e. Site development standards and required setbacks shall be in accordance with Table 16.08-3 in MMC 16.08.020.

f. A primary frontage must feature an entrance featuring a porch, stoop, overhang, or recess.

g. Pedestrian entrances must be connected to the nearest pedestrian walkway with paving at least 3 feet wide. With the exception of Lane Courts, or Residential Lanes that provide vehicular access to 16 units or less, paved areas utilized for vehicular travel shall not count toward this requirement.

h. A minimum of 10 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.

i. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.

3.4.2 PRODUCT TYPES

Single Family, Attached Garage

The pedestrian and vehicular frontages of this single-family home type are located on the same façade. Front doors open onto a dedicated such as a courtyard, patio, porch, and connect to the public sidewalk or a pedestrian walkway. Garage doors are typically found alongside the pedestrian entry. These units are front loaded from the street with a driveway that extends to a garage that is attached to the main residence. As a result, the garage door is often a significant presence on the street facade. Habitable space may be included above the garage.

Single Family Attached Garage Massing Standards

a. The pedestrian and vehicular frontage shall be considered the same façade.

b. Parking (garage) shall be front-loaded or side-loaded.

c. Entrance frequency: At least one every 75 feet

d. Architectural articulation and projection shall follow the requirement in MMC 16.08.030

e. Pedestrian facades shall incorporate design features such as recesses, projections, porches, patios, stoops, or overhangs to preclude large expanses of uninterrupted building. All floors shall feature at least one of the following features:

   i. Recess with a minimum depth of 2 feet and a minimum length of 6 feet.

   ii. A balcony or roof terrace with a minimum depth of 5 feet and a minimum area of 40 square feet. (Only applicable to second or third floors.)

   iii. A covered porch with a minimum depth of 6 feet and a minimum area of 60 square feet. (Only applicable to the first floor)

   iv. A covered stoop with a minimum depth of 3 feet and a minimum area of 12 square feet. (Only applicable to the first floor)

Single Family, Detached & Semi-Detached Garage

Single-family homes with detached garages are typically found on larger lots, and are most likely to be developed in rural residential or estate residential zones. They are typically one to two stories in height. These units are front loaded from the street by a driveway that extends to a garage which is typically located at the back of the lot.

Single Family Detached / Semi-Detached Garage Massing Standards

a. The pedestrian frontage and vehicular frontage are located on separate structures. They made face the same direction, or may be angled away from each other given the size, layout, and topography of the lot.

b. Architectural articulation and projection shall follow the requirement in MMC 16.08.030

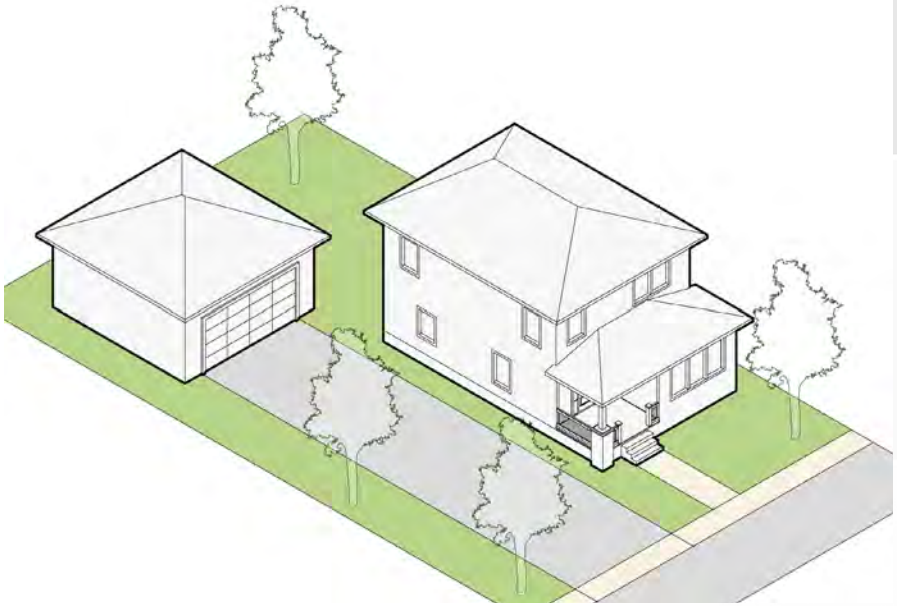
c. Pedestrian facades shall incorporate design features such as recesses, projections, porches, patios, stoops, or overhangs to preclude large expanses of uninterrupted building. All floors shall feature at least one of the following features.

   i. Recess with a minimum depth of 2 feet and a minimum length of 6 feet.

   ii. A balcony or roof terrace with a minimum depth of 5 feet and a minimum area of 40 square feet. (Only applicable to second or third floors.)

   iii. A covered porch with a minimum depth of 6 feet and a minimum area of 60 square feet. (Only applicable to the first floor)

   iv. A covered stoop with a minimum depth of 3 feet and a minimum area of 12 square feet. (Only applicable to the first floor)



d. Detached garages shall match the architectural style of the primary residence, and shall be connected to the primary residence by a paved walkway at least 3 feet in width. They must also feature at least two of the following features.

   i. Separate pedestrian door.

   ii. Garage door windows.

   iii. Arbor or overhang above the garage door.

   iv. Decorative garage door detailing, consistent with the chosen architectural style of the primary residence.

Single Family, Alley-Loaded

This single-family home type features separate pedestrian and vehicular frontages. Front doors open onto dedicated pedestrian space, such as a pedestrian passage or a sidewalk along a residential drive. Garage doors are typically found on the opposite side of the structure, facing a residential alley, which may take the form of an auto court. This house type is typically two or three stories, with the garage occupying much of the first floor.

Alley-Loaded Massing Standards

a. The garages of units are to be accessed from an alley or auto court.

b. Parking (garage) shall be rear-loaded or detached.

c. Entrance frequency: At least one every 50 feet

d. Architectural articulation and projection shall follow the requirement in MMC 16.08.030

e. Pedestrian facades shall incorporate design features such as recesses, projections, porches, patios, stoops, or overhangs to preclude large expanses of uninterrupted building. All floors of the primary and vehicular frontages shall feature at least one of the following features.

   i. Recess with a minimum depth of 2 feet and a minimum length of 6 feet.

   ii. A balcony or roof terrace with a minimum depth of 5 feet and a minimum area of 40 square feet. (Only applicable to second or third floors.)

   iii. A covered porch with a minimum depth of 6 feet and a minimum area of 60 square feet. (Only applicable to the first floor of the pedestrian frontage)

   iv. A covered stoop with a minimum depth of 3 feet and a minimum area of 12 square feet. (Only applicable to the first floor of the pedestrian frontage)

Single Family, Lane Court

Lane courts provide both vehicular and pedestrian access to multiple residences. The pedestrian and vehicular frontage for a single family home along a common court are part of the same façade. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual use of providing both pedestrian and vehicular access. This house type is typically two or three stories, with the garage occupying much of the first floor.

Single Family Lane Court Standards

a. Lane Courts shall be designed in compliance with Section 2.1.4.

a. A maximum of 8 dwelling units may feature vehicular access from a single lane court, which features one point of vehicular access to the wider street network.

b. The garages of units are to be accessed from the lane court.

c. Architectural articulation and projection shall follow the requirement in MMC 16.08.030

d. Pedestrian facades shall incorporate design features such as recesses, projections, porches, patios, stoops, or overhangs to preclude large expanses of uninterrupted building. All floors shall feature at least one of the following features.

   i. Recess with a minimum depth of 2 feet and a minimum length of 6 feet.

   ii. A balcony or roof terrace with a minimum depth of 5 feet and a minimum area of 40 square feet. (Only applicable to second or third floors.)

   iii. A covered porch with a minimum depth of 6 feet and a minimum area of 60 square feet. (Only applicable to the first floor of the pedestrian frontage)

   iv. A covered stoop with a minimum depth of 3 feet and a minimum area of 12 square feet. (Only applicable to the first floor of the pedestrian frontage)

Duplexes

Duplexes consist of a single structure that contains two primary dwelling units, either side-by-side or stacked on top of each other. Each unit has its own garage, which may also serve as the only point of connection. Duplexes may be configured in a variety of ways, and may be sited along residential lanes, auto courts, and common courts, and be subject to the standards of each.

Duplex Massing Standards

a. The maximum building length shall be 100 feet.

b. Entrance frequency: At least one every 50 feet.

c. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.

d. Parking (garage) shall be rear-loaded or detached.

e. Architectural articulation and projection shall follow the requirement in MMC 16.08.030.

f. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features:

   i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.

   ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.

   iii. Offsets of facade or roof elevation of 2 feet or greater.

3.5 ACCESSORY DWELLING UNITS (ADU)

Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit that provides complete, independent living facilities for one or more persons, and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is, or will be, situated. An ADU also includes the following:

a. An efficiency unit.

b. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Source: Government Code section 66313, subdivision (a)

Junior Accessory Dwelling Unit (JADU). A unit that is no more than 500 square feet in interior livable space and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

Source: Government Code section 66313, subdivision (d)

Statewide Exemption ADU. No development standards shall be applied that would prohibit up to an 800 square foot ADU that is no more than 16 feet in height with 4 foot side and 4 foot rear setbacks to be constructed in compliance with all other local development standards.

Parking. ADUs shall provide one off-street parking space in addition to that required for the main dwelling unit, in compliance with Chapter 16.34 (Off-Street Parking and Loading Standards). No off-street parking is required for the ADU if it meets any of the following:

1. *Is within a half mile walking distance from public transit. Refer to definition in Section 16.44.160.B.*
2. *Is within an architecturally and historically significant historic district.*
3. *Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.*
4. *Is located within one block of a car share area.*
5. *The ADU is a part of the proposed or existing primary residence or an accessory structure.*

Is a JADU as defined under Government Code Section 65852.21.

Design. At single-family locations the exterior roofing, trim, walls, windows and the color palette of the ADU or JADU shall incorporate the same features as the main dwelling unit;

At multi-family locations, the exterior roofing, trim, walls, windows and the color palette of the ADU addition shall incorporate the same features as the existing building that the ADU would be provided within. For detached ADUs, it shall be reflective of the nearest building as measured from the wall of the existing building to the nearest wall of the proposed unit.

The scenarios on the following pages illustrate the most common types of ADUs, and are not meant to be an exhaustive representation of all ADU configurations.

3.5.1 TYPES OF ADUS

Conversion of an Accessory Building

a. **Size:** Limited to the existing footprint (minimum 220 sq. ft. per CRC § 1208.4). Up to 150 sq. ft. may be added strictly for ingress/egress. [Gov. Code § 66323(a)(1)]

b. **Height:** Limited to existing height. [Gov. Code § 66323(a)(1)]

c. **Setbacks:** Existing setbacks may be maintained; 0-foot setbacks are allowed if the structure was legally permitted. [Gov. Code § 66323(a)(1)(A)]

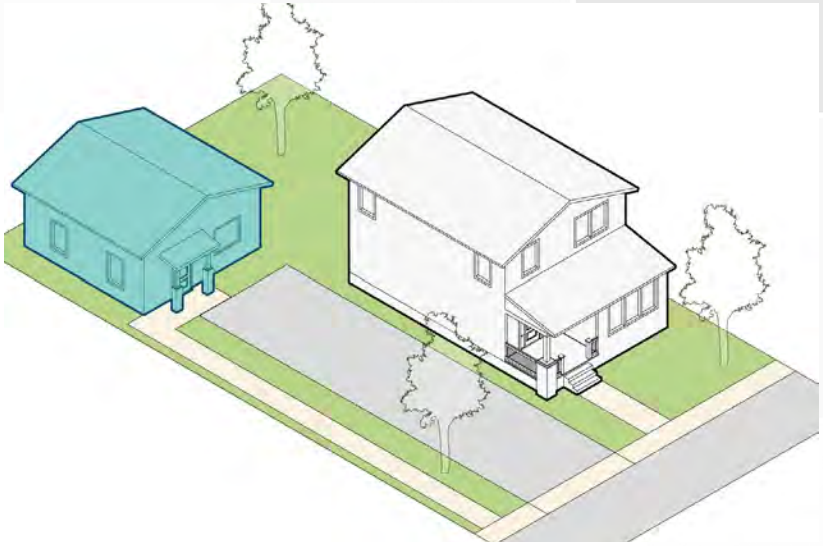
d. **Separation:** Existing building separation may be maintained. [Gov. Code § 66323(a)(1)]

e. **Entrance/Kitchen/Bathroom:** Must have a separate entrance, a permanent kitchen, and its own separate bathroom. [Gov. Code § 66313(a)]

f. **Parking:** No replacement parking is required if a garage or carport is converted. [Gov. Code § 66320]

g. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

h. Exterior Stairs: Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.



Attached Accessory Dwelling Unit

a. **Size:** Maximum of 1,200 sq. ft. or 50% of the primary dwelling, whichever is less. An ADU of at least 800 sq. ft. must be permitted regardless of primary house size. [Gov. Code § 66314(c)(2)(B)-(C)]

b. **Height:** Maximum of 25 feet or the height limit of the underlying zone, whichever is lower. [Gov. Code § 66314(d)(2)(A)]

c. **Setbacks:** Minimum 4-foot side and rear setbacks. [Gov. Code § 66314(c)(2)(A)]

d. **Entrance/Kitchen/Bathroom:** Must have a separate entrance, a permanent kitchen, and its own separate bathroom. [Gov. Code § 66313(a)]

e. **Parking:** One space required (may be provided on a driveway or in a tandem format) unless within 0.5-mile of a public transit stop. [Gov. Code § 66321]

f. **Fire Safety:** Sprinklers are only required if they are required for the main house. [Gov. Code § 66314(a)(11)]

g. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

h. **Design:** The exterior roofing, trim, walls, windows and the color palette of the ADU shall incorporate the same features as the main dwelling unit.

i. **Exterior Stairs:** Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.

Detached Accessory Dwelling Unit

a. **Size:** Maximum of 1,200 square feet. [Gov. Code § 66314(c)(2)(B)]

b. **Height:** 16 feet maximum standard; 18 feet if the primary residence is multi-story or is within 0.5-mile of transit. [Gov. Code § 66314(d)(2)(B)-(C)]

c. **Setbacks:** Minimum 4-foot side and rear setbacks. [Gov. Code § 66314(c)(2)(A)]

d. **Building Separation:** Minimum 6-foot separation required by building code. [CRC § R302.1]

e. **Entrance/Kitchen/Bathroom:** Must have a separate entrance, a permanent kitchen, and its own separate bathroom. [Gov. Code § 66313(a)]

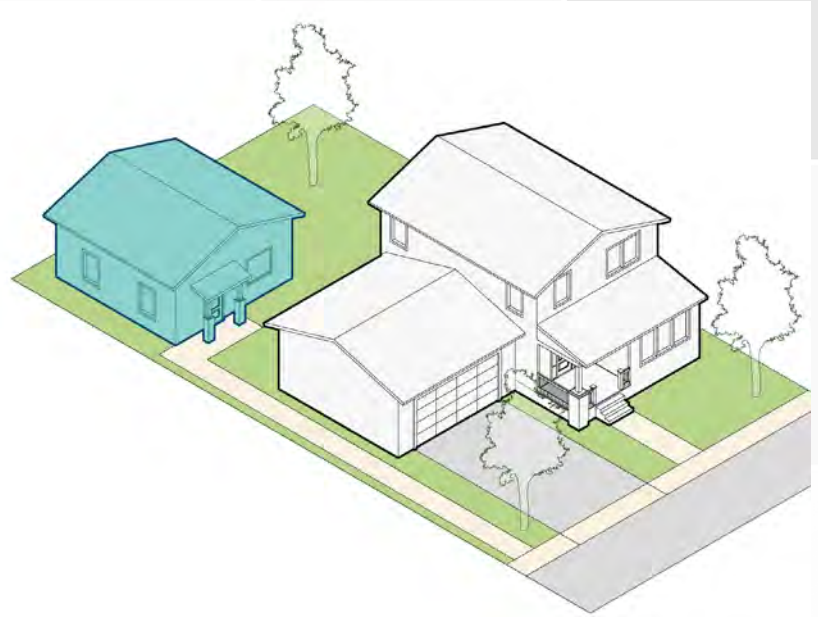
f. **Parking:** One space required (may be provided on a driveway or in a tandem format) unless within 0.5-mile of a public transit stop. [Gov. Code § 66321]

g. **Fire Safety:** Sprinklers are only required if they are required for the main house. [Gov. Code § 66314(a)(11)]

h. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

i. **Design:** The exterior roofing, trim, walls, windows and the color palette of the ADU shall incorporate the same features as the main dwelling unit.

j. Exterior Stairs: Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.



Conversion of Existing Residential Space

a. **Size:** Maximum of 1,200 sq. ft. or 50% of the primary dwelling, whichever is less. An ADU of at least 800 sq. ft. must be permitted regardless of primary house size. [Gov. Code § 66314(c)(2)(B)-(C)]

b. **Height:** Maximum of 25 feet or the height limit of the underlying zone, whichever is lower. [Gov. Code § 66314(d)(2)(A)]

c. **Setbacks:** Minimum 4-foot side and rear setbacks. [Gov. Code § 66314(c)(2)(A)]

d. **Entrance/Kitchen/Bathroom:** Must have a separate entrance, a permanent kitchen, and its own separate bathroom. [Gov. Code § 66313(a)]

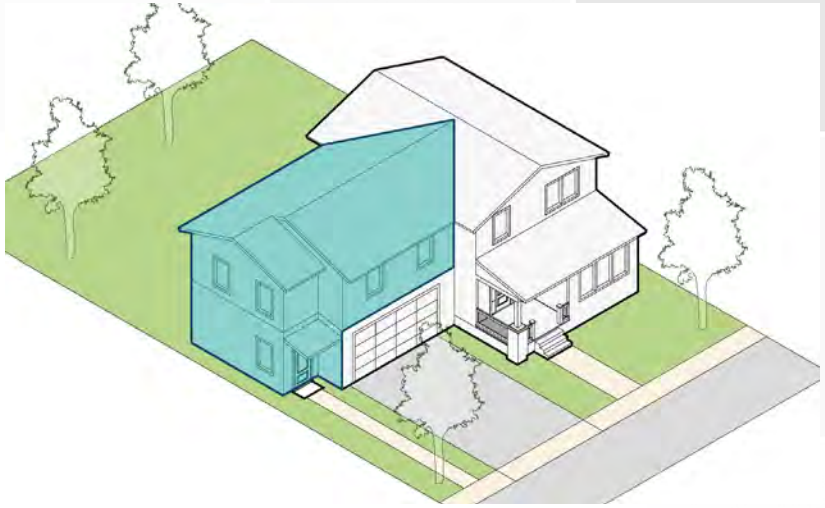
e. **Parking:** One space required (may be provided on a driveway or in a tandem format) unless within 0.5-mile of a public transit stop. [Gov. Code § 66321]

f. **Fire Safety:** Sprinklers are only required if they are required for the main house. [Gov. Code § 66314(a)(11)]

g. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

h. **Design:** The exterior roofing, trim, walls, windows and the color palette of the ADU shall incorporate the same features as the main dwelling unit.

i. **Exterior Stairs:** Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.



Junior Accessory Dwelling Units (JADU)

a. **Size:** 500 square feet maximum. [Gov. Code § 66333(a)(1)]

b. **Location:** Must be contained within the footprint of a single-family home or an attached garage. [Gov. Code § 66333(a)(1)]

c. **Entrance:** Must include a separate, independent exterior entrance. [Gov. Code § 66333(a)(2)]

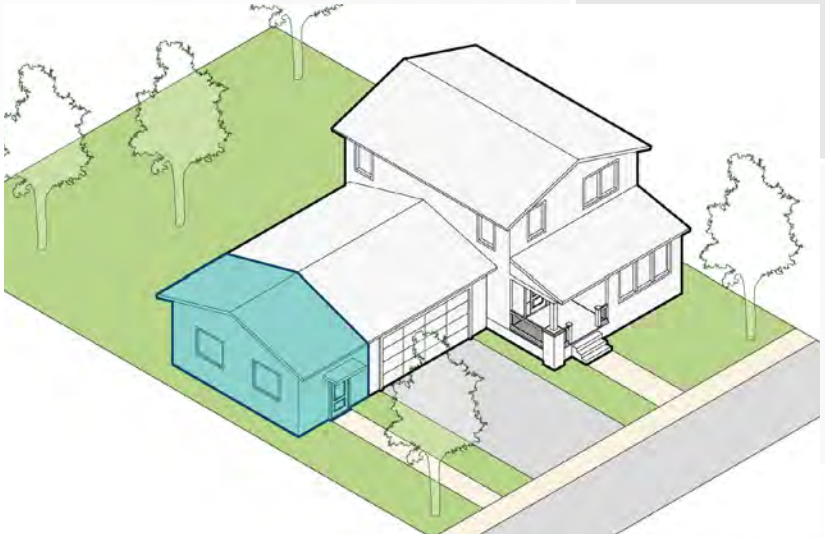
d. **Kitchen:** Must contain an efficiency kitchen, including a sink, food preparation counter, and appliances (e.g., a microwave). [Gov. Code § 66333(a)(3)]

e. **Bathroom:** May have its own dedicated bathroom or share one with the primary residence. If shared, an internal doorway connecting the JADU to the main house is required. [Gov. Code § 66333(a)(4)]

f. **Parking:** No additional on-site parking is required. If an attached garage or carport is converted, no replacement parking is required. [Gov. Code § 66333(b) & § 66320]

g. **Owner Occupancy:** The property owner must reside in either the primary dwelling or the JADU. [Gov. Code § 66333(a)(5)]

h. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]



Multifamily Accessory Dwelling Unit

a. **Number of Detached Units:** A maximum of two detached ADUs are permitted on the lot. [Gov. Code § 66323(a)(4)]

b. **Interior Conversions:** Non-livable spaces (e.g., storage rooms, boiler rooms, attics, or basements) within existing multi-family structures may be converted into ADUs. The total number of conversion units cannot exceed 25% of the existing dwelling units, but at least one conversion unit is guaranteed. [Gov. Code § 66323(a)(3)]

c. **Size:** Maximum of 1,200 square feet per unit. [Gov. Code § 66314(c)(2)(B)]

d. **Height:** For detached units, 16 feet maximum standard; 18 feet if primary building is multi-story or within 0.5-mile of public transit. For interior conversions, must be within existing building footprint. [Gov. Code § 66314(d)(2)]

e. **Setbacks:** For detached units, minimum 4-foot side and rear setbacks. [Gov. Code § 66314(c)(2)(A)]

f. **Parking:** No additional parking is required for ADUs on multi-family lots that are located within 0.5-mile of public transit. [Gov. Code § 66321]

g. **Fire Safety:** ADUs are not required to provide fire sprinklers if they are not required for the primary dwelling. [Gov. Code § 66314(a)(11)]

h. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

i. **Design:** The exterior roofing, trim, walls, windows and the color palette of the ADU addition shall incorporate the same features as the existing building that the ADU would be provided within. For detached ADUs, it shall be reflective of the nearest building as measured from the wall of the existing building to the nearest wall of the proposed unit.

j. Exterior Stairs: Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.

4.0 ARCHITECTURAL STYLES

4.1 Mission - Spanish Colonial Revival (Max. 6 Story)

4.2 Craftsman (Max. 3 Story)

4.3 American Mercantile (Max 8 Story)

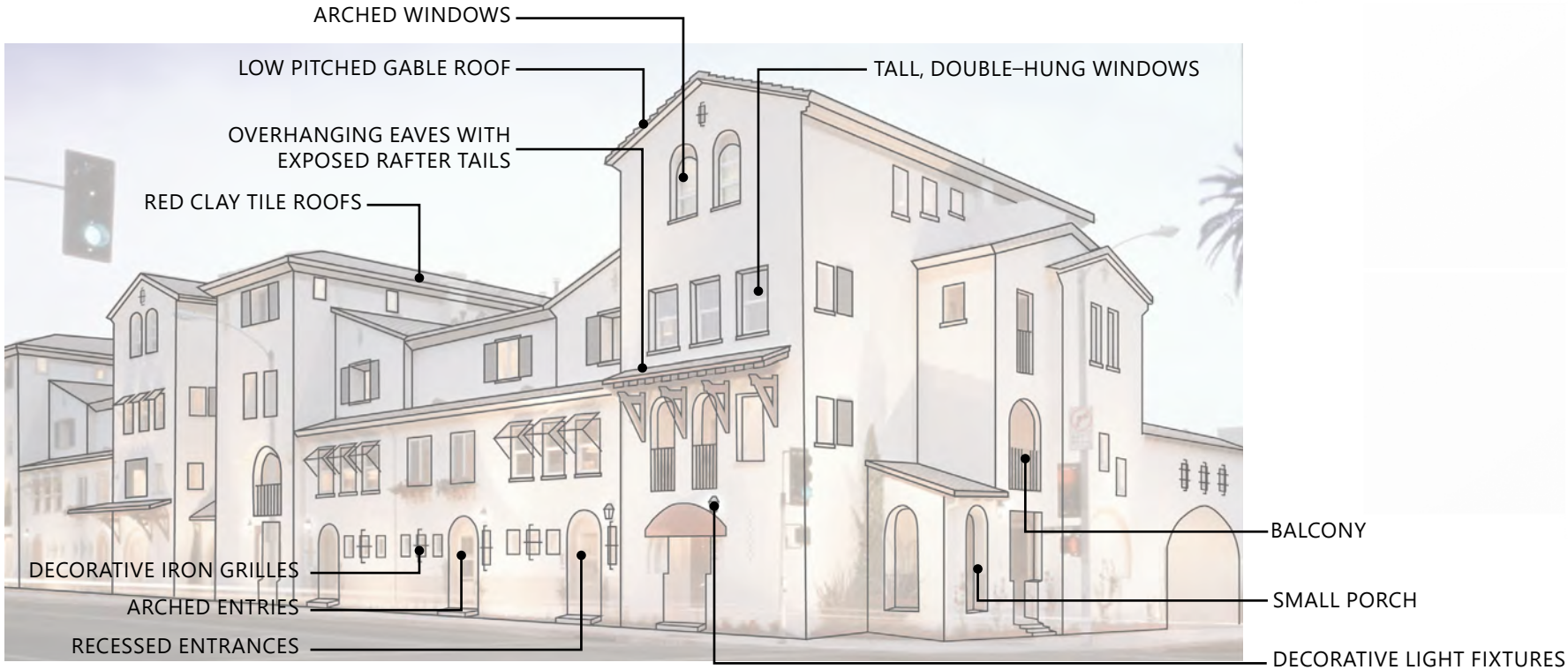
4.4 Tuscan (Max. 4 story)

4.5 Modern (No Limit on Height)

4.6 Farmhouse (Max. 3 Story)

4.1 MISSION - SPANISH COLONIAL REVIVAL

Derived from Spanish/Mediterranean and early Californian influences, this style emerged in the late 19th and early 20th centuries. It projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S-type clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.

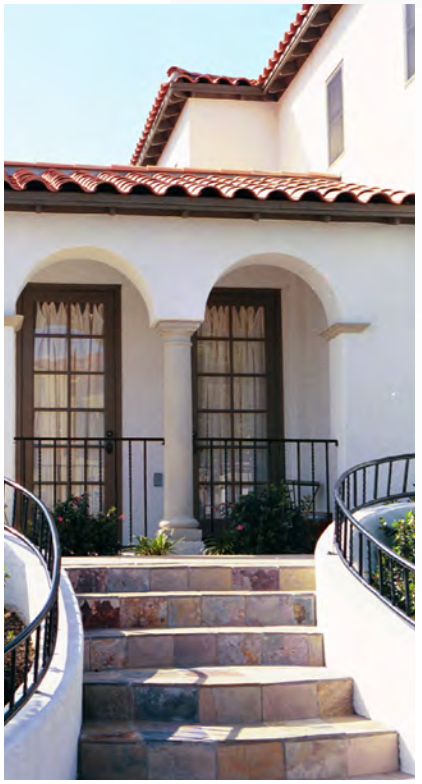


All Mission - Spanish Colonial Revival style residential buildings shall adhere to the following standards:

a. Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types. Additional forms are permitted as follows:
   i. Hipped roofs may be used in combination with gables or on a tower element,
   ii. Shed roofs may used in conjunction with verandas and minor "lean-to" structures,
   iii. Flat roofs with parapets shall not exceed 40% of the total roof area;
b. At least 50% of the eaves shall have a minimum overhang of 9 inches with exposed rafter tails;
c. Primary facades shall be off-white, cream, or tan stucco with a smooth or lightly textured finish (i.e. minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green);
d. At least two types/shapes of windows shall be used. At least 50% of the windows shall have a vertical proportion. Large windows over 5 feet in width shall be multi-paned;
e. All entrance doors shall be recessed at least 1 foot and banded with ceramic tile, molded plaster or painted accents; and
f. Wood or manufactured wood products shall be for at least one architectural element (such as posts and exposed beams; spindles and grill work; window frames, shutters, etc.).

In addition, duplexes and detached single-family Mission - Spanish Colonial Revival buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

a. Use a minimum 3-inch wide by 1.5-inch thick flat casing on all non-recessed windows;
b. Incorporate a veranda with a minimum depth of 6 feet and a minimum width of 10 feet.
c. Install awnings with metal spear supports at least 1 inch in diameter and spaced no more than 4 feet apart;
d. Provide balconies or window treatments (such as shutters or awnings) for at least 20% of the total window count;
e. Construct chimneys extending at least 2 feet above the roof ridge, featuring elaborate tops and/or small, tiled roofs with a 4-inch minimum overhang;
f. Include a minimum of two decorative masonry, clay tile, or simulated vents per elevation, each at least 144 square inches in size;
g. Apply decorative tile accents covering at least 5% of the surface area around door and window openings, built-in seating, paving, or stairs;
h. Feature exposed, dark-stained timber structural elements such as beams, columns, and corbels with a minimum cross-section of 6" x 6";



i. Integrate one or more arched elements measuring at least 5 feet wide and 8 feet tall;

j. Utilize paired wood (or wood simulated) garage doors with at least two pieces of 18-inch iron or simulated iron strap hardware per door leaf;

k. Use shutters that match the door or trim accent color and are sized to cover 100% of the window opening width;

l. Design stepped-down ends that are at least 5 feet wide and 10 feet lower than the primary building mass;

m. Maintain three or more roof planes and/or ridge lines with a minimum slope of 3:12;

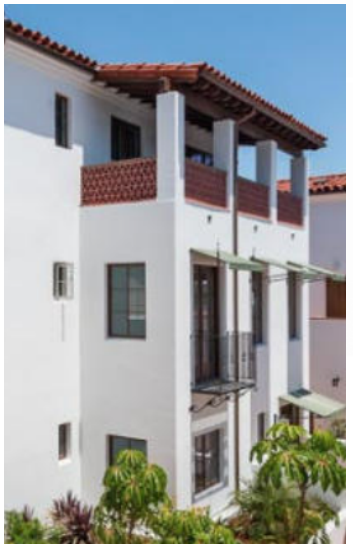
n. Build upper floor cantilevered balconies that project a minimum of 3 feet from the building face;

o. Define courtyards and walkways using verandas or pergolas with a minimum clear depth of 8 feet that cover at least 25% of the courtyard perimeter;

p. Utilize arcades with a minimum walkway width of 6 feet and arch spans of at least 4 feet to define primary circulation paths or courtyard edges;

q. Construct wingwalls with a minimum thickness of 12 inches or ground-level columns with a minimum diameter of 10 inches; and/or

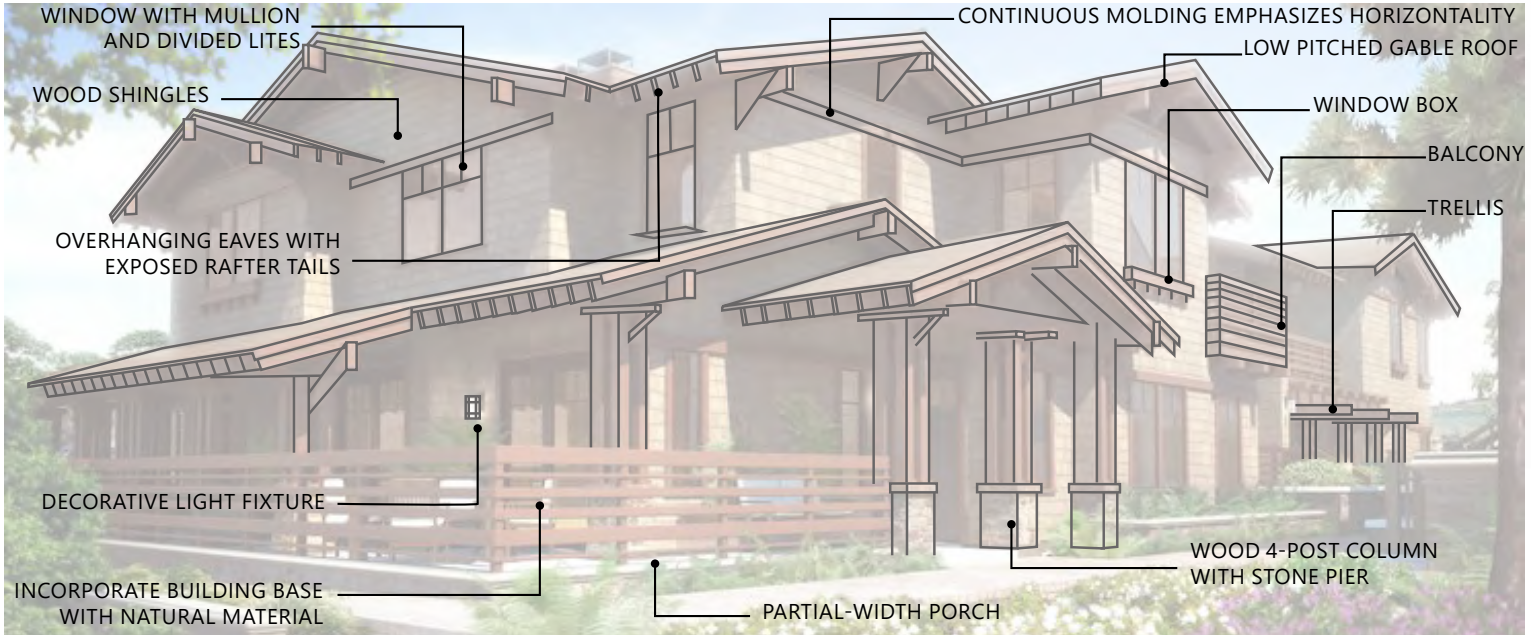
r. Employ wrought iron for at least one architectural element, such as balcony railings at least 42 inches high, hardware, light fixtures, or gates.



4.2 CRAFTSMAN

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. In Murrieta, this style is used to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation, and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches, and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often used to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.

This style shall only be applied to buildings four stories or less in height, provided that the fourth story does not exceed 70 percent the size of the third story.

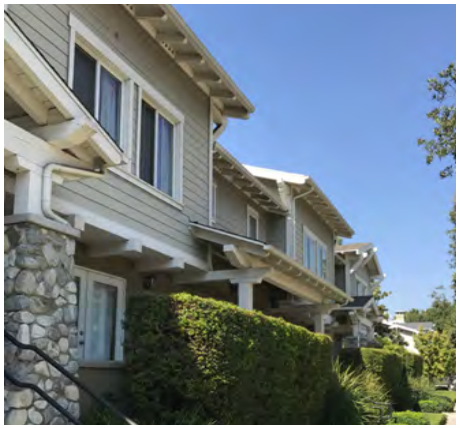


All Craftsman style residential buildings shall adhere to the following standards:

a. Low- to moderate-pitched gable or hipped roofs (from 6:12 to 8:12);
b. Wood or asphalt shingle roofs (or fiber cement imitation or imitation synthetic asphalt shingles);
c. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams;
d. Primary facade/elevation shall have a minimum of two materials/ colors, with no more than ninety percent (90%) of the total wall surface in one material and/or color. Facades shall include at least one of the following materials:
    i. Clapboard or shingle siding
    ii. Arroyo stone
    iii. Bricks
e. Use of dark, neutral, earth-toned color palette (such as browns and greens); Window and door trim color shall contrast with color of walls; lighter colors may used for details (columns, rafter tails); and
f. At least two types/shapes of windows shall be used. At least 50% of the windows shall be casement windows.

In addition, duplexes and detached single-family Craftsman buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

a. Incorporate covered front porches with a minimum depth of 7 feet and tapered pillars that decrease in width by at least 2 inches from base to cap;
b. Utilize stone piers measuring at least 24 inches square at the base with battered wood supports above;
c. Install decorative brackets or knee braces at all gabled ends with a minimum thickness of 4 inches;
d. Feature exposed timber structural elements, rafter tails, or corbels with a minimum cross-section of 4 inches by 6 inches;
e. Maintain three or more distinct roof planes on the primary façade with slopes ranging between 3:12 and 6:12;
f. Provide exposed rafter tails spaced no more than 24 inches on center along the eaves of the primary roof plane;
g. Design at least one prominent front-facing gable roof that covers a minimum of 30% of the primary façade width;



h. Place one or more dormers on the front façade with a minimum window area of 6 square feet each;

i. Include decorative attic or gable vents with a minimum surface area of 2 square feet per vent;

j. Install box-shaped light fixtures with metal frames and geometric grille patterns measuring at least 8 inches in height;

k. Construct exterior-facing chimneys on a side elevation with a minimum width of 3 feet at the base;

l. Feature stained glass windows with geometric patterns covering at least 5% of the primary façade;

m. Ensure at least 80% of the windows utilize decorative grilles, typically in the upper sash;

n. Incorporate gable pediments with decorative truss work or vertical slats spaced no more than 6 inches apart;

o. Employ decorative joinery, such as through-tenons or pegged joints, on at least two visible structural timber connections;

4.3 AMERICAN MERCANTILE

This building type began in the late 19th century when, in the process of identifying towns and cities, housing and offices were built over retail stores. This mixed-use strategy is still relevant today as the reurbanization of existing city centers becomes an established pattern. This style is characterized by symmetrical, masonry buildings usually capped with a cornice and parapet and grounded with a continuous base. Windows provide symmetrical balance and rhythm to the facade. Elements such as galleries and awnings provide a secondary rhythm for the facade and allow the buildings to engage the public realm.

All American Mercantile style buildings shall adhere to the following standards:

a. Brick veneer or structural brick exterior walls (on street facades – stucco is accepta-ble fronting alleys and parking courts);
b. A continuous stone, cast stone, or concrete base no less than 24 inches high (on street facades; except when interrupted by storefronts);
c. Flat or low-pitched roof with a parapet wall;
d. A ground-level storefront on the street facade, consisting of:
    i. Large display windows (minimum 5 foot dimension in each direction)
    ii. Bulkheads or kick plates located below the display window (between 6 and 36 inches). The bulkhead shall be finished in decorative tile, brick, architec-tural metal or painted plaster
e. Vertically proportioned double-hung or casement windows on upper floors and/or secondary facades; and
f. Within brick facades, upper-level windows shall be stacked floor-to-floor and ar-ranged horizontally in a repetitive pattern. Individual window stacks shall be repeat-ed at least three times on the street facade - acceptable rhythms are A-A-A, A-B-A, A-B-B-A, A-B-C-B-A.

In addition, American Mercantile buildings with up to two units (commercial or residential) least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

a. Install transom windows measuring at least 24 inches in height positioned above the storefront display windows;
b. Provide canvas, vinyl, or fixed metal awnings over storefront windows with a minimum projection of 4 feet from the building face;
c. Design inset storefront entries recessed at least 24 inches from the primary storefront plane;
d. Construct a continuous decorative cornice no less than 24 inches high along all street-facing facades;
e. Utilize brick course-work, stone, or cast stone molding at least 8 inches tall to delineate floor lines;
f. Feature ornamental caps on piers, pilasters, or columns that project at least 2 inches beyond the vertical shaft;
g. Incorporate keystone, ornamental, or classical arched window openings on upper floors with a minimum header depth of 10 inches;
h. Build upper floor balconies with a minimum depth of 3 feet and decorative wrought iron or cast iron railings;
i. Install shutters on secondary facade windows sized to cover 100% of the window width when closed;

j. Design parapets with decorative brick corbeling or dentil work extending at least 12 inches below the roofline;

k. Use vertical pilasters or engaged columns spaced no more than 25 feet apart to define storefront bays;

l. Construct storefront bulkheads (kickplates) between 18 and 30 inches in height using durable masonry or paneled wood;

m. Include decorative scroll-cut brackets under the primary cornice spaced no more than 36 inches on center;

n. Feature segmental or radiused arches over upper-story windows with a minimum rise-to-span ratio of 1:6;

o. Apply decorative masonry quoins at building corners with a minimum width of 12 inches and alternating lengths;

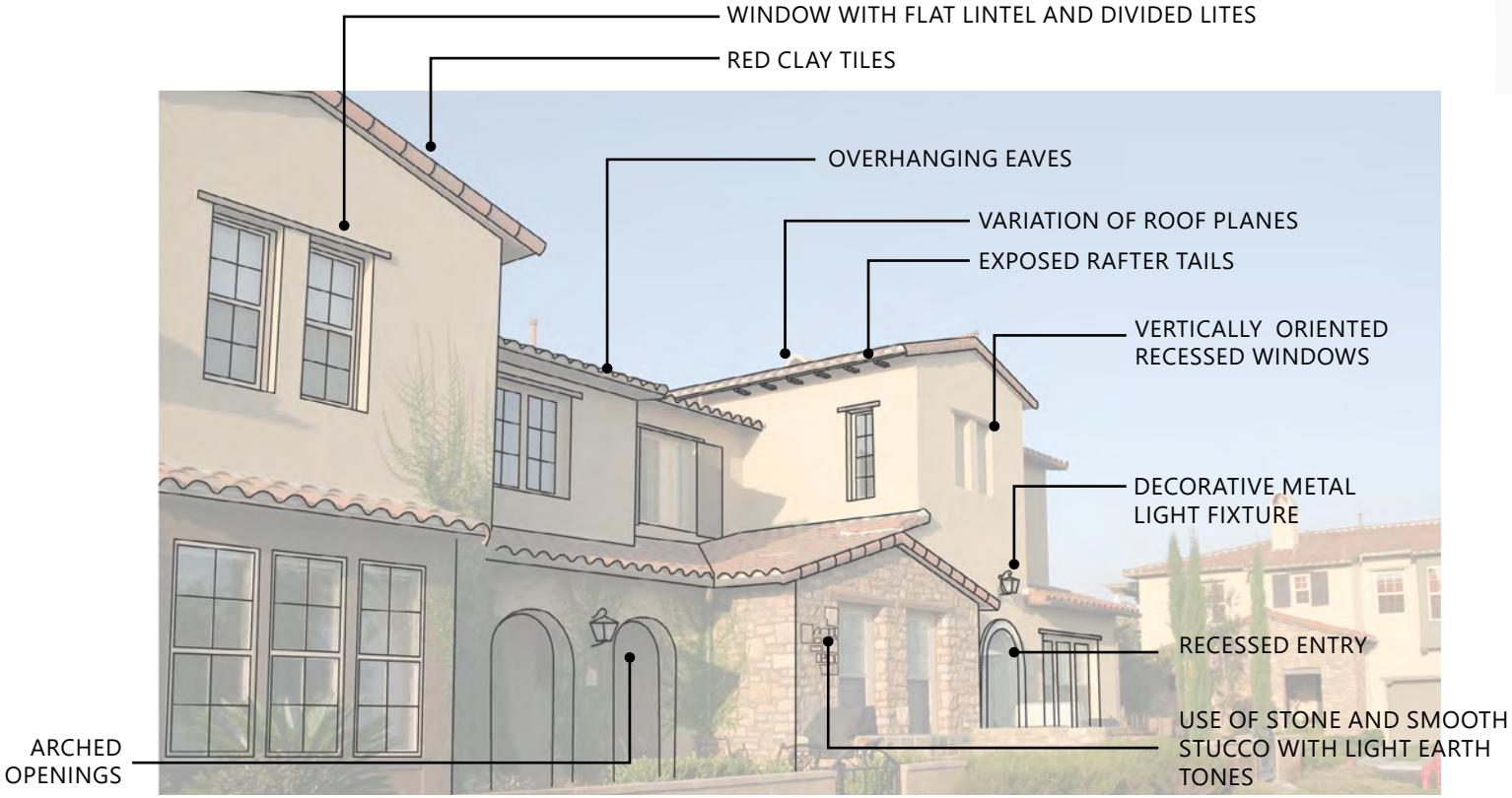
p. Incorporate a dedicated horizontal signage band or frieze at least 18 inches high located between the transom and the second floor;

q. Provide a distinct plinth base at the ground floor measuring at least 12 inches high using stone or high-contrast masonry; and/or

r. Install decorative cast stone medallions or metal rosettes at least 6 inches in diameter within the spandrel panels or cornice frieze.

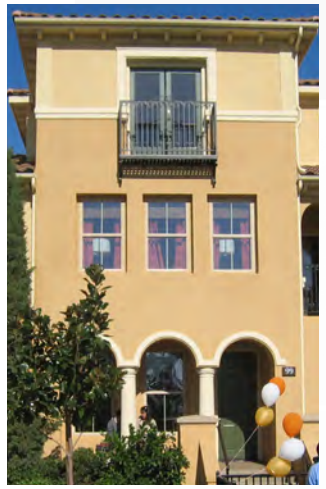
4.4 TUSCAN

Tuscan style is an interpretation of traditional Mediterranean architectural style joined by rural Italian elements. Key elements include the use of stone and stucco, light earth tones, and red tile roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically oriented, recessed windows.



All Tuscan style residential buildings shall adhere to the following standards:

a. Low-pitched hip or gable roof (maximum 6:12 slope) and at least 3 roof levels;
b. Roof material shall be composed of tiles;
c. Large overhanging eaves (minimum 12 inches) along primary elevation;
d. Flat stucco walls in earth tones shall be utilized, with earth toned being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors;
e. Windows shall be recessed 3 to 12 inches from outer wall on primary façade and shall feature brown or beige trim; and
f. Casement windows shall be paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.



In addition, duplexes and detached single-family Tuscan buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

a. Arched wall niches with a minimum depth of 8 inches and a height-to-width ratio of at least 1.5:1 to ensure a classical vertical proportion;
b. Carved medallions with a minimum diameter of 12 inches and a depth of projection between 1.5 and 3 inches from the wall surface;
c. Ceramic inset tiles of 4x4 or 6x6 inches and recessed so the tile face sits flush with the surrounding stucco or stone finish;
d. Corner quoins: each block must have a minimum vertical height of 12 inches, with lengths alternating between 18 and 24 inches to create the interlocking effect;
e. Decorative clavos, spaced no more than 6 to 8 inches apart on center along the perimeter or panels of wooden doors and shutters;
f. Decorative corbels with a minimum vertical height of 10 inches and a projection (run) that supports at least 60% of the overhanging element's depth;
g. Decorative plaster friezes between 8 and 18 inches in height, located within the top 10% of the wall's total vertical height;
h. Heavy timber lintels with a minimum cross-section of 6x8 inches and extend at least 4 inches beyond the width of the window opening on both sides;

i. Juliet balconies, not more than 1 foot deep;

j. Ornamental sconces with a minimum height of 18 inches (excluding the mounting arm) to maintain proportional scale with heavy masonry walls;

k. Scrolled window grilles projecting at least 4 to 6 inches from the window pane at their furthest point to allow for architectural depth;

l. Stone window sills at least 3 inches thick and projecting a minimum of 2.5 inches beyond the finished wall surface to create a distinct shadow line;

m. Terracotta chimney pots standing between 18 and 36 inches tall;

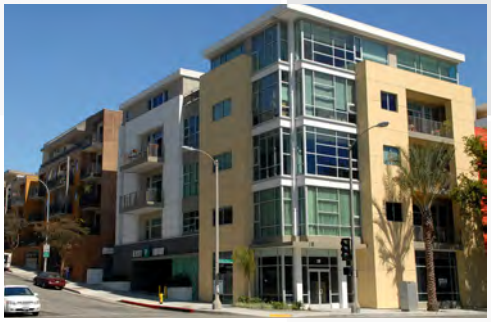
n. Tiered water features with a least two levels of basins, with the primary basin having a minimum diameter of 36 inches;

o. Trellis rafter tails extending at least 12 inches beyond the outermost supporting beam; or

p. Wrought iron finials extending a minimum of 8 to 12 inches above the ridge line or railing cap, with a base diameter of at least 2 inches.

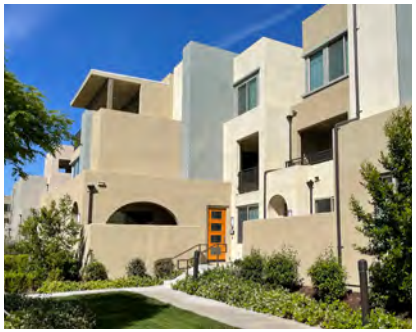
4.5 MODERN

Modern architecture is the post-World War II iteration of the International Style, which was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Modern architecture represents the adaptation of these elements to the local climate and topography, as well as the postwar need for efficiently-built homes. In Southern California, this often meant the use of wood post-and-beam construction. Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.



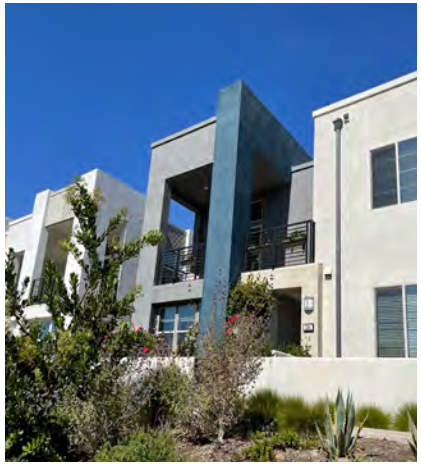
All modern buildings shall adhere to the following standards:

a. Flat, low pitched, folded plate, or butterfly roofs shall be utilized (4:12 slope max). Tile roofs are prohibited.
   i. Flat-roofed buildings shall incorporate a decorative molding (minimum 6-inch height for single-story, 12-inch for multi-story) that projects from the wall plane.
   ii. Minimum 12-inch overhangs are required for non-flat roofs.
b. The primary wall materials shall be either glass, concrete block veneer, natural stone, metal panels or wood. At least 20 percent of the street-facing façade shall be composed of glass/windows.
c. Primary facade colors shall be restricted to off-whites, greys, metallic shades, or earth-tones. Brighter colors shall be reserved for recesses and architectural detailing. Contrasting accent colors (black or charcoal) are required for window sashes, doors, and architectural metalwork.
d. Primary entrances must be recessed by a minimum of 12 inches to create shadow lines.
e. Windows shall feature metal (steel/aluminum) frames. Frames shall not be white.
f. Windows shall be square or rectangular.



In addition, single-family and duplex modern buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

a. Aluminum louvers consisting of fixed or operable horizontal slats with an anodized or powder-coated finish.
b. Board and batten siding consisting of vertical boards 8 to 12 inches wide, with 1 to 2-inch wide battens.
c. Breeze block consisting of hollow-core masonry units with geometric apertures, stacked in a continuous plane
d. Cantilevered upper stories projecting at least 3 feet beyond the ground-floor wall plane, supported without visible vertical columns.
e. Clerestory windows consisting of a horizontal band of glazing positioned located immediately beneath the roofline.
f. Colonnades consisting of at least three columns spaced at regular intervals of 6 to 10 feet, forming a continuous covered exterior walkway.
g. Corner windows consisting of glazing units joined at a 90-degree angle using mitered glass or a minimal-profile mullion less than 3 inches wide.
h. Decorative water feature consisting of a geometric pool or fountain with a minimum surface area of 100 square feet.



i. Exposed post-and-beam construction consisting of a visible structural framework of wood or steel members, articulated as the primary load-bearing system.

j. Floor-to-ceiling glass walls consisting of glazing units extending from the finished floor to the ceiling, utilizing slender frames to maximize transparency.

k. Horizontal beveled windows consisting of bands of windows featuring beveled glass or frames, oriented horizontally to emphasize the building's linear profile.

l. Horizontal trellis consisting of a wood or metal framework of horizontal members, providing filtered shade over at least 50 square feet of exterior space.

m. Metal shadowbox frames consisting of recessed window assemblies within a metal frame that projects at least 4 inches from the exterior wall surface.

n. Metal sunshades consisting of fixed horizontal or vertical metal fins mounted over glazing, with a projection depth-to-height ratio of at least 1:2.

o. Natural stone cladding consisting of travertine, marble, or granite applied in large-format slabs or ashlar patterns with a matte or honed finish.

p. Pivot-style front door, utilizing a concealed vertical pivot hinge system instead of side-mounted hinges.

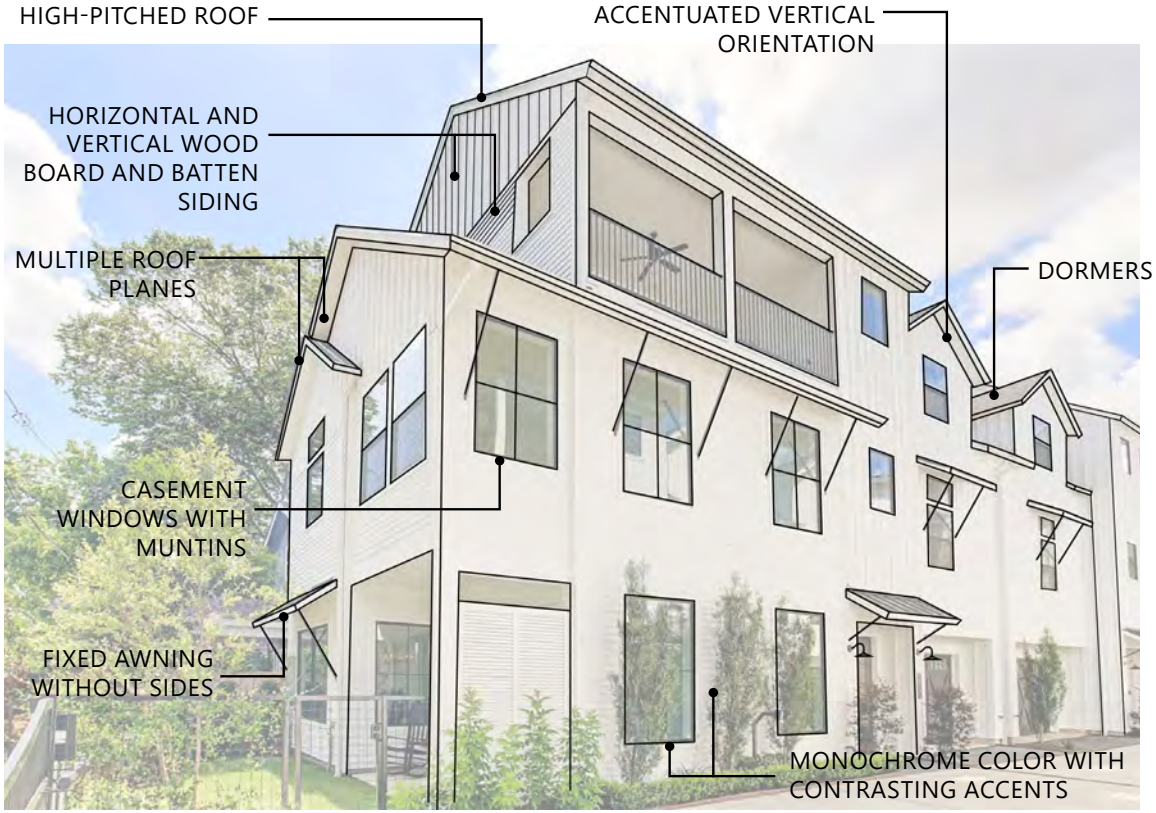
q. Raised podium foundation consisting of a visible slab or masonry plinth that elevates the primary floor plate at least 3 feet above the finished grade.

r. Vertical metal slat awnings consisting of vertical metal slats spaced no more than 4 inches apart, projecting at least 1 foot from the facade.

4.6 FARMHOUSE

Farmhouse is an interpretation of traditional rural residential forms and materials. This style reflects Murrieta's agricultural and ranching history and regional context. As indicated in the accompanying images and illustrative diagram, the style uses elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents, and sparse or simple ornamentation. Roofs are typically medium to high pitched. Minimal detailing often includes awnings, porches, and wall-mounted gooseneck lights.

This style shall only be applied to buildings three stories or less in height.



All farmhouse style buildings shall adhere to the following standards:

a. Roofs shall be a combination of low-pitched hipped or gable-on-hip forms (3:12 to 5:12 slope) and prominent gabled or shed roof accents (minimum 6:12 slope) to create a varied skyline.

b. Primary roof surfaces shall consist of dark architectural-grade asphalt shingles or synthetic slate. Accent roof planes, such as those over porches or bay windows, must utilize standing-seam metal or copper.

c. Eaves shall be a minimum of 24 inches along the primary elevation. Rafters may be boxed or open with exposed timber tails, emphasizing the horizontal plane.

d. Facades must utilize at least two materials: horizontal clapboard or smooth stucco (sand/dash finish) for the primary body, and board-and-batten siding or corrugated metal covering at least 15% of the exterior surface.

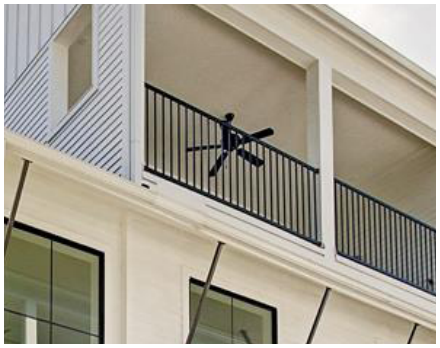
e. Windows shall feature slim-profile frames (steel, aluminum, or wood). At least 60% of the windows must be either oversized "picture" windows or tall, narrow units (at least twice as tall as they are wide).

f. Facade colors shall be restricted to pastels, grays, or muted earth tones. Contrasting dark accents (black or charcoal) are required for window sashes, doors, and architectural metalwork.

In addition, single-family and duplex farmhouse buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

a. 4.5 to 5.5-inch unadorned board trim around all window and door openings;
b. A wide front porch recessed under the primary roofline, supported by simple square columns or wrought iron supports;
c. A wide brick or natural stone chimney located on the primary or street-facing façade;
d. Integration of clerestory windows within the upper triangular portion of gable ends to increase natural interior light;
e. Cantilevered eaves or patio covers extending at least 5 feet from the facade, supported by industrial metal or heavy timber columns;
f. Wall-mounted gooseneck light fixtures used as the primary exterior illumination for entries and garage doors;
g. Garage doors or large entries featuring carriage-style detailing or "Dutch door" split configurations.

h. At least three distinct wall planes across the primary elevation;
i. Sleek, metal-clad awnings without side supports installed over ground-level windows;
j. The inclusion of at least one hexagonal, octagonal, or circular "moon" window or gate at the primary entrance;
k. Architectural massing inspired by rural granaries or tank houses (e.g., a vertical tower element for a stairwell);
l. Built-in wood or metal window boxes or balconettes on at least 20% of the street-facing windows;
m. Use of shed or gabled dormers to break up large roof planes and provide a rhythmic vertical accent to the horizontal massing;
n. Dark-color wood trellises or heavy timber lintels (minimum 6x8 inches) positioned above ground-floor openings to provide architectural depth and shadow;
o. Application of plank-style, louvered, or framed wood shutters on at least 20% of windows on a publicly visible elevation, finished in a dark contrasting accent color;
p. Use of unadorned corrugated metal panels for focal wall sections or as "eyebrow" awnings over secondary entries; or
q. Inclusion of at least one projecting bay window on the front facade, which may utilize a standing-seam metal or copper roof regardless of the primary roof material.



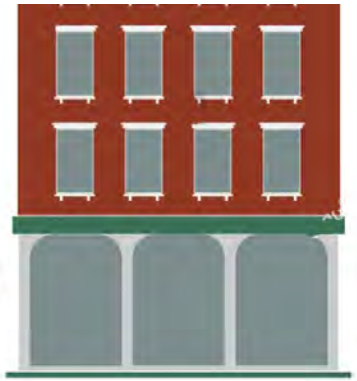
4.7 DEFINITIONS

Accent Window. Accent windows are supplements. They provide aesthetic value and variance to the building. Window types include transom windows, dormer awning windows, picture windows, arch and circle windows, and art glass.

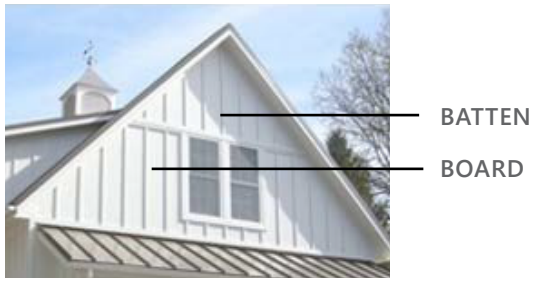
Arcade. A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Awning. An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning consists of a lightweight frame structure over which a cover is attached.

Bay. Any division of a building between vertical lines or planes.



Board and Batten. A form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.



Bracket. A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

Building Mass (Massing). Mass refers to the general shape and form as well as size of a building.

Cladding. Building cladding is the application of one material over another to add an extra skin or layer to the building. Commonly used exterior wall cladding materials include brick, vinyl, wood, stone, fiber cements, metal, concrete, and stucco.

Cornice. A horizontal moulding projecting along the top of a wall, building, etc.

Corbel. A structural piece of stone, wood, or metal jutting from a wall to carry a super-incumbent weight; a type of bracket.

Cornice Return. Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.

Decorative Gable Vents. A nonventing louver mounted in the top of the gable.

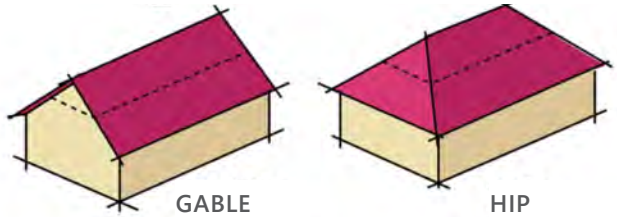
Divided Lite: Individual panes of glass held in place by wood or synthetic material to create a pattern.

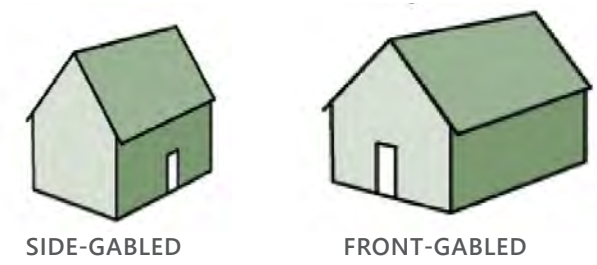
Dormer: A structure projecting from a sloping roof, usually housing a vertical window in a small gable or a ventilating louver.

Front-Gabled Roof. A gabled roof that faces the road or main entrance.

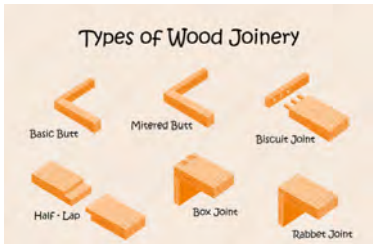
Gable Roof. A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, forming a gable at each end.

Hipped Roof. A roof that slopes upward from all four sides of a building, requiring a hip rafter at each corner.



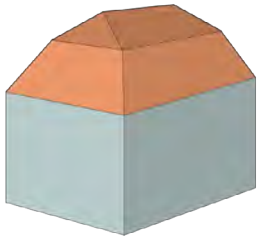


Joinery. It is a part of woodworking that involves joining pieces of wood, engineered lumber, or synthetic substitutes (such as laminate) to produce more complex items.



Juliet Balcony. A pseudo balcony; a low ornamental railing to a window, projecting only slightly beyond the plane of the window, threshold, or sill and having the appearance of a balcony when the window is fully open.

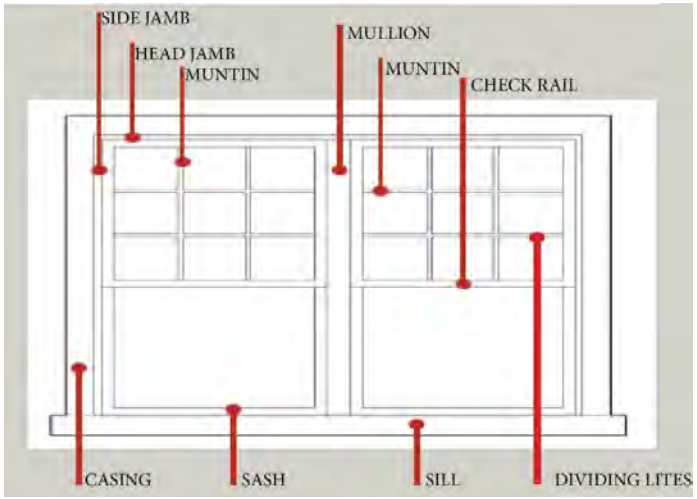
Mansard Roof. A type of roof with the two slopes on each side.



Mission Parapet. A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

Mullion. A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

Muntin. A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.



PARTS OF A WINDOW

Overhanging Eaves. The projecting overhang at the lower edge of a roof that sheds rainwater.

OVERHANGING EAVES

Pediment. A low-pitched, triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.

Primary Window. Windows that are commonly used and have an independent function. Primary windows shall be able to open from inside. Window types include: casement windows, single-hung, double-hung, slider windows, and bay windows.

EXAMPLES OF PRIMARY WINDOWS

CASEMENT WINDOW

DOUBLE HUNG

BAY WINDOW

EXAMPLES OF ACCENT WINDOWS

CIRCLE WINDOW

DORMER AWNING WINDOW

TRANSOM

Rafter Tails. The portion of the rafter that hangs over the wall.

Roof Plane. The surface of the roof. It could be flat, pitched, or on an angle. It is also called the field of the roof.

Shingle. A small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.

Shutter. Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.

Side-Gabled Roof. A gabled roof that faces either side of the main entrance.

Sill. The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

Transom Window. A transom window used above the entry door but can't not open. They are usually as wide as the door (or as wide as the door and the sidelights). They can be square (rectangular), round top, or elliptical.

Valance Grids. Valance grids are similar to the Standard grids but are only across the top of the window or door.

Veranda. A raised, covered, sometimes partly closed area, often made of wood, on the front or side of a building

Window Sash. The movable part of a window made of the vertical and horizontal frame that holds the glass.

Wingwall. A smaller wall attached or next to a larger wall or structure.

ATTACHMENT 2

“STRIKEOUT/UNDERLINE” VERSION

Text in Orange with a strikeout = deleted text

Text in Blue with an underline = added text

Chapter 16

Sections:

16.08.030 Single-family Residential Design Standards and Design Features

16.08.040 Multi-family Residential Design Standards and Design Features

16.16.030 Planned Residential Development Design Standards and Parameters

16.16.040 Transit Development Oriented Overlay

16.08.030 Single-family Residential Design Standards and Design Features.

The following standards and design features and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be ~~compiled~~complied with or satisfied in all new single-family residential subdivisions. Standards are mandatory requirements for all new single-family residential subdivisions. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated in the project’s design. In some instances, there will be no design feature(s) identified for a particular standard. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control.

16.08.040 Multi-family Residential Design Standards.

The following standards and design features and the City's ~~Multi-Family~~ Residential ~~and Mixed-Use~~ Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be ~~compiled~~complied with or satisfied in all multi-family residential developments. Standards are mandatory requirements for all multi-family residential developments. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated into the project's design. In some instances, there will be no design feature(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted ~~Multi-Family~~ Residential ~~and Mixed-Use~~ Objective Design Standards, the most recently adopted revision shall control.

ATTACHMENT 2

"STRIKEOUT/UNDERLINE" VERSION

16.16.030 Planned Residential Development Design Standards and Parameters.

The following standards and parameters and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be complied with or satisfied in all planned residential developments (PRD). In addition to the general provisions of the underlying zone and Chapter 16.16 (Combining and Overlay Districts), a PRD shall comply with the following standards. Parameters are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of parameters shall be incorporated in the project's design. In some instances, there will be no parameter(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control.

16.16.040 Transit Development Oriented Overlay.

D. **General Development Standards.** New land uses and structures, and alterations to existing land uses and structures within the TOD Overlay District, shall be designated, constructed, and/or established in compliance with the requirements of the base zones and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, with the following exceptions. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control:

RESIDENTIAL
OBJECTIVE DESIGN STANDARDS

CITY OF MURRIETA | CA

ADOPTED SEPTEMBER 5, 2023

XX, 2026

City of Murrieta
Development Services Dept.
Planning Division

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MURRIETA
SOUTHERN CALIFORNIA

CONNECTED BY COMMUNITY

ACKNOWLEDGMENT

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1.0 PURPOSE

1.1 Introduction

1.2 Purpose

1.3 Who Is This Document For?

1.4 Where Do the Guidelines Apply?

1.5 How to Use This Document?

1.6 User Guide

1.1 INTRODUCTION

Development and design standards regulate development intensity, style, size, and orientation. Objective design standards are measurable, verifiable, and quantifiable. They provide for a predictable and equitable path to housing approvals in an effort to streamline and support consistent housing design in the community.

1.2 PURPOSE

The City developed objective design standards (ODS) to support and guide the development of housing and affordable housing in Murrieta. As the state continues to experience a housing crisis and the availability of housing is a key issue, transparency and objectivity are both tools that can streamline and support the development of new housing. Additionally, the city must comply with state legislation (Senate Bills 35 and 330), which requires jurisdictions to review new multifamily and mixed-use residential housing projects ministerially or "over-the-counter," guided by objective design and development standards. These new laws prevent cities from denying approvals for certain multifamily housing projects based on discretionary design guidelines. Furthermore, ODS can improve the quality of design.

This document provides the required standards for housing development and complies with Senate Bill (SB) 35 and SB 330. The goal of this document is to provide clear and useful guidelines and standards for the design, construction, review, and approval of residential and mixed-use development in Murrieta. Through this document, applicants, developers, and City staff have a clear understanding of the City's minimum design expectations. ODS are written as minimum standards for site and structure design but also offer various recommendations and guidelines for quality and character. Projects must also comply with all applicable building permit requirements, zoning code requirements, and development standards as outlined.

SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing.
- Applies to jurisdictions that haven't made enough progress in meeting their RHNA.
- Applications must be for infill sites and comply with existing GP or zoning provisions.
- Can only apply objective zoning, subdivision, or design review standards to determine consistency.
- https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf

1.2.1 COMMUNITY INPUT

To inform and engage the public, the City released a survey regarding architectural styles and development preferences. The survey was available from November 2022 through February 2023 and garnered 56 responses. A mix of people from the community participated in the survey, including renters, homeowners, developers, and business owners.

Participants identified Spanish Colonial Revival, Craftsman, and Farmhouse as highly favorable architectural styles and noted that American Mercantile reflected historic properties of the community and best fits in the downtown and commercial areas. Participants also highlighted shared open space, trees, and bike and pedestrian pathways as priorities in development.

In addition to the online survey, the City hosted a pop-up booth at the Murrieta Market Nights. The pop-up connected residents to information about the ODS process and why the City developed the standards, and provided the draft document for review. During the pop-up, the City gathered more input using a survey. The survey asked questions regarding preference and compatibility for architectural styles, open space, and site planning. This survey garnered 35 responses. Of note, the participants thought Mission Spanish Colonial and Farmhouse architecture were most consistent with Murrieta. Additionally, participants prioritized parks, walking paths, and playgrounds regarding the provision of open space, and over half selected open space in a central location as the favorite options for site planning.

Community input shaped the understanding of design preference and priorities regarding multifamily housing. The feedback received from the survey and at Market Nights informed the development of these guidelines.

1.3 WHO IS THIS DOCUMENT FOR?

Developers

The document will provide clear direction for renovation and new construction. The required checklist will serve as a tool for the property owner, the designer/developer, and staff during the review process; it will also clarify the aspects of quality design.

Property Owners

The document will give property owners a clear understanding of the design elements that are required for development projects in Murrieta. This document will work in conjunction with the General Plan and Murrieta Development Code and will provide a clear set of expectations and responsibilities.

City Staff

City staff will use the standards to assist applicants and their representatives with project processing. The document and checklist will serve as the basis for evaluating proposals for quality of design.

Review Bodies and Decision Makers

The document will provide a basis for the City of Murrieta Planning Commission, City Council, Development Services Director, and other reviewing bodies to evaluate an application's quality of design.

1.4 WHERE DO THE STANDARDS APPLY?

The ODS document provides guidance and standards for housing developments, which can be built in the following areas:

- Rural Residential district (RR)
- Estate Residential districts (ER-1, ER-2, and ER-3)
- Single Family Residential districts (SF-1 and SF-2)
- Multifamily Residential districts (MF-1, MF-2, MF-3, and MF-4)
- Commercial, Office, and Innovation districts through SB 6 and AB 2011 (given all criteria are met)
- The Downtown Murrieta Specific Plan
- The Transit Oriented Development (TOD) Overlay zone

A housing development project includes all residential developments, including mixed-use developments and the creation of accessory dwelling units ~~(1) a multifamily residential project with two or more units, or (2) a mixed-use development that includes housing~~. These standards apply citywide but shall not apply to a project if it is otherwise prohibited by State law.

Downtown Specific Plan

The City of Murrieta Downtown Specific Plan (DTSP) was adopted in March 2017. The specific plan focuses on creating a vibrant cultural center to serve the community's housing and economic needs. The Specific Plan area is one-half mile west of Interstate 15 (I-15) and is bordered by Kalmia Street to the north, Ivy Street to the south, Hayes Avenue to the west, and Jefferson Avenue to the east. The area covers approximately 320 gross acres.

The DTSP considers existing architecture in the city, historical precedence, and future growth to create a plan that both respects Murrieta's heritage and engages new opportunities. The specific plan provides guidance for future development and land use decisions in the downtown area and improves the area's physical and economic environment. The vision for the downtown area is a place where the community can gather, live, and work and that can be a place of community pride. The ODS guide will work in collaboration with the DTSP to provide guidance and standards to achieve such goals and create housing that is consistent with community character and the city's standards.

Transit Oriented Development Overlay

The TOD Overlay zone focuses on supporting more housing opportunity near economic centers and transportation. The Overlay has been applied to approximately 78 acres and encompasses land on either side of I-15. The area is bounded by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High-Speed Rail.

The TOD zone creates more housing opportunity in a unique center of the city where existing commercial centers intersect with potential future transit. The overlay requires housing at a minimum of 30 dwelling units per acre with development standards for a variety of multifamily housing. Future residential in this area can create a lively center for people who live and work in Murrieta or live in Murrieta and commute to Temecula, San Diego, or Orange County for work. Guidelines and standards to direct development are a key component to creating a dynamic, beautiful, and functioning area.

Multifamily Residential

Multifamily residential housing provides ownership and rental opportunities to a variety of households. Single-family homes are unaffordable to some of the population; families, young couples, those looking to transition into the housing market, college students, and young professionals will rent or purchase smaller multifamily units. Additionally, affordable housing is commonly produced as multifamily housing.

Multifamily residential housing should be functional, accessible, and well designed. New state laws (SB 9, SB 6, AB 2011) expand housing access in California and allow multifamily housing in both residential zones and commercial zones (with the appropriate standards and conditions met). The ODS document will streamline and standardize the approach to housing in Murrieta to ensure quality design and development while meeting the requirements of state laws.

Single-Family Detached and Duplex

Single-family detached homes and duplexes offer private outdoor space and a sense of individual ownership. While detached homes provide maximum privacy, duplexes offer a critical option that allows for increased density while maintaining a scale compatible with traditional neighborhoods. These housing types are essential for growing families and households seeking a transition between high-density living and large-lot estates

The design of single-family homes and duplexes should prioritize neighborhood cohesion, high-quality materials, and a clear transition between public and private realms. Recent legislative updates, such as SB 9, have expanded the potential for duplexes and lot splits in traditionally single-family zones. These Objective Design Standards ensure that as Murrieta's neighborhoods evolve, new infill development respects the existing character and provides a high level of craftsmanship and functional site planning.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs), also known as "granny flats" or "casitas," are independent living units located on the same lot as a primary residence. They serve as a versatile housing solution that can accommodate multi-generational living, provide a source of supplemental income for homeowners, or offer lower-cost rental options within established residential areas. Because they utilize existing infrastructure and land, ADUs are a highly efficient tool for addressing the regional housing shortage.

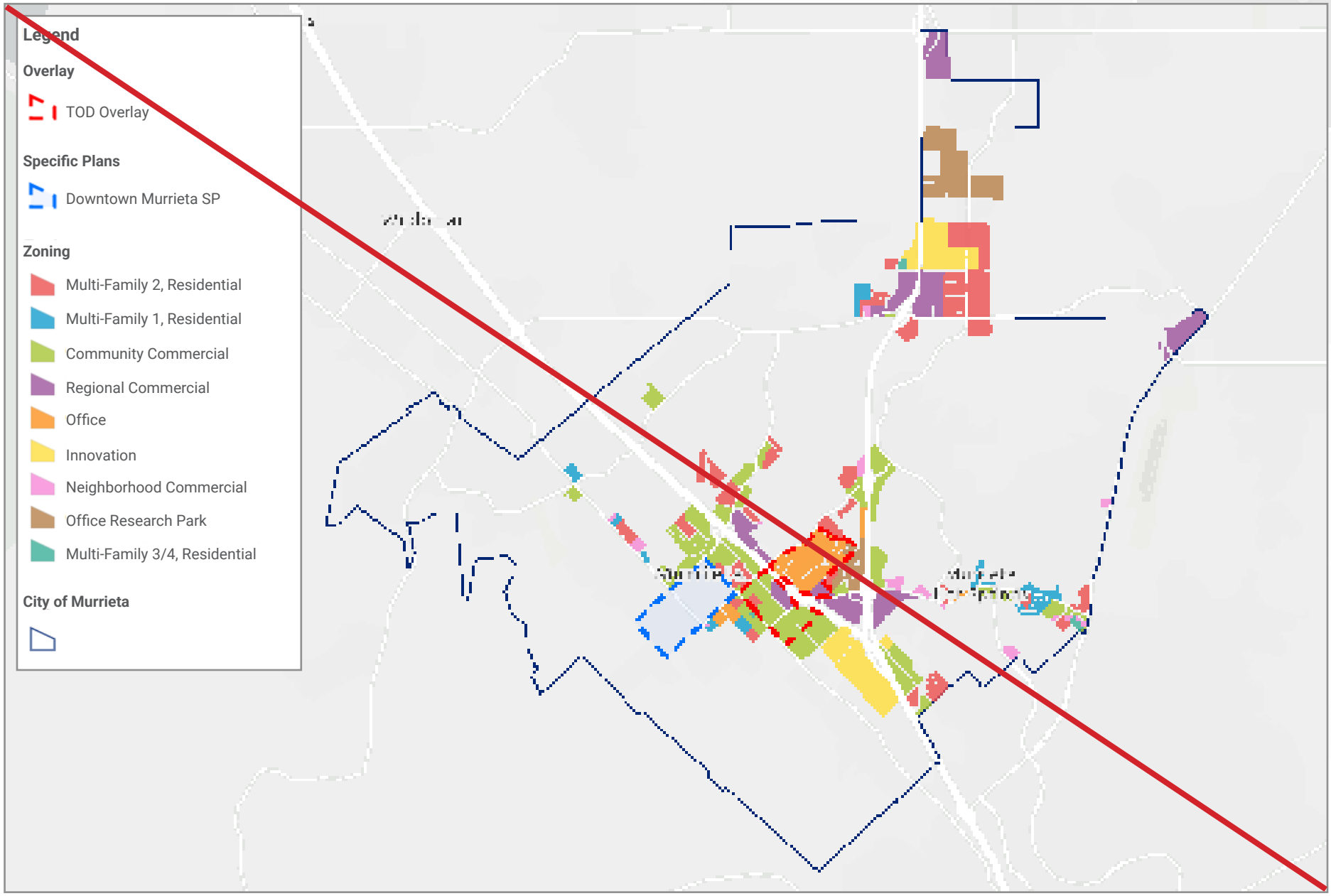
California state law has significantly streamlined the approval process for ADUs, limiting the ability of local jurisdictions to impose certain discretionary hurdles. By establishing objective standards for ADUs, Murrieta provides homeowners with clear, predictable guidelines that ensure these units are integrated thoughtfully into the community fabric while remaining compliant with state mandates.

Innovation, Commercial and Office

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, and SB 6, the Middle-Class Housing Act of 2022, are intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills were signed into law in 2022, effective July 2023.

- AB 2011: This bill creates a CEQA-exempt, ministerial approval process for multifamily housing developments on sites within a zone where office, retail, or parking is the principally permitted use. The law provides different qualifying criteria for 100 percent affordable projects and mixed-income projects in "commercial corridors." AB 2011 also requires projects to pay prevailing wages to construction workers, among other labor standards.
- SB 6: A project proposed under SB 6 may be either a 100 percent residential project or a mixed-use project where at least 50 percent of the square footage is dedicated to residential uses. SB 6 projects are not exempt from CEQA but need not provide any affordable housing. SB 6 also requires projects to pay prevailing wages and utilize a "skilled and trained workforce."

FIGURE 1. ~~OBJECTIVE DESIGN STANDARDS: APPLICABLE AREAS~~



Multi-Family Residential 1 District (MF-1)

The MF-1 zoning district is applied to parcels appropriate for low density multifamily subdivisions, which may include stacked flats or townhouse development, with ample amounts of open space, including required commonly maintained recreational and open space facilities. Air space or postage stamp subdivisions providing individual ownership are allowed. The allowable density range is from 10.1 to 15 units per acre. Clustering of units to provide aggregate open space is encouraged, with commonly maintained open space and on-site recreation facilities.

Multi-Family Residential 2 District (MF-2)

The MF-2 zoning district is applied to parcels appropriate for high density multifamily development, in which attached or detached dwelling units may be air-space condominiums or rented as apartments under single ownership. Senior housing, congregate care, or group facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is from 15.1 to 18 units per acre.

Multi-Family Residential 3 District (MF-3)

The MF-3 zoning district is applied to parcels appropriate for medium-high density multifamily development, in which attached dwelling units, senior housing, and assisted living facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is 18.1 to 29 units per acre.

Multi-Family Residential 4 District (MF-4)

The MF-4 zoning district is applied to parcels appropriate for higher density multifamily development, in which attached dwelling units, senior housing, and assisted living facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is a minimum of 30 units per acre.

Downtown Specific Plan (SP-8)

The Downtown Murrieta Specific Plan provides guidance for future development of the Downtown area. The Specific Plan is the primary document to guide land use decisions, improve the area's physical and economic environment, and establish the City's goals and expectations for Downtown development. The allowable density range for multifamily development is 18 to 30 units per acre and up to 24 for mixed use.

Transit Oriented Development (TOD) Overlay

The TOD Overlay District allows a mixture of residential and nonresidential development in close proximity to transit to encourage mixed land uses for enhanced transit and pedestrian activity. This designation is applied to parcels in the designated TOD area, shown on the map. The overlay intends to stimulate economic development and reinvestment, create a pedestrian-oriented mix of uses; facilitate well-designed, new, mixed-use development; and encourage the development of a unique zone character through a streetscape that provides attractive features. Residential projects may be developed at a minimum of 30 dwelling units per acre.

Neighborhood Commercial District (NC)

The NC zone is applied to areas appropriate for convenience shopping, including individual retail and service uses and small destination centers on sites generally three to ten acres in size. Appropriate buffering between adjacent residential designations is required.

Regional Commercial District (RC)

The RC zone is applied to areas appropriate for major regional centers containing several major anchor tenants, including but not limited to financial, hotel, motel, restaurant, smaller retail, theater, and accessory uses, with landscaping, parking access, and signs designed and provided in common.

Office District (O)

The Office zoning district is applied to areas appropriate primarily for office uses with commercial uses (financial, hotel, personal services, restaurant, etc.) oriented to serve the customers and employees of the office uses, and limited community services to serve the residents of the city.

Community Commercial District (CC)

The CC zone is applied to areas appropriate to serve the daily shopping needs of the community, including destination centers, supermarkets, and smaller, single-lot, commercial activities. Financial, office, and restaurant activities are also allowed. Appropriate buffering between adjacent residential designations is required.

Innovation District (I)

The Innovation District is applied to areas primarily for business and medical offices, corporate headquarters, medical services, business campuses with associated research and development facilities, education, technological advancement, makers labs such as people using digital tools to design new products, and craftsman products such as furniture and window design/construction. A limited amount of commercial uses are allowed within the Innovation Zoning District.

Office Research Park District (ORP)

The ORP zoning district is applied to areas appropriate primarily for office, medical, and business campuses with associated research and development facilities. Commercial uses (financial, hotel, retail, personal service, and restaurant, etc.) are intended as accessory or support uses for the employees and customers of the office, business, and medical uses with their associated research and development operations.

1.5 HOW TO USE THIS DOCUMENT?

The document includes the following:

- **General Standards**: These apply to all residential and mixed-use projects regardless of density, location, or style.
- **Standards by Building Types**: These apply based on project height and building types. For example, if, a new mixed-use podium project is proposed at five stories, standards from page 35 to 39 will apply.
- **Architectural Styles**: These apply based on chosen architectural style for the proposed project. This section includes both minimum design standards as well as recommended and optional designs.
- ~~**Checklist**: The checklist is a summary of all applicable standards based on location, project intensity, and architectural style. The checklist shall be used prior to submittal to ensure all required standards are met and understood by the applicant.~~

1.6 USER GUIDE

Step 1: Review the General Design Standards (Chapter 2, Parts A and B)

For new development to be appropriate and consistent with the surrounding environment, mass and scale shall respect adjacent building context and uses. The General Building Design Standards establish requirements on these issues. Chapter 2 also provides standards and guidance for site planning and appropriate project layout. Standards related to mixed-use development and entries and doorbells are also established here. These standards apply to all projects, regardless of the architectural style that is utilized for project design.

Step 2: Review the Design Standards by Building Types (Chapter 3)

While most ~~multifamily~~ residential development falls within the two- to four-story range in Murrieta, the development code allows residential development up to 100 feet in multifamily zones and up to 150 feet in the TOD zone. To create variety of scale and design, different building types shall adhere to the supplemental standards in this chapter.

Step 3: Review the Architectural Style Standards (Chapter 4)

The design and detailing of buildings are paramount to a quality environment, and the City of Murrieta is committed to authentic expressions of architectural style. Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is three dimensional and must be well designed on all sides. Detailing, choice of materials, and window and door choices shall reinforce the overall project design. To provide guidance on architectural styles, the standards offer a menu of architectural traditions:

- Mission - Spanish Colonial Revival
- Craftsman
- American Mercantile
- Tuscan
- Modern
- Farmhouse

Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style Standards require certain elements, while other, decorative elements may be selected from a menu of options. To encourage variety in design, proposed projects with more than 15 buildings must utilize more than one architectural style. However, styles may not be mixed within a single building.

Though architectural styles provide design and visual diversity in many areas of the city, they can also emphasize the historic and cultural significance of areas. For this reason, architectural styles are required or limited to the specific zones, detailed in Table 1.1.

Step 4: Review the Murrieta Development Code ~~and Complete the ODS Checklist (Chapter 5)~~

All developments must comply with the standards of the Murrieta Municipal Code Title 16, Zoning, and any applicable specific plan.

~~To summarize requirements, this document includes a checklist of the standards as they relate to product type and location. The checklist should be reviewed and completed prior to project submittal to ensure all requirements are met and all guidelines have been considered.~~

Step 5: Consult with the Community Development Department (Planning)

It is highly recommended for prospective applicants to meet with Planning staff and obtain and become familiar with the application and submittal requirements for a project prior to a formal submittal. Additionally, the Development Services Department requires a pre-application service for all projects. A pre-application allows applicants to receive staff review from various departments prior to a formal application submittal.

Formal submittal will also include ~~the~~ a signed checklist to be reviewed by Planning staff. This checklist provides an overview of the requirements for multifamily development projects in the City of Murrieta. Applications not containing the necessary information on this checklist will not be accepted for review. Approval will not be given or determined without a signed checklist.

Applicants shall follow application procedures as directed by staff. The City of Murrieta Municipal Code (MMC) establishes required procedures for submitting and reviewing development applications.

Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal."

- GOVERNMENT CODE SECTIONS 65913.4 AND 66300(A)(7)

TABLE 1.1 ARCHITECTURAL STYLES PERMITTED BY ZONE

ZONE	MAX PERMITTED HEIGHT[1]	BUILDING TYPES	PERMITTED ARCHITECTURAL STYLE	NOTES
Downtown Murrieta Specific Plan (DTSP) - Including all properties abutting the DTSP on Ivy, Kalmia, Jefferson, and Hayes.	~~100 Feet~~ Varies based on zone	See Specific Plan	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 4 stories) » American Mercantile (Max 8 stories)	The following styles may be built up to 4 stories, provided the 4th story is less than 70 percent of the ground floor footprint: » Craftsman
Rural Residential (RR) Estate Residential (ER-1, ER-2, ER-3) Single-Family 1 (SF-1)	Varies, may be up to 35 feet	Single Family, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories)	Within the RR and ER-1 zones a single residence on a single lot is exempt from the architectural styles requirement.
Single-Family 2 (SF-2)	35 Feet	Single Family, Duplex, Townhome, Multiplex, Garden, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories)	
Multi-Family 1 (MF-1)	50 Feet	Townhome, Multiplex, Garden, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories)	The following styles may be built up to 4 stories, provided the 4th story is less than 70 percent of the ground floor footprint: » Craftsman » ~~Farmhouse~~
Multi-Family 2 (MF-2)	50 Feet	Townhome, Multiplex, Garden, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories)	See above, same as MF-1.
Multi-Family 3 (MF-3)	~~100~~ 60 Feet	Townhome, Multiplex, Garden, Wrap, Podium, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories) » Modern	See above, same as MF-1.
Multi-Family 4 (MF-4)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » Tuscan (Max 4 stories) » Modern	See above, same as MF-1.

TABLE 1.1 ARCHITECTURAL STYLES PERMITTED BY ZONE

ZONE	MAX PERMITTED HEIGHT[1]	BUILDING TYPES	PERMITTED ARCHITECTURAL STYLE	NOTES
Transit Oriented Development (TOD) Overlay	150 Feet	Garden, Wrap, Podium, Tower, ADU	» Mission - Spanish Colonial Revival (Max 6 stories) » American Mercantile (Max 8 stories) » Modern (No limit) » Farmhouse (Max 4 stories)	The following styles may be built up to 4 stories, provided the 4th story is less than 70 percent of the ground floor footprint: » Farmhouse
Commercial, Office and Innovation (per SB 6 and 2011)	Varies by location	Townhome, Multiplex, Garden, Wrap, Podium	» Mission - Spanish Colonial Revival (Max 4 stories) » Modern ~~(Office, Innovation and TOD only, see notes)~~ » Farmhouse (Varies by location)	» ~~Modern is allowed in the Office, Innovation, and TOD districts only.~~ » Office zoned areas south or west of Jefferson Avenue or abutting the DTSP are limited to the 3 DTSP styles or Farmhouse.

NOTES: 1. BUILDING HEIGHT AS DEFINED BY THE APPLICABLE ZONE IN THE MURRIETA DEVELOPMENT CODE OR SPECIFIC PLAN.

2.0 GENERAL STANDARDS

2.1 Site Planning
2.2 Standard Parking
2.3 Common Open Space
2.4 Recreational Amenities
2.5 Private Open Space
2.6 Landscaping
2.7 Frontage Types
2.8 Exterior Lighting
2.9 Trash & Recycling Enclosure
2.10 Door Bells

2.1 ~~SITE PLANNING~~

a. ~~Site design requirements (including density, building height, site coverage, setbacks, parking ratio, and open space requirement) shall be that specified for the zoning district in which the project is located.~~

b. ~~Residential complex developments with 8 to 14 buildings[1] shall provide a minimum of two distinct color schemes. A single color scheme shall be dedicated to no less than 30 percent of all residential buildings.~~

c. ~~Residential complex developments with 15 to 29 buildings[1] shall provide the following. The number of buildings in a single style shall be no less than 30 percent.~~

   i. ~~Two architectural styles from Chapter 4 *and*~~

   ii. ~~Two distinct different color schemes.~~

d. ~~Residential complex developments with 30 or more buildings[1] shall provide the following. The number of buildings in a single style shall be no less than 30 percent.~~

   i. ~~Three architectural styles from Chapter 4 *and*~~

   ii. ~~Three distinct different color schemes.~~

e. ~~Architectural styles capped at three stories (i.e., Craftsman and Farmhouse) may be allowed to build an additional story if the fourth story footprint is less than 70 percent of the ground-level footprint.~~

f. ~~Larger projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk:~~

   - ~~Vary roof heights~~

1 ~~EXCLUDING NONRESIDENTIAL BUILDINGS SUCH AS COMMONS BUILDINGS, CARPORTS, SERVICE STRUCTURES, ETC.~~

Buildings along streets shall provide visual interest by using different layouts or architectural features.

Large residential complex developments shall provide diversity through different architectural styles or colors.

- ~~Vertical planes~~
- ~~Different materials and colors~~

g. ~~Roof forms and roof lines shall be broken into a series of smaller building components when viewed from the street. Long, linear, unbroken roof lines shall not exceed 50 feet.~~

h. ~~Visual interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/or architectural features. Abutting buildings shall have complementary architectural styles.~~

i. ~~Proposed cut-and-fill slopes shall be rounded off both horizontally and vertically.~~

j. ~~Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety.~~

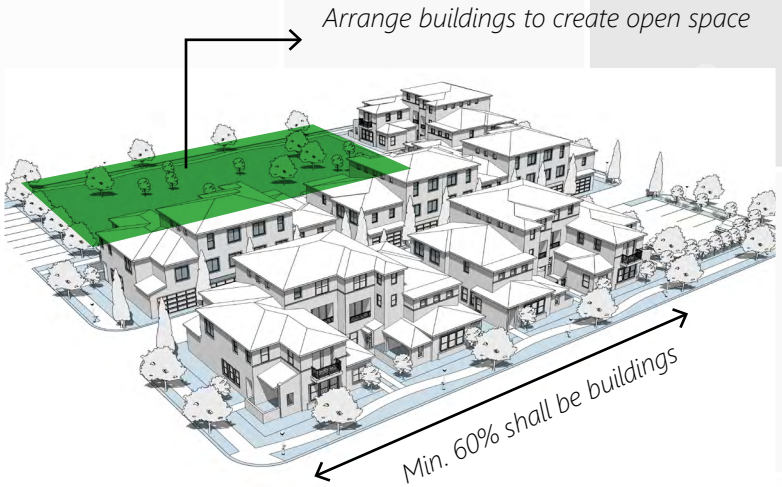
k. ~~Pedestrian linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas shall be provided.~~

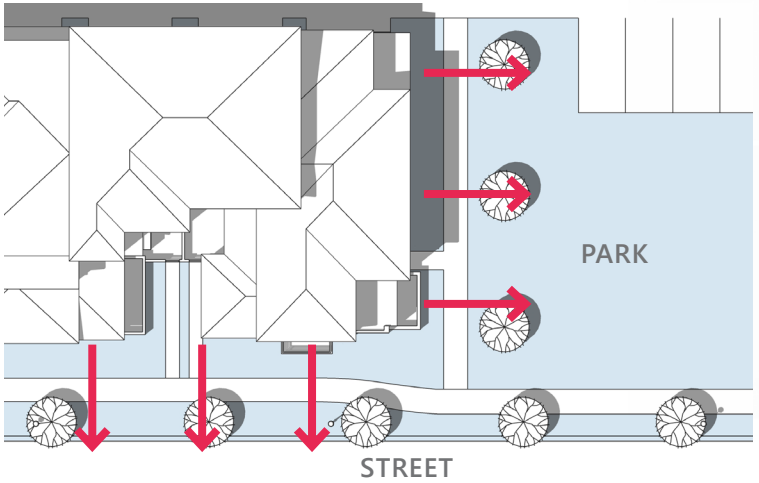
l. ~~Orient buildings toward public (and private) streets to positively define street edges. Buildings adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.~~

m. ~~A minimum of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways. Except for urban area or area with slope restrictions.~~

n. ~~Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.~~

o. ~~Loading docks and service areas on a corner lot must be accessed from the side street.~~





Building shall be designed with a dual orientation when it is adjacent to both street and open space.

p. ~~Gates that control vehicular and pedestrian access to a residential site are considered privacy gates and shall be subject to review and approval of the Development Services Department and Fire Department.~~

q. ~~Arrange buildings to provide functional common outdoors spaces (such as courtyards, paseos, or parks) for the use of residents.~~

r. ~~If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through:~~

   i. ~~Stepbacks of upper stories (setback and stepback distance see Table 16.08-4 in MMC 16.08.020).~~

   ii. ~~Placement of windows or balconies.~~

   iii. ~~Use of clerestory windows, glass block, or opaque glass.~~

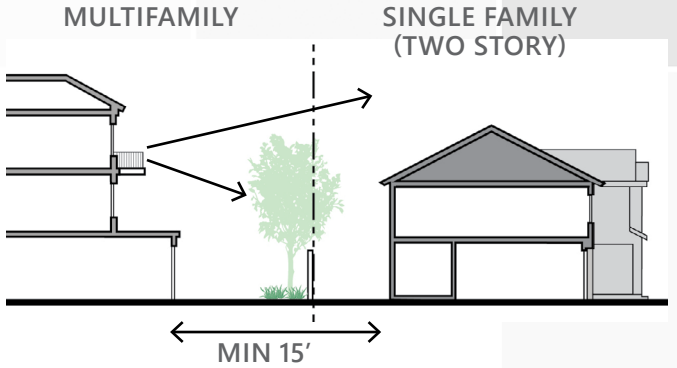
   iv. ~~Mature landscaping in the rear or side setback areas.~~

s. ~~Residential structures on the same lot (not attached) shall maintain a minimum separation of at least 10 feet for one-story structures, 15 feet for two-story structures, and 20 feet for three-story structures. (MMC 16.18.130)~~

t. ~~Mixed-use building orientation shall comply with all the standards mentioned above and the following standards.~~

   i. ~~Commercial/Office Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.~~

   ii. ~~Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.~~



Large plants create a living privacy wall that blocks the direct line-of-sight and protects the privacy of the adjacent single-family property.

Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.

2.1 SITE PLANNING

2.1.1 GENERAL

a. Site design requirements (including density, building height, site coverage, setbacks, parking ratio, and open space requirement) shall be that specified for the zoning district in which the project is located.

b. Proposed cut-and-fill slopes shall be rounded off both horizontally and vertically.

c. For low-rise, mid-rise, and high-rise residential, a minimum of 60 percent of the street frontage shall be devoted to buildings, except for areas with slope restrictions. Other portions of the street frontage may be devoted to parking, landscaping, and driveways.

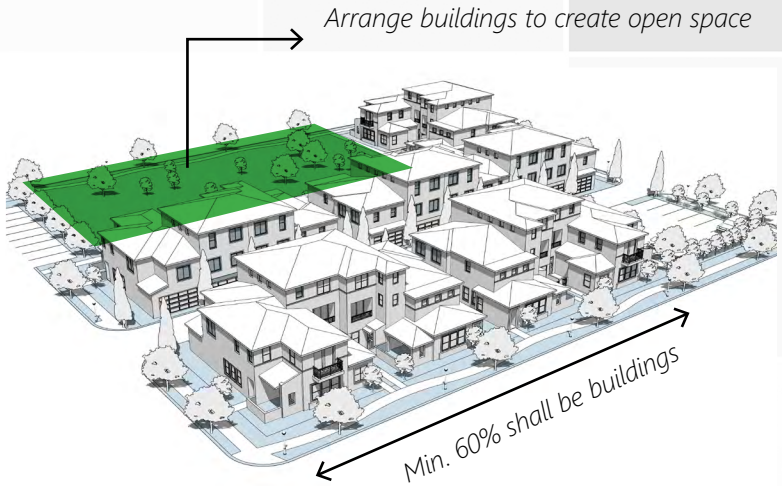
d. Residential structures on the same lot (not attached) shall maintain a minimum separation of at least 10 feet, subject to building and fire code separation requirements

e. When multiple color schemes are provided, a single color scheme shall be dedicated to no less than 30 percent of all residential buildings.

f. Residential developments with 21 to 40 single-family/duplex units, or 6 to 10 multifamily buildings shall provide a minimum of two distinct color schemes.

g. Residential developments with 41 to 80 single-family/duplex units, or 11 to 20 multifamily buildings shall provide two architectural styles from Chapter 4, each with at least two distinct color scheme.

h. Residential developments with 81 or more single-family/duplex units, or 21 or more multifamily buildings shall shall provide three architectural styles from Chapter 4, each with at least three distinct color schemes.



Large residential complex developments shall provide diversity through different architectural styles or colors.

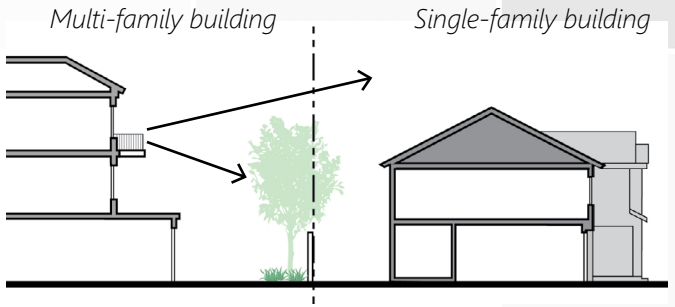
i. Multifamily and mixed-use buildings shall be designed so as not to have a direct line-of-sight into adjacent detached single-family units or onto private patios or backyards adjoining the property line. This can be accomplished through:
   i. Stepbacks of upper stories.
   ii. Placement of windows or balconies.
   iii. Use of clerestory windows, glass block, or opaque glass.
   iv. Mature landscaping in the rear or side setback areas.

j. Mixed-use buildings shall also comply with the following standards.
   i. Commercial/Office Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.
   ii. Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.

2.1.2 PEDESTRIAN NETWORK AND OPEN SPACE

a. A network of pedestrian sidewalks, walkways, paseos, and pathways shall connect all units on a project site to the public sidewalk, common open space areas, recreational amenities, and/or parking areas.
   i. These pedestrian walkways shall be paved.
   ii. These pedestrian walkways shall be at least 4 feet wide.

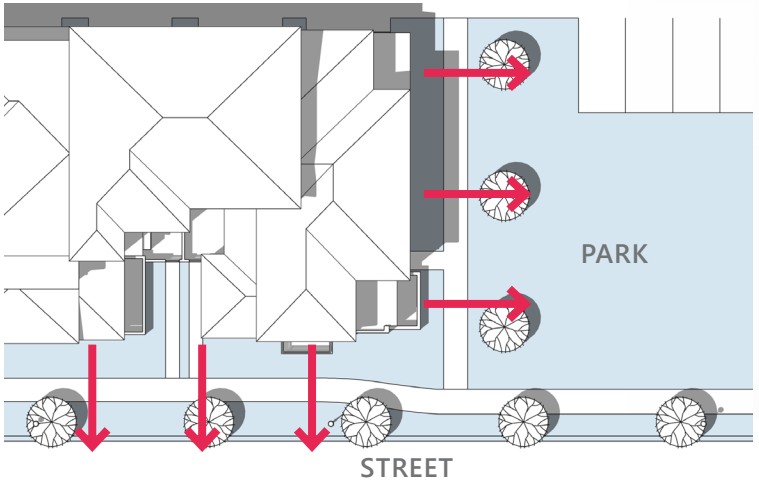
b. Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety.



Large plants create a living privacy wall that blocks the direct line-of-sight and protects the privacy of the adjacent single-family property.

Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.

c. Pedestrian walkways shall not terminate at streets, but shall either:
   i. Merge with a sidewalk running parallel with the street.
   ii. Traverse the street via crosswalks demarcated with paint or decorative paving, provided that this crosswalk connects to:
      1. A sidewalk on the other side of the street
      2. Another pedestrian walkway
      3. Common open space
      4. Recreational amenities
d. Common Open Space areas and/or pedestrian walkways that provide access to the pedestrian frontages of 10 or more residential units (such as auto court homes, townhomes, triplexes, fourplexes, or courtyard apartments) shall align with other such Common Open Space areas and/or walkways if more than one such space is provided on a site.
   i. The associated pedestrian walkway of this space shall connect to the associated pedestrian pathway of another common open space via a crosswalk perpendicular to the street.
e. Arrange buildings to provide functional common outdoors spaces (such as courtyards, paseos, or parks) for the use of residents.
f. Orient buildings toward public and private streets to define street edges. Buildings adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.



Building shall be designed with a dual orientation when it is adjacent to both street and open space.

2.1.3 VEHICULAR NETWORK

a. Paved areas dedicated to vehicular travel and vehicular parking shall not exceed 25% of a site's area.
   i. Enclosed garages, tuck-under parking, and the top level of parking garages shall not count toward this limit
   ii. Spaces designed to provide both vehicular access and pedestrian space, such as lane courts and residential lanes, or driveways that serve no more than 2 residential units, shall not count toward this limit
b. Gates that control vehicular and pedestrian access to a residential site are considered privacy gates and shall be subject to review and approval of the Development Services Department, Fire Department and Engineering Department.
c. Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.
d. Loading docks and service areas on ~~a~~ corner lots must be accessed from the side street.

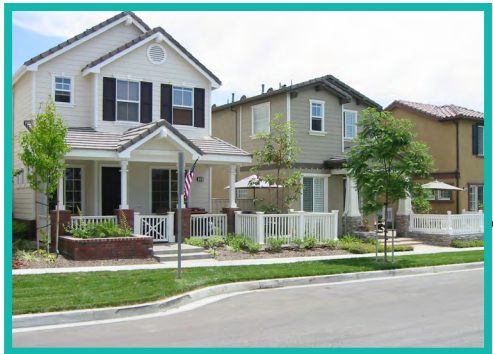
2.1.4 STREET TYPOLOGIES

a. Residential developments shall feature a circulation system with a clear hierarchy of streets, either public or private, that allows for efficient ingress and egress of vehicles, safe and convenient pedestrian connections throughout the development, and other associated infrastructure.
b. Street types shall not be combined with another street type.

TABLE 2-1: STREET TYPOLOGY AND PRODUCT TYPE COMPATIBILITY

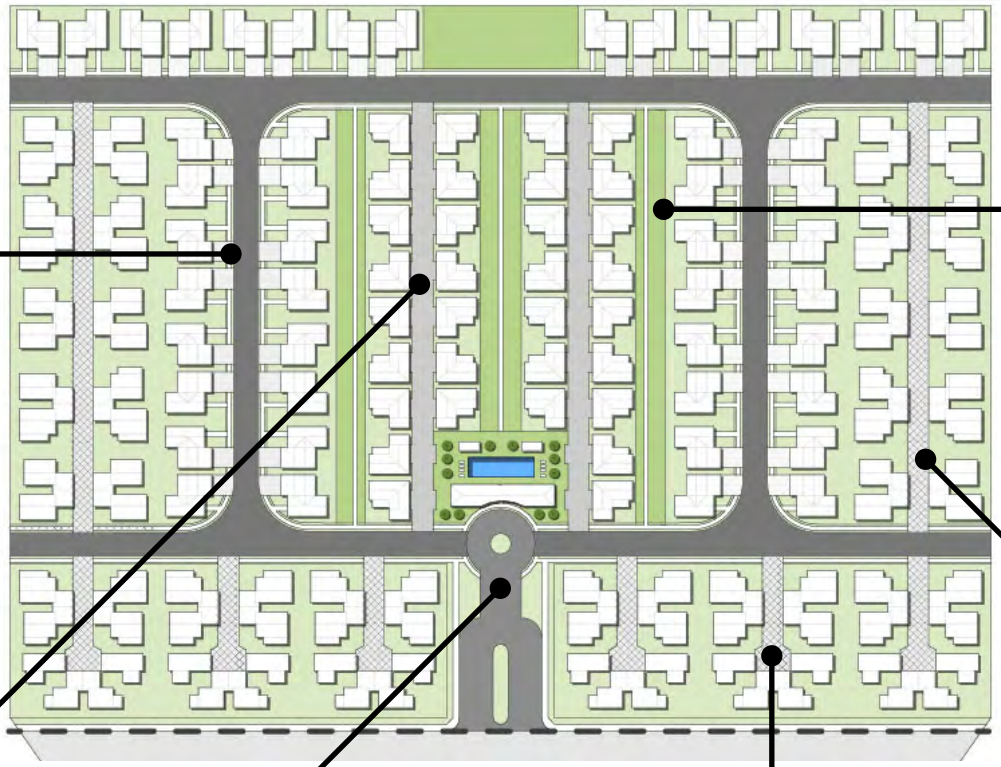
PRODUCT TYPE	Neighborhood Entry	Residential Drive	Residential Alley	Residential Lane	Lane Court	Pedestrian Passage/Paseo
Low-Rise (3 Stories or less)						
Townhome		P	V	P/V	P/V	P
Triplex and Fourplex		P	V	P/V	P/V	P
Courtyard		P	V			P
Mid-Rise (4 to 6 Stories)						
Garden Apartment, Wrap Building, Podium Building	P/V	P/V	V			P
High-Rise (7 Stories or More)						
High-Rise Building	P/V	P/V	V			P
Single Family and Duplex						
Attached Garage		P/V			P/V	
Detached/Semi-Detached Garage		P/V				
Alley-Loaded Units		P	V	P/V		P
Duplexes		P/V			P/V	

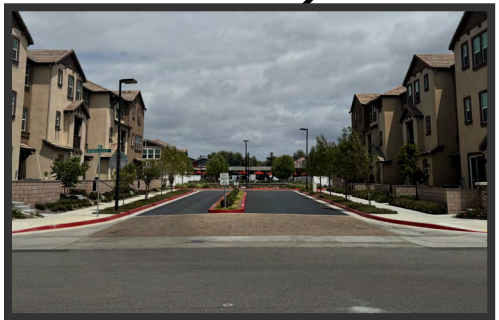
P: PEDESTRIAN FRONTAGE PERMITTED ALONG STREET TYPE
V: VEHICULAR FRONTAGE PERMITTED ALONG STREET TYPE



Residential drives are the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community through features such as front doors, pedestrian walkways, and landscaping.

Residential alleys provide dedicated vehicle access to the garages of individual residential units. Residential alleys are the least pedestrian-oriented street type.





Neighborhood entries serve as the primary access point(s) to residential neighborhoods, and may feature gates, special landscape treatments, and monumentation.

Lane courts provide both vehicular and pedestrian access to multiple residences. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual functions.

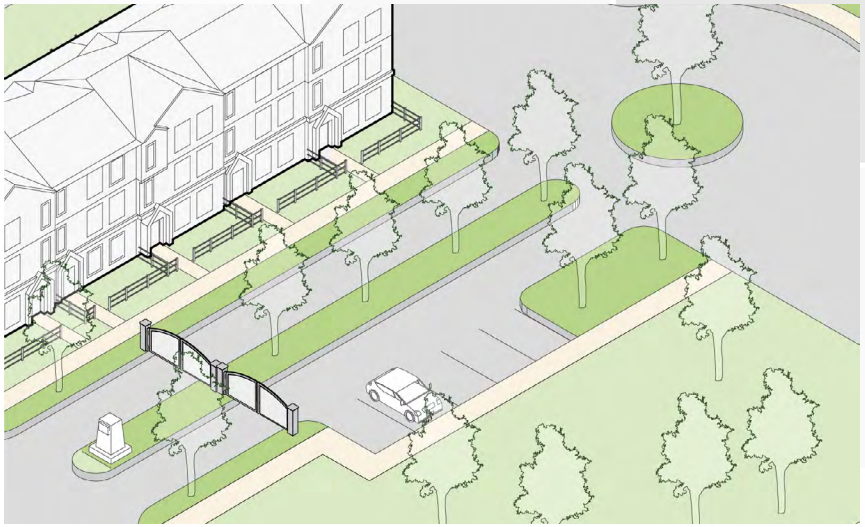
Pedestrian Passages (Paseos) provide access to various residential units via distinct, landscaped spaces that are separated from the vehicular network.

Residential lanes provide vehicular and pedestrian access to multiple residences in the form of a shared street. This street type features distinct entry paving and landscaping to demarcate the lane's dual functions.

Neighborhood Entries

Neighborhood Entries are used as the entrances for most residential neighborhoods. Neighborhood Entries may connect residential neighborhoods with the following street types:

- Augmented Urban Arterial
- Multi-Modal Transportation Corridors
- Urban Arterial Highway
- Arterial Highway
- Major Highway
- Secondary Highway
- Collector Street



Standards

a. Garages for individual units are not permitted to be accessed from Neighborhood Entries.

b. The maximum length of a Neighborhood Entry shall be 300 feet.

c. For private streets, pedestrian walkways are required on at least one side of a Neighborhood Entry. For public streets, pedestrian walkways are required on both sides.

d. Crosswalks within or that delineate the Neighborhood Entry shall feature paving composed of brick, decorative colored concrete, or stamped concrete.

e. A 5-foot wide landscaped area is required on at least one side of a Neighborhood Entry.

f. Curbs shall be required on both sides of a Neighborhood Entry, pursuant to MMC 16.18.160.

g. Street lighting is required.

h. Guest/new resident parking may be provided within residential entries.

Residential Drives

Residential Drives serve as the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community. All residential structures located along a Residential Drives shall adhere to Section 2.7.3. Residential Drives may connect residential neighborhoods with Collector Streets and Local Streets.

Standards

a. For private streets, a pedestrian walkway at least 5 feet in width is required on at least one side of a Residential Drive. For public streets, a pedestrian walkway shall be provided on both sides.

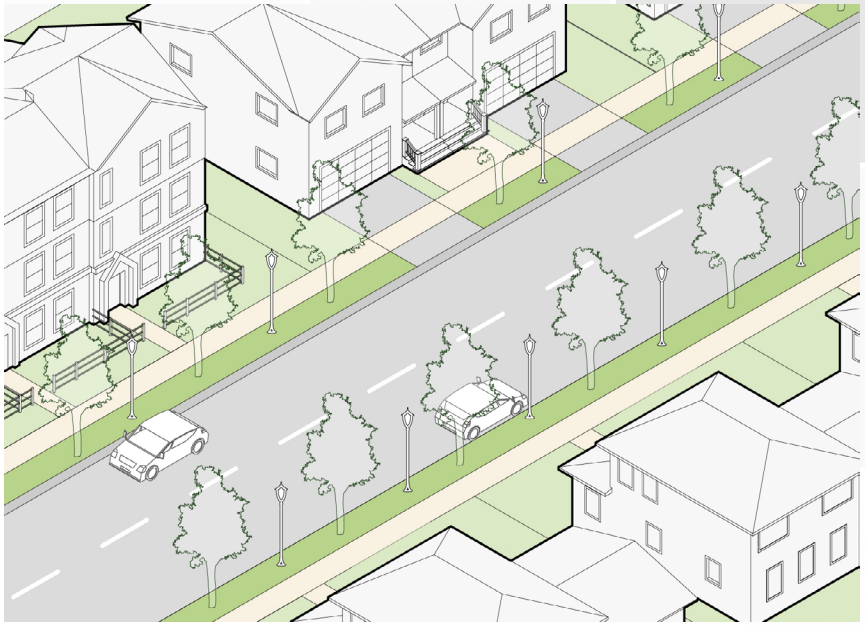
b. A 6-foot wide landscaped area is required on both sides of a Residential Drive. Street trees shall be installed within this landscaped area.

c. Curbs shall be required on both sides of a Residential Drive, pursuant to MMC 16.18.160.

d. Street lighting is required.

e. Curb cuts for driveway aprons shall not exceed 40% of the curb face on either side of the Residential Drive.

f. Parallel parking is permitted on Residential Drives provided minimum fire access width is not affected.



Residential Alleys

Residential Alleys are private streets that provide dedicated vehicular access to residential units. They are the least pedestrian oriented residential street type, as their primary function is to provide automobile access from individual garages onto Residential Drives and the wider street network.

Standards

a. Pedestrian walkways are not required along Residential Alleys.

b. Maximum length of a Residential Alley is 500 feet.

c. A maximum of 32 dwelling units may feature vehicular access from a single Residential Alley.

d. Primary pedestrian entires to dwellings are not permitted on Residential Alleys.

e. Residential Alleys shall feature through-access.

Residential Lanes

Residential lanes are private streets that provide both vehicular and pedestrian access to multiple residences. The pedestrian and vehicular frontage for single family dwellings and/or duplexes along a Residential Lane are part of the same façade. Front doors open onto the Residential Lane which features distinct paving to demarcate the lane's dual use of providing both pedestrian and vehicular access. This house type is typically two or three stories, with the garage occupying much of the first floor.

Standards

a. A maximum of 48 dwelling units may feature vehicular access from a residential lane which connects to the wider street network on both ends.

b. Residential lanes shall be raised at least 6 inches above the public or private street that it is connected to.

c. The entrance of residential lanes shall feature enhanced paving, such as patterned and/or colored pavers in the form of a crosswalk, brick, decorative colored concrete, stamped concrete, or permeable materials.

d. Buildings shall be set back at least 3 feet from the residential lane, with the exception of the garage. This setback area shall be landscaped.

e. Residential Lanes shall provide at least one shade tree, 24" x 24" box at time of planting, for every 8 residences.

f. Residential Lanes shall feature through-access.

g. On-street parking is prohibited within Residential Lanes.

Lane Courts

Lane Courts are dead-end versions of Residential Lanes and likewise provide both vehicular and pedestrian access to multiple residences. The pedestrian and vehicular frontage for single family dwellings and/or duplexes along a Lane Court are part of the same façade. Front doors open onto the Lane Court which features distinct paving to demarcate the lane's dual use of providing both pedestrian and vehicular access. This house type is typically two or three stories, with the garage occupying much of the first floor.

Standards

a. A maximum of 8 dwelling units may feature vehicular access from a single lane court, which features one point of vehicular access to the wider street network.

b. Lane Courts shall be raised at least 6 inches above the public or private street that it is connected to.

c. Lane Courts shall feature enhanced paving, such as patterned and/or colored pavers, brick, decorative colored concrete, stamped concrete, or permeable materials along their entire length.

d. Buildings shall be set back at least 3 feet from the Lane Courts, with the exception of the garage. This setback area shall be landscaped.

e. Lane Courts shall provide at least one shade tree, 24" x 24" box at time of planting, for every 8 residences.

f. On-street parking is prohibited within Lane Courts.

Pedestrian Passages/Paseos

Pedestrian Passages (Paseos) provide access to various residential units in a residential neighborhood via distinct, landscaped spaces that are separated from the vehicular network. Paseos may connect internally to the various components of a residential development, and may also connect to public roads or other sites adjacent to a project site. Paseos are typically used in conjunction with Residential Alleys, serving as a space dedicated for pedestrian circulation.

Standards

a. Paseos shall feature a pedestrian walkway at least 5 feet wide.

b. Paseos shall feature 3 feet of landscaping to either side of its associated pedestrian walkway

c. If utilized as common open space, a paseo shall be at least 25 feet wide (Refer to Section 2.3).

d. If not utilized as common open space, a paseo shall be at least 15 feet wide.

2.2 PARKING

Parking standards shall comply with the standards stated in MMC 16.08.040 and MMC 16.34, as well as the following.

2.2.1 SURFACE PARKING

a. Parking lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.

b. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways. Pedestrian walkways shall be not less than six feet wide.

c. Landscaped planters shall be not less than five (5) feet in width in all interior dimensions.

d. Adjacent to Side or Rear Property Lines: Parking areas shall provide a perimeter landscaped strip at least ten (10) feet wide.

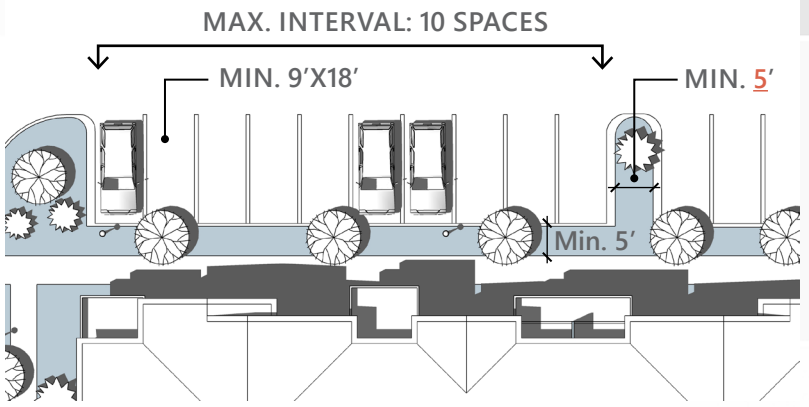
e. Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least 15 feet wide between the street right-of-way and parking area.

f. Lighting standards shall comply with MMC 16.18.110.

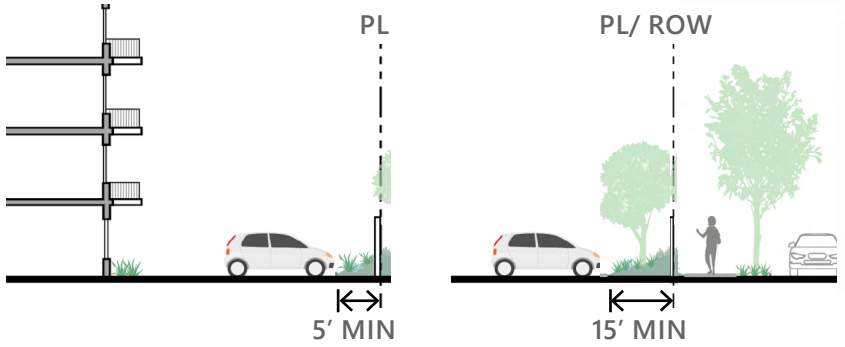
g. Access drives shall be at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided or the driveway location does not create a traffic hazard to adjacent property. (MMC 16.08.040)

h. Maximum number of driveways:

- One driveway for lot frontage up to 150 feet.
- Two driveways for lot frontage 150 feet to 299 feet.
- One driveway for each additional 300 feet.



A landscaped island shall be at least nine feet in all interior dimensions.



Parking areas adjacent to a side or rear property line shall provide a minimum of 5-foot-wide landscape buffer. Parking area adjacent to public rights-of-way shall provide a minimum of 15-foot-wide landscape buffer.

i. Bicycle parking requirement shall comply with the standards in MMC 16.34.090.

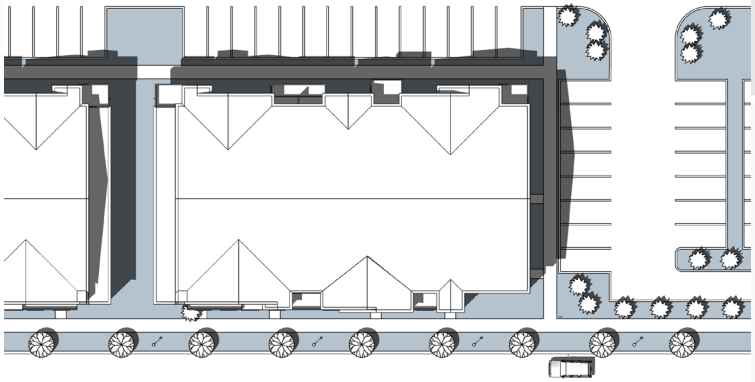
j. Numbers of required vehicle parking spaces shall be consistent with MMC 16.34.040, Table 3.7.

k. Disabled/handicapped parking requirements shall comply with the standards in MMC 16.34.060.

l. Electric vehicle parking spaces shall be implemented consistent with MMC 16.44.115, Electric Vehicle Parking Requirements, and California Vehicle Code Section 22511.2.

m. Open parking areas shall be screened from view of adjacent properties and streets using walls, berms, and/or evergreen landscaping.

n. Parking lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.



Surface parking shall be located to the side or rear of the building.

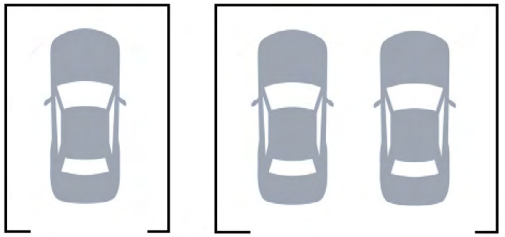
2.2.2 RESIDENTIAL GARAGE

If garage parking is provided, the following standards shall apply:

a. Garage doors may occupy no more than 40 percent of a building's street frontage and shall be recessed a minimum of 18 inches from a street-facing wall plane.

b. Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:

   i. Garage door windows or architectural detailing consistent with the main dwelling.



1-Car Garage 10'x20'

2-Car Garage 20'x20'

ii. Arbor or other similar projecting feature above the garage doors.

iii. Landscaping occupying 50 percent or more of driveway area serving the garage (e.g., "ribbon" driveway with landscaping between two parallel strips of pavement for vehicle tires)

c. Minimum Interior Dimensions for Residential Enclosed Garages.

i. A single-car garage shall be at least 10 feet wide and 20 feet long.

ii. A standard double-car garage shall be at least 20 feet wide and 20 feet long.

iii. Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door that does not extend onto the apron. On multifamily dwellings, a security gate on a multispace garage is permitted.

d. Numbers of required off-street parking spaces and bicycle parking slots are listed under MMC 16.34.040.

e. For attached private garages, if a water heater is proposed, the design shall include adequate space for ~~waste/solid storage and~~ a water heater unit, and shall not be within the required minimum interior dimensions for enclosed garages.

2.2.3 PARKING STRUCTURE AND LOADING

a. Any driveway providing access to a parking structure shall have a minimum width of 28 feet.

b. Parked vehicles at each level in the structure shall be shielded from view of adjoining streets.

Any driveway providing access to a parking structure shall have a minimum width of 28 feet.

c. The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments.

d. If a toll or fee booth is in the driveway area, the driveways on either side of the booth shall have a minimum width of 14 feet.

e. The maximum length of a parking aisle without being intersected by another parking aisle or driveway shall be 300 feet.

f. The parking areas of sloped-floor parking structures shall not exceed a grade of 5 percent as measured across the width of a 90 degree parking stall. The grade of a straight internal ramp shall not exceed 15 percent. The grade of a circular ramp shall not exceed 12 percent as measured at the outside ramp wall.

g. A straight, one-way ramp shall be at least 14 feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.

h. All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of 10 percent or less shall have a transition zone at least 8 feet in length. Ramps with a grade of greater than 10 percent shall have transition zones at least 12 feet in length. The grade of a transition zone shall not exceed one-half the grade of the ramp it serves.

i. Minimum lighting requirement at entrances and exits is 50 foot-candles. Minimum lighting requirement of parking areas is 5 foot-candles.

j. The minimum distance of entry/exit from a corner intersection is 150 feet.

k. Large illuminated signs with architectural features, such as an arch or canopy, shall be used at the entrance to emphasize the facility entry and attract patrons.

l. Off-Street Loading Space Requirements:

   i. One loading space is required in any parking lot with 15 or more spaces serving any nonresidential or mixed use.

   ii. Loading docks and service areas are prohibited on the primary street building frontage.

   iii. Loading requirements are listed under MMC 16.34.100.

2.2.4 TANDEM PARKING

a. Tandem parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following:

   i. No more than two vehicles shall be placed one behind the other.

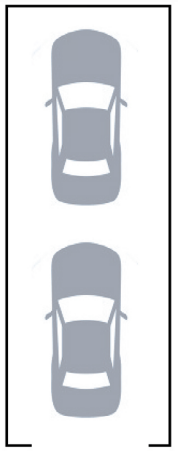
   ii. Both spaces shall be assigned to a single dwelling unit.

   iii. The tandem parking bay shall be a minimum 39 feet by 9 feet interior dimensions or open parking spaces and 39 feet by 10 feet for garage spaces or a space with a wall on one side.

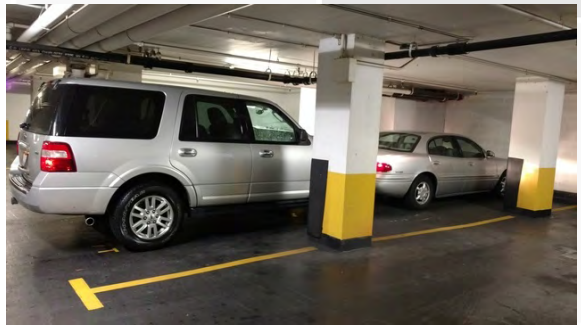
   iv. Tandem parking to meet required parking for multiunit development shall not exceed 50 percent of the total provided number of spaces.

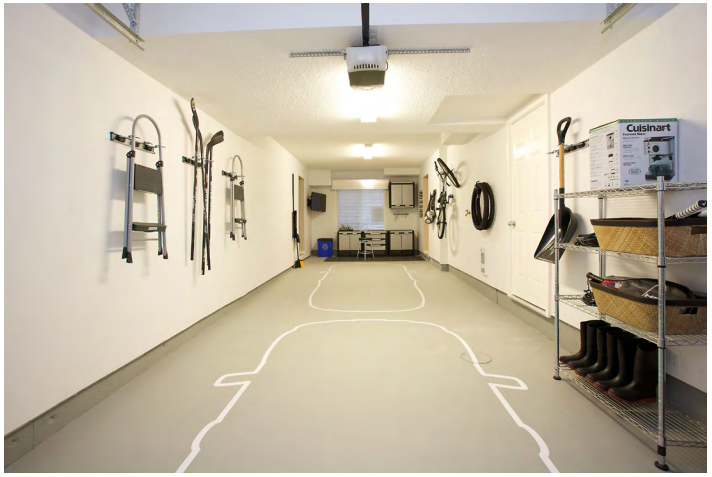
   v. Tandem parking shall not be used to satisfy the parking requirement for guest parking.

   vi. The minimum vertical clearance shall be eight feet (per MMC 16.34.070).



2-Car Tandem Parking
9 or 10'x39'





2.3 COMMON OPEN SPACE

a. ~~In projects with fewer that 10 units, the common open space shall have a minimum width and depth of 10 feet.~~

b. ~~In projects with 10 or more units, where~~ When the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width.

c. ~~Where~~ When the required common area is 3,000 square feet or more, the space may be divided among multiple areas, provided that at least one recreation area is a minimum of 2,000 square feet with a minimum width of 25 feet. ~~All other areas shall be at least 1,000 square feet with a minimum width of 10 feet.~~

d. Common open space shall be at least 25 feet wide.

e. ~~Primary~~ common open space shall not be located at an extreme edge of the property or dispersed as smaller areas throughout the site.

f. Residential units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.

g. Minimum Open Space Requirements are found below and in Table 16.08-4.

ZONE	COMMON OPEN SPACE	PRIVATE OPEN SPACE	RECREATIONAL AMENITIES
MF-1, MF-2	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	MF-3 and MF4: For projects with 25 or more dwelling units, provide one recreational amenity for every 30 dwelling units or fraction thereof.
MF-3, MF-4, TOD, & Others	150 sq. ft.	All units 50 sq. ft.	
DTSP	150 sq. ft.	See Specific Plan	
SF-1, SF-2, RR ER-1, ER-2, ER-3	Exempt	Exempt	Exempt

Common open space shall include common amenities (such as community gardens and tot lot) and landscaping.

Common open space shall be centrally located and accessible to all the residents. At least one side of the common open space shall border residential buildings.

h. Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.

i. Open space areas shall not be directly adjacent to arterial streets, service areas, or commercial development to ensure that they are sheltered from the noise and traffic of streets and incompatible uses. Alternatively, a minimum of 10-foot-wide, dense landscaping shall be provided as screening.

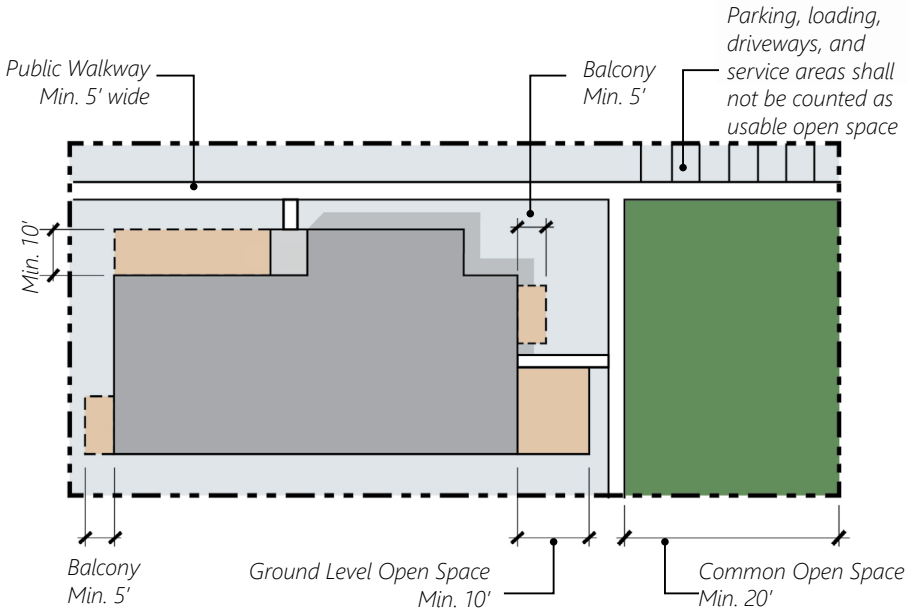
j. An area of usable common open space shall not exceed an average grade of 10 percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.

k. All common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant materials and/or coatings and skateboard deterrents to retain the site furniture's attractiveness.

l. Forecourt must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.

m. Multifamily developments exceeding 150 units shall have at least two common open space areas and shall incorporate activities for different age groups.

Children's play areas shall be protected from any adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.



2.4 RECREATIONAL AMENITIES

a. The required front yard area shall not be counted toward the common recreation area requirement.

b. ~~Projects shall include at least one children's play area with a minimum dimension of 150 square feet.~~

c. Developments that include 30 or more dwelling units shall include at least one play area for children (unless age restricted to senior citizens or within 300 feet of a public park). Such play areas shall:

   i. Have a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet.

   ii. Contain play equipment, including equipment designed for children age five years and younger.

   iii. Be visible from multiple dwelling units within the project.

   iv. Be protected from adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.

d. Unless otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths and separate from vehicular areas.

e. All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.

f. A play area for children under age five shall be provided within direct visibility of common spaces.

g. Senior housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.

h. One common recreational amenity shall be provided for every 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.

   i. Clubhouse at a minimum of 750 square feet (counts as two)

   ii. Swimming pool at a minimum of 15x30 feet or equal surface area (counts as two)

   iii. Tennis, basketball, or racquetball court

   iv. Weightlifting facility

   v. ~~Children's playground at a minimum of 600 square feet~~

   vi. Sauna or jacuzzi

   vii. Day care facility (counts as two)

   viii. Community garden

   ix. Other recreational amenities deemed adequate by the director

2.5 PRIVATE OPEN SPACE

a. Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.

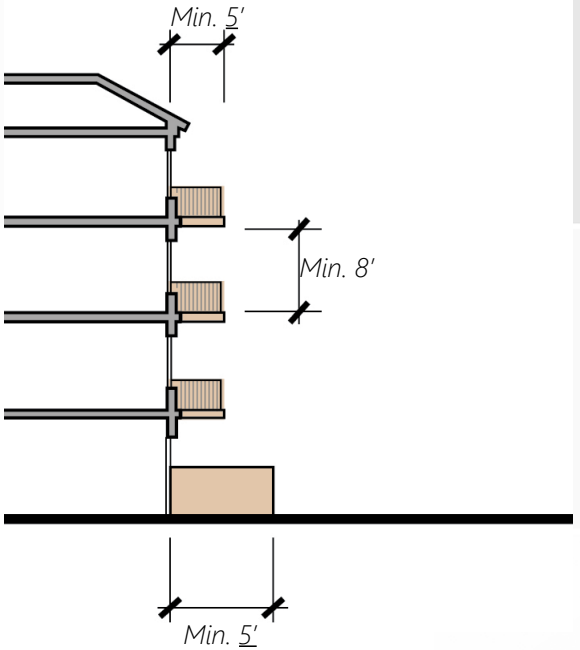
b. Private usable open space on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 5 feet. Private open space above ground level (e.g., porches, balconies) shall have no horizontal dimension less than 5 feet.

c. Above-ground-level space shall have at least one exterior side open and unobstructed for at least 8 feet above floor level except for incidental railings and balustrades.

d. Guardrails on open-sided surfaces (stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.

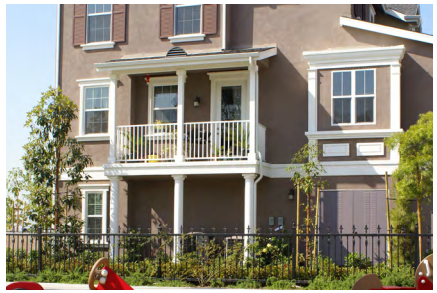
e. Balconies and decks shall have walls or railings that are at least 50 percent open.

f. Private open spaces shall be contiguous to the units they serve and screened to a minimum height of 4 feet by use of plant materials, solid walls, or building surface.



Standards 2.5.b and 2.5.c: *Private open space minimum dimensions requirements.*

Private open space at ground level



Private open space at upper level

2.6 LANDSCAPING

Landscaping shall comply with the standards in MMC 16.28.040, MMC 16.28.070, MMC 16.28.080, and MMC 16.34.070.H as well as the following:

a. Landscaping materials shall consist of:
   i. Shrubs, of at least one-gallon size.
   ii. Ground cover instead of grass/turf.
   iii. And/or decorative nonliving landscaping materials, including but not limited to sand, stone, gravel, wood, or water, may be used to satisfy a maximum of 25 percent of the required landscaped area.
b. Trees shall be planted to maximize the shading of paved areas, outdoor seating, and south- and west-facing windows.
c. The tree palette shall provide a balanced use of evergreen and deciduous trees.
d. Landscaping that is a minimum of 5 feet wide shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edges between parking, drive aisles, and sidewalks.
e. Development on sloped properties shall follow the natural contours of the land by use of design features listed in MMC 16.08.040.
f. The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation. (MMC 16.28.060)
g. High-water-use plants with a plant factor of 0.7 to 1.0, can only be used in the common open space.

h. Turf is not allowed on slopes greater that 25 percent where the toe of the slope is adjacent to impermeable hardscape (MMC 16.28.060).

i. All setbacks and nonwork areas shall be landscaped in the development area.

j. Hardscape shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.

k. Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.

l. A mix of plant materials shall be provided in compliance with Table 3-5, MMC 16.28.080

m. Primary street trees, shade trees, and parking lot trees shall be 15-gallon trees.

n. Sidewalks and pedestrian walkways shall be a minimum of 5 feet in width.

2.7 FRONTAGE TYPES

Storefronts

A frontage that reinforces the commercial character and use of the ground floor of the building. The elevation of the ground floor is at or near the grade of sidewalk to provide direct public access into the building.

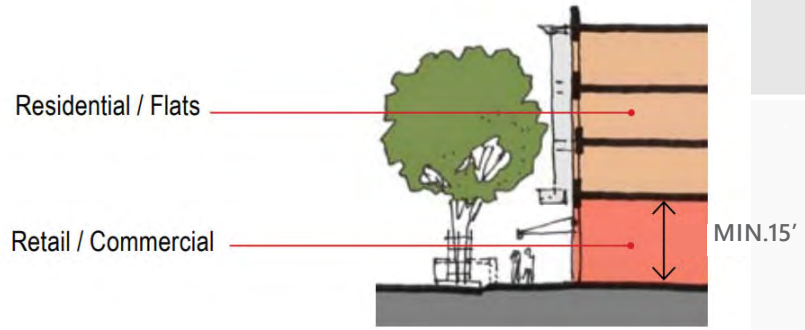
Live-work/office fronts

A frontage that reinforces that both residential and work activities can occur in the building. The elevation of the ground floor is at or near the grade of sidewalk to provide direct public access to the building.

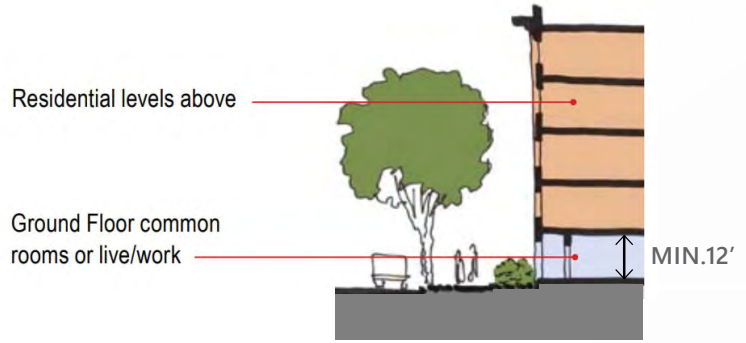
Residential fronts

A frontage that reinforces the residential character and use of the building. The ground floor is elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.

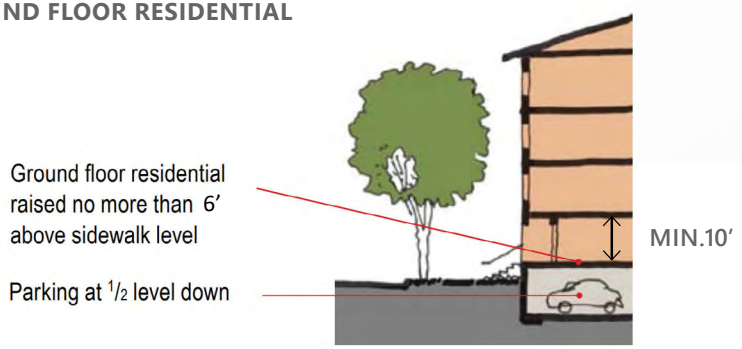
GROUND FLOOR COMMERCIAL



GROUND FLOOR LIVE-WORK / OFFICE



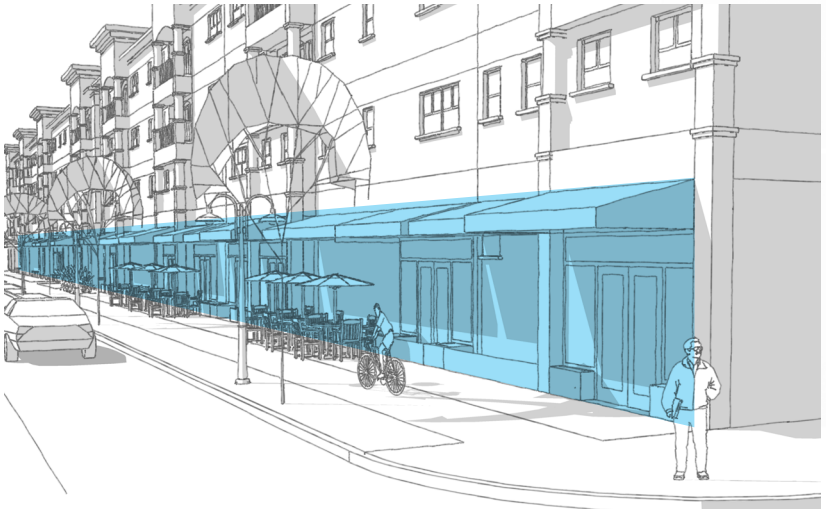
GROUND FLOOR RESIDENTIAL



2.7.1 STOREFRONTS

Storefronts and landscaping shall comply with the standards in MMC 16.44.100.

a. The ground-floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
b. All ground-floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.
c. Entrance shall be emphasized and clearly recognizable from the street using one or more of the following methods:
    i. Projecting nonfabric awnings or canopies above an entry (covered entry).
    ii. Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface.
    iii. Special corner building entrance treatments, such as a rounded or angled facets on the corner or an embedded corner tower above the entry.
    iv. Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures.
    v. Projecting or recessed entries or bays in the facade.
    vi. Recessed entries must feature design elements that call attention to the entrance, such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut-away entry.
    vii. Changes in roofline or articulation in the surface of the subject wall.



d. Lobby entrances to upper floor uses shall be on a façade fronting a street.

e. A minimum 10-feet shall be provided from the back of curb to the building and shall be located outside of the public right-of-way.

f. The ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.

g. Windows and/or glass doors shall cover not less than 50 percent of the first-floor elevation along street frontages.

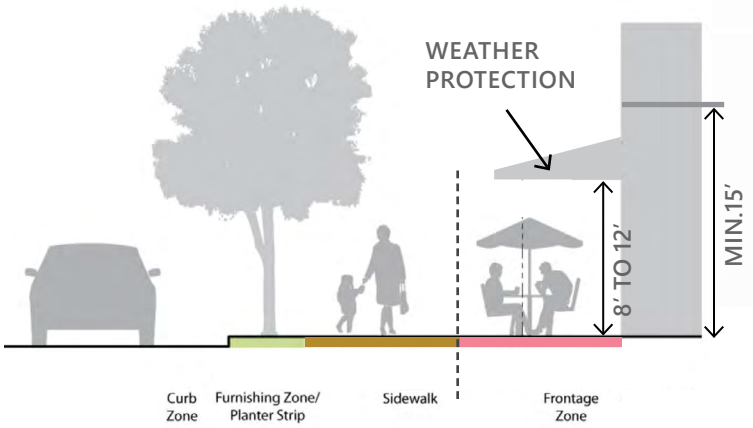
h. At least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.

i. Projecting elements on upper floors may project 5 feet from the façade and into the setback.

j. Development with retail, commercial, community, or public uses on the ground floor shall have a clear floor-to-ceiling height of at least 15 feet.

k. The minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.

l. If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.



2.7.2 LIVE-WORK/OFFICE FRONTS

a. The ground-floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.

b. All ground-floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground-floor uses may have a common lobby entrance along the front façade or private entrances along other facades.

c. Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.

d. At least 40 percent of the surface area of the ground-floor façade shall be occupied by display windows or translucent panels.

e. At least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.

f. Projecting elements on upper floors may project 3 feet from the façade and into the setback.

g. The ground floor shall have a clear floor-to-ceiling height of at least 12 feet.

h. The minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.

i. If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.

2.7.3 RESIDENTIAL FRONTS

a. For multifamily buildings with three of more units, garages shall not exceed 40 percent of the length of the building's ~~facade~~ pedestrian frontage.

b. The ground-floor elevation shall be within 6 feet of the ground surface of the adjacent sidewalk or walkway.

c. Entrances to ground-floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.

d. Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.

e. At least 25 percent of the surface area of the ground- and upper-floor façades shall be occupied by windows.

f. The ground floor shall have a clear floor-to-ceiling height of at least 10 feet.

g. Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to 5 feet from the façade and into the setback.

h. Projecting elements on upper floors may project 3 feet from the façade and project into the setback.

i. The public sidewalk shall be improved with street trees in compliance with MMC 16.28.080.

j. If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).

2.8 EXTERIOR LIGHTING

A lighting plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with MMC 16.18.100.

a. Lighting shall be shielded and directed downward, and the location of lights coordinated with the approved landscape plan.
b. Exterior lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.
c. All exterior lighting shall be dark-sky compliant and designed, located, and lamped to prevent overlighting, energy waste, glare, and light trespass.
d. Bollard lighting may be used to light walkways and other landscape features, but shall cast light downward.
e. All parking lot lights shall be full-cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
f. Street lights shall use decorative lighting poles that match the community theme.
g. Outside and parking-lot lighting shall not exceed 0.1 foot-candle at residential property lines.
h. Lighting shall be placed so as to minimize its impact on adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP Section 4.8)

2.9 TRASH AND RECYCLING ENCLOSURE

a. Common trash and recycling storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.

b. Enclosures shall be finished using materials compatible with the surrounding architecture.

c. Trash storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views.

d. Provide a concrete pad within the fenced or walled area(s) and a concrete apron that facilitates the handling of the individual bins or containers.

e. Loading areas and refuse storage facilities shall be as far as possible from residential units and shall be completely screened from view of adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.

f. For sites having 2 to 6 units, a minimum 12-square-foot waste and 12-square-foot recycling enclosure shall be provided.

g. For sites having 7 to 15 units, a minimum 24-square-foot waste and 24-square-foot recycling enclosure shall be provided.

h. For sites having 16 to 25 units, a minimum 48-square-foot waste and 48-square-foot recycling enclosure shall be provided.

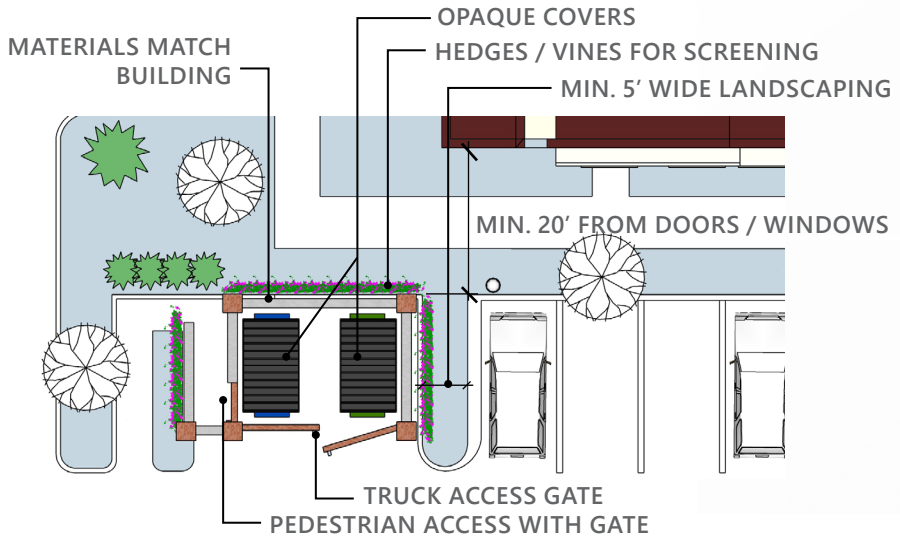
i. For sites having more than 25, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.

j. All recycling areas in multifamily residential developments shall be within 250 feet of any residential unit.

k. Storage areas shall not be closer than 20 feet from doors or operable windows of adjacent structures.

l. ~~For an individual unit, a minimum of 3 cubic feet shall be provided for the storage of refuse, and a minimum of 3 cubic feet shall be provided for the storage of recyclable material.~~

m. For individual units, a minimum 3' x 7' area shall be provided for placement of refuse/recycling containers. This area shall not be located in a garage, unless within a separately walled room (vented to exterior). If located outside, a walking path shall be provided, and must be behind a fenced/walled, not visible to the public. A pick up area (3' x 7') must also be designated/design for container pick up by the waste company. This area shall not block a garage entry or required parking space.



Solid waste and/or recycling enclosures shall have reasonable access for both pedestrians and collection trucks.

2.10 DOORBELLS

a. Every building consisting of more than 5 dwelling units shall be equipped with doorbells, intercoms, or other signaling device attached to the front exterior of the dwelling and accessible to all visitors to the dwelling.

b. Doorbell locations shall meet the ADA requirement.

c. If a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.

3.0 BUILDING STANDARDS BY TYPES

3.1 Low-Rise (3 Stories or Less)

3.2 Mid-Rise (4 to 6 Stories)

3.3 High-Rise (7 Stories or More)

3.4 Single-Family Detached and Duplexes

3.5 Accessory Dwelling Units (ADU)

3.1 LOW RISE (2 OR 3 STORIES)

Low-rise multifamily are buildings two or three stories with a maximum building height of 40 feet. The housing products include townhomes, ~~duplex,~~ triplexes, fourplexes, and courtyard apartments. Low-rise multifamily is the major multifamily housing group in Murrieta. It is allowed in all areas where objective design standards apply. All the architectural styles in Chapter 4 could be applied to low-rise projects.

3.1.1 Site Design for Low Rise

Each unit shall have an individual entry facing a street or a common open space.

a. Maximum building coverage: 40 percent.

b. Resident and guest parking may be surface parking (covered or uncovered) or provided in a garage. Parking requirements and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2, Parking, in this book.

c. Open space requirements shall be in accordance with MMC 16.08 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book.

d. The area between a building and the street must be landscaped.

e. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.

f. A street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.

g. A minimum of 10 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.

h. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.

Townhome

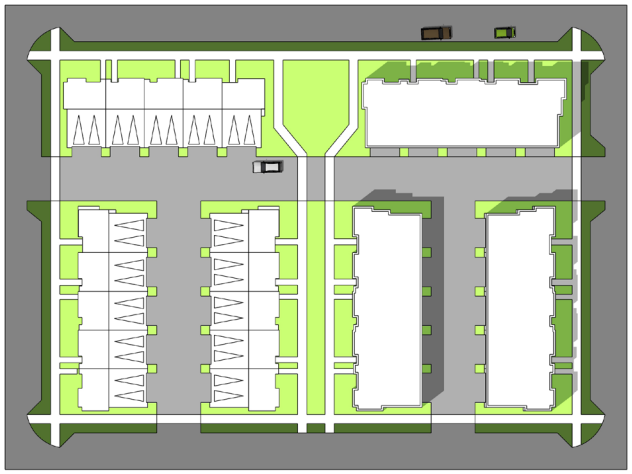
Triplex

Courtyard

3.1.2 Product Types

A. Townhome

A building type constructed in a group of three or more attached units, in which each unit extends from the foundation to roof. Each unit shall have its own driveway and garage and take access from an alley. Each unit shares one to two walls with adjacent properties but have their own entrances. Townhomes are typically two stories, sometimes with a reduced footprint for the third floor.



Townhome Building Massing Standards

a. The minimum unit of a townhome shall be three units. The maximum building length shall be ~~150~~ 200 feet or ~~six~~ eight units, whichever is less.

b. Entrance frequency: At least one every 50 feet.

c. Maximum elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeds 30 inches, projects are subject to accessibility design review.

d. ~~Parking (garage) may be front loaded or rear loaded, but must be entered from alley~~

e. Townhomes shall feature separate pedestrian and vehicular frontages.

f. Architectural articulation and projection shall follow the requirement in MMC 16.08.040.

g. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall have at least two of the following features:

   i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.

   ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.

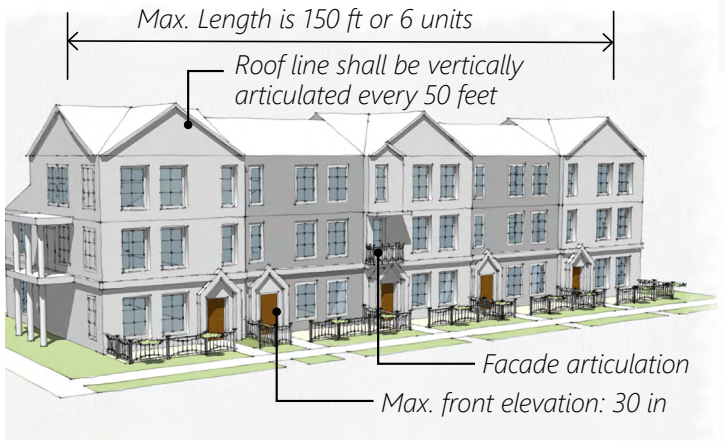
   iii. Offsets of facade or roof elevation of 2 feet or greater.

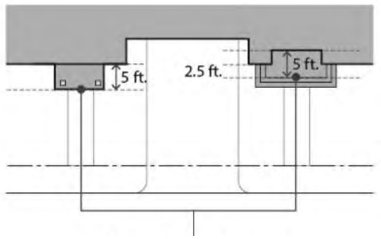
   iv. The vertical massing of buildings shall be articulated to express each individual unit.

h. Avoid having primary entry directly facing another unit's garage door.

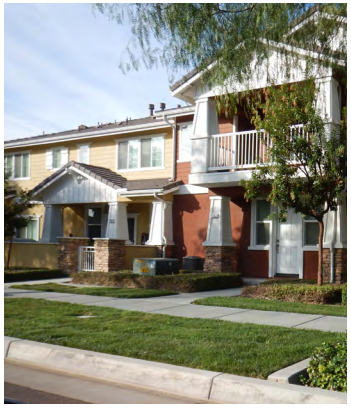
i. A covered porch or covered recess entry is required for each townhouse, with a minimum depth of 5 feet and a minimum area of 40 square feet.

j. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.



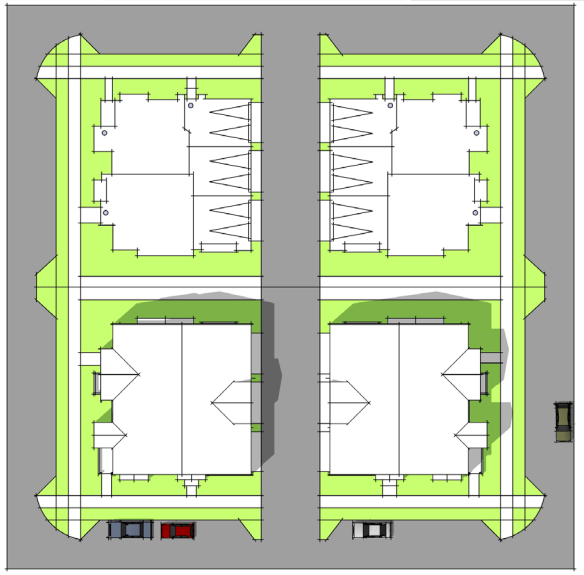


Building Entrance: Porch or covered recess 5 feet deep and a minimum of 40 square feet.



B. ~~Duplex,~~ Triplex~~,~~ and Fourplex

Building that consists of ~~two~~ three to four side-by-side and/or stacked units, typically with individual entries along the front. Each unit has its own driveway and garage. It fits in low- to moderate-intensity neighborhoods.



Multiplex Building Massing Standards

a. The maximum building length shall be 150 feet.

b. Alleys, paseos or courtyards provide access to units and garages.

c. Entrance frequency: At least one every 50 feet.

d. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.

e. Parking (garage) shall be rear-loaded or detached.

f. Architectural articulation and projection shall follow the requirement in MMC 16.08.040.

g. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features:

   i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.

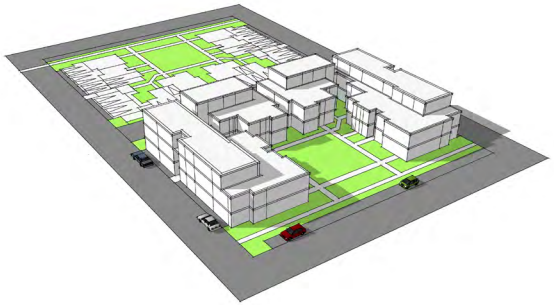
   ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.

   iii. Offsets of facade or roof elevation of 2 feet or greater.

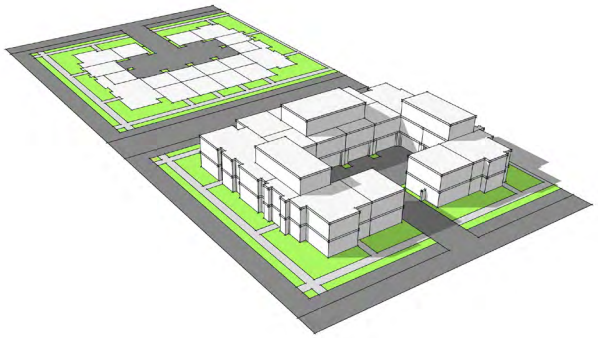
h. The vertical massing of buildings shall look like large residences.

C. Courtyard

Building that consists of up to 16 attached and/or stacked units, accessed from a shared courtyard. The shared court could be common open space (known as garden-court) or shared driveway (known as motor-court). The type is typically integrated as a small proportion of lower-intensity neighborhoods or, more consistently, into moderate-intensity neighborhoods.



Garden-Court



Motor-Court

Garden-Court

Motor-Court

Courtyard Building Massing Standards

a. The maximum building length shall be 150 feet at any side.
b. Courtyard(s) shall be accessible from the residential street.
c. If the courtyard is common open space, the ~~front facade~~ pedestrian frontage shall face the open space.
d. Alley or courtyard provides access to units and garages.
e. Entrance frequency: At least one every 50 feet
f. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
g. The courtyard shall be easily accessed from the street.
h. Recessed entries with arches or canopies, stoops, low privacy walls.
i. Parking (garage) shall be rear-loaded or detached.
j. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
k. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall have at least two of the following features:
    i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.
    ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.
    iii. Offsets of facade or roof elevation of 2 feet or greater.

3.2 MID-RISE (4 TO 6 STORIES)

Mid-rise multifamily consists of buildings with four to six stories and a maximum building height of 80 feet. Four-story products include apartment flats with surface parking or wrap around a parking structure. Five- and six-story housing products include wrap and wood structure podiums. In a podium building type, the parking is underground or in an enclosed structure. Four-story buildings are allowed in all areas where the objective design standards apply. The applicable architectural styles are Spanish Colonial, American Mercantile, Tuscan, and Modern. Craftsman and Farmhouse may also have a four-story addition if the addition doesn't exceed 70 percent of the building footprint. Five- and six-story buildings are allowed in the MF-3, MF-4, and TOD zones. The applicable architectural styles are Spanish Colonial, American Mercantile, and Modern.

Wrap building

Garden building

Podium building

3.2.1 Site Layout for Mid-Rise

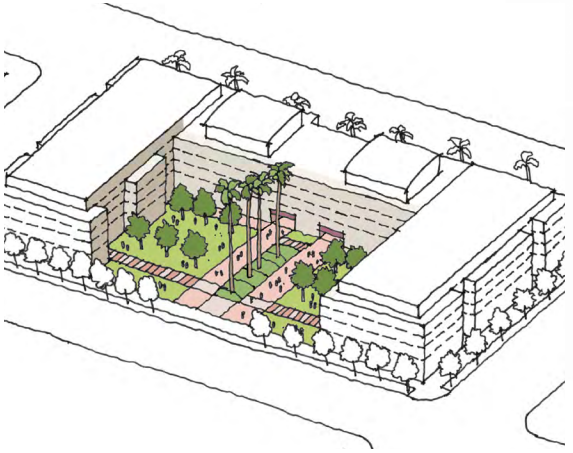
a. Upper-floor units shall be accessed by a common entry along the front street.

b. For mixed-use, ground-floor shops or office shall have individual entries along the adjacent street.

c. Parking may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3, Parking, in this book.

d. Open space requirements shall be in accordance with MMC 16.08.020 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book. For TOD projects, refer to MMC 16.16.

e. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020. For TOD projects, refer to MMC 16.16.



3.2.2 Building Massing

Structures with heights greater than three stories shall set back upper portions of the structure a minimum of 10 feet for each additional two stories. (MMC 16.44.100)

a. Buildings over three stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.

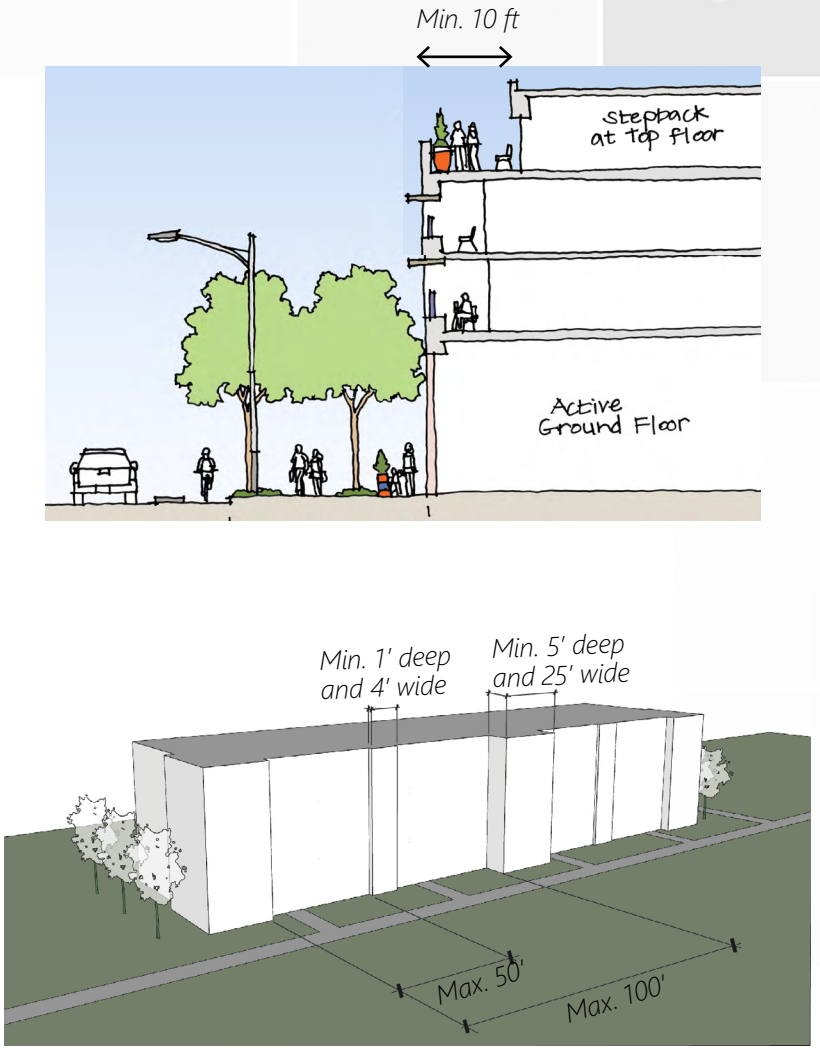
b. Major breaks shall be a minimum of 5 feet deep and 25 feet wide and shall extend at least two-thirds of the height of the building. Exceptions include for buildings with upper stories (above first floor) stepped back at least 5 feet, in which case the major break need only extend two-thirds of the height of the portion of the front façade that is not stepped back.

c. Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of 1 foot deep and 4 feet wide and extend the full height of the building.

d. Where parking structures are planned, the street side shall consist of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.

e. Residential ground-floor uses in multi-family buildings, other than accessible units, shall be no more than 4 feet above the public sidewalk grade if setback is 15 feet or less.

f. At least one elevator shall be provided in each multifamily building containing 21 or more units where some of those units have primary accesses only to the third or higher stories.



Multiunit~~s~~ building<u>s</u> shall have major and minor massing breaks to reduce bulkiness.

g. The ground-floor elevation shall consist of at least one of the following:
   i. A line of awnings or canopies over ground-floor storefronts, or amenity space windows extending at least 75 percent of the elevation width.
   ii. Unobstructed transparent glass storefronts for at least 75 percent of the elevation width.
   iii. A different exterior cladding material than the middle/body which is separated from the middle/body above by either an overhang or recess of 2 feet or more, or a horizontal belt course with a dimension of at least 12 inches, consisting of a different color and material separating the base from the middle section.
   iv. A series of individual residential entries with recessed entryways.
   v. A series of individual residential entries with porches with roofs.

h. The cap is at the top of the building and shall include at least one of the following:
   i. If the building has a parapet wall, add a cornice feature in a different material and a depth of at least 12 inches over the wall below.
   ii. If a building has a pitched roof, an eave overhang of at least 2 feet.
   iii. A building stepback of at least 3 feet from the main wall plane of the story below.
   iv. A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.

3.3 HIGH-RISE (7 STORIES OR MORE)

High-rise multifamily are buildings seven stories or higher with a maximum building height of 150 feet. They have a steel or concrete frame. Common open space is provided on the rooftop and/or indoor room. The applicable architectural styles are American Mercantile and Modern. High-rise is only allowed in the TOD zone.

3.3.1 Building Massing for High-Rise

a. The minimum height of the base shall be two stories.

b. The maximum height of the base of a proposed high-rise building shall be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.

c. Additional height may be appropriate through the provision of stepbacks and architectural articulation, particularly on wider streets and deeper lots.

d. For sites where the adjacent context is lower scale and not anticipated to change:

   i. The height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings.

   ii. Provide a transition in height on the base through setbacks.

e. Use bird-friendly best management practices in accordance with the City's guidelines. In particular, apply visual markers or use low-reflectance materials on all exterior glazing within the first 65 feet of the building above grade.

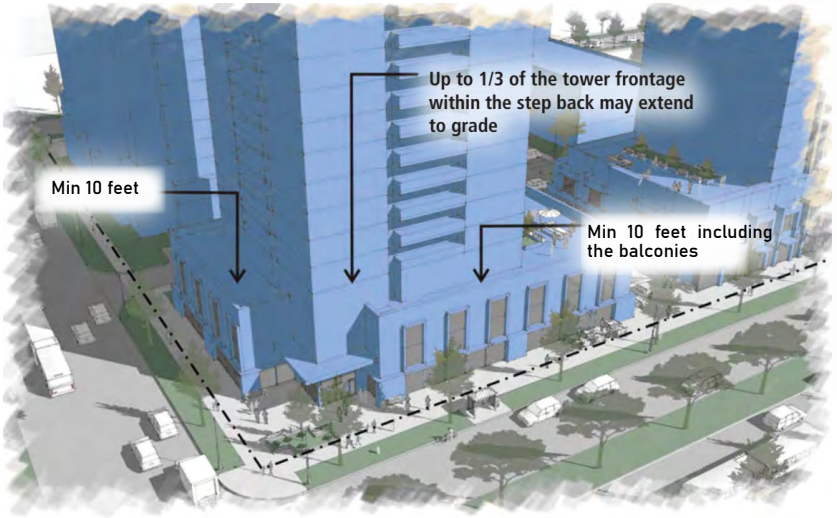
f. Eighty percent of the ground floor shall be highly transparent.

g. The maximum tower floor plate for a high-rise residential building shall be 8,000 square feet to minimize shadow and wind impacts.

h. The tower, including the balconies, shall be set back a minimum of 10 feet from the base.

i. Up to one-third of a tower frontage along a street or a public space may extend straight down to the ground.

j. Orient and shape the tower to improve building energy performance, natural ventilation, and daylighting.



3.3.2 Open Space (Rooftop)

Any rooftop uses shall require a full plan review, permits, and inspections for occupants and structural safety based on how the building roof is to be used.

a. The rooftop garden shall be located on the third or higher story.

b. The rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.

c. Minimum dimensions of a rooftop garden are 15 feet in either direction.

d. Permanent fixtures associated with the usable open space, such as trellises; shade structures; furniture; and furnishings such as planters, lighting, and heaters may exceed the height limit by up to 12 feet.

e. At least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.

f. Rooftop equipment shall be screened by a parapet or enclosure.

g. Where rooftops are visible from off-site, they should be treated to minimize aesthetic impacts.

3.4 SINGLE-FAMILY DETACHED AND DUPLEXES

Single family detached homes and duplexes are buildings between one to three stories with a maximum height of 40 feet. Single family detached homes are the primary for-sale housing type in Murrieta. Single family homes are allowed in most residential zones. The following architectural styles are appropriate for single family detached homes:

- Mission – Spanish Colonial Revival
- Craftsman
- Tuscan
- Farmhouse

3.4.1 SITE DESIGN FOR SINGLE FAMILY AND DUPLEX

Single family detached homes and duplexes in Murrieta shall feature both a "pedestrian frontage," and "vehicular frontage." The pedestrian frontage is that frontage which features the primary pedestrian entrance into a single family detached home (front door). The vehicular frontage is that frontage which features the primary vehicular entrance to the single family detached home, or an accessory structure (garage door). For the purposes of this section, "street frontage," where referred to elsewhere, shall mean the same as "pedestrian frontage."

i. In some cases, the pedestrian and vehicular frontages are the same frontage.

ii. In other cases, these frontages may be set on opposite sides of the building.

Street-loaded condition

Alley-loaded condition

a. Maximum building coverage: 50 percent (single-family), 60 percent (duplex).

b. Resident parking shall be provided in a garage. Guest parking may be covered or uncovered. Parking requirements and standards shall be in accordance with MMC 16.34.040, Section 2.2.2 - Residential Garage, and Section 2.2.4 - Tandem Parking, in this book.

c. Open space requirements shall be in accordance with Chapter 2.3, Common Open Space; and Chapter 2.5, Private Open Space, in this book.

d. The area between the primary frontage and the street must be landscaped.

e. Site development standards and required setbacks shall be in accordance with Table 16.08-3 in MMC 16.08.020.

f. A primary frontage must feature an entrance featuring a porch, stoop, overhang, or recess.

g. Pedestrian entrances must be connected to the nearest pedestrian walkway with paving at least 3 feet wide. With the exception of Lane Courts, or Residential Lanes that provide vehicular access to 16 units or less, paved areas utilized for vehicular travel shall not count toward this requirement.

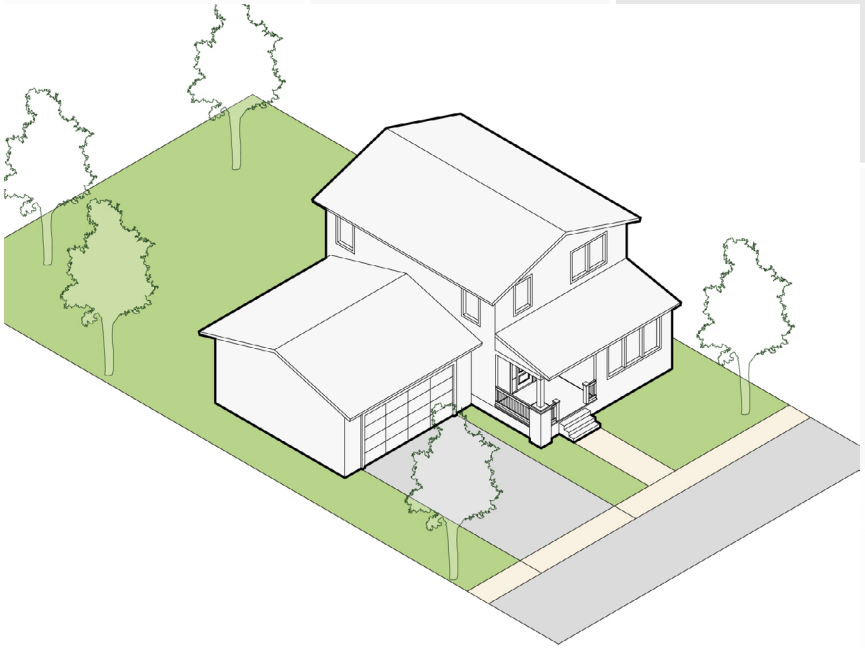
h. A minimum of 10 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.

i. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.

3.4.2 PRODUCT TYPES

Single Family, Attached Garage

The pedestrian and vehicular frontages of this single-family home type are located on the same façade. Front doors open onto a dedicated such as a courtyard, patio, porch, and connect to the public sidewalk or a pedestrian walkway. Garage doors are typically found alongside the pedestrian entry. These units are front loaded from the street with a driveway that extends to a garage that is attached to the main residence. As a result, the garage door is often a significant presence on the street facade. Habitable space may be included above the garage.



Single Family Attached Garage Massing Standards

a. The pedestrian and vehicular frontage shall be considered the same façade.

b. Parking (garage) shall be front-loaded or side-loaded.

c. Entrance frequency: At least one every 75 feet

d. Architectural articulation and projection shall follow the requirement in MMC 16.08.030

e. Pedestrian facades shall incorporate design features such as recesses, projections, porches, patios, stoops, or overhangs to preclude large expanses of uninterrupted building. All floors shall feature at least one of the following features:

   i. Recess with a minimum depth of 2 feet and a minimum length of 6 feet.

   ii. A balcony or roof terrace with a minimum depth of 5 feet and a minimum area of 40 square feet. (Only applicable to second or third floors.)

   iii. A covered porch with a minimum depth of 6 feet and a minimum area of 60 square feet. (Only applicable to the first floor)

   iv. A covered stoop with a minimum depth of 3 feet and a minimum area of 12 square feet. (Only applicable to the first floor)

Single Family, Detached & Semi-Detached Garage

Single-family homes with detached garages are typically found on larger lots, and are most likely to be developed in rural residential or estate residential zones. They are typically one to two stories in height. These units are front loaded from the street by a driveway that extends to a garage which is typically located at the back of the lot.

Single Family Detached / Semi-Detached Garage Massing Standards

a. The pedestrian frontage and vehicular frontage are located on separate structures. They made face the same direction, or may be angled away from each other given the size, layout, and topography of the lot.

b. Architectural articulation and projection shall follow the requirement in MMC 16.08.030

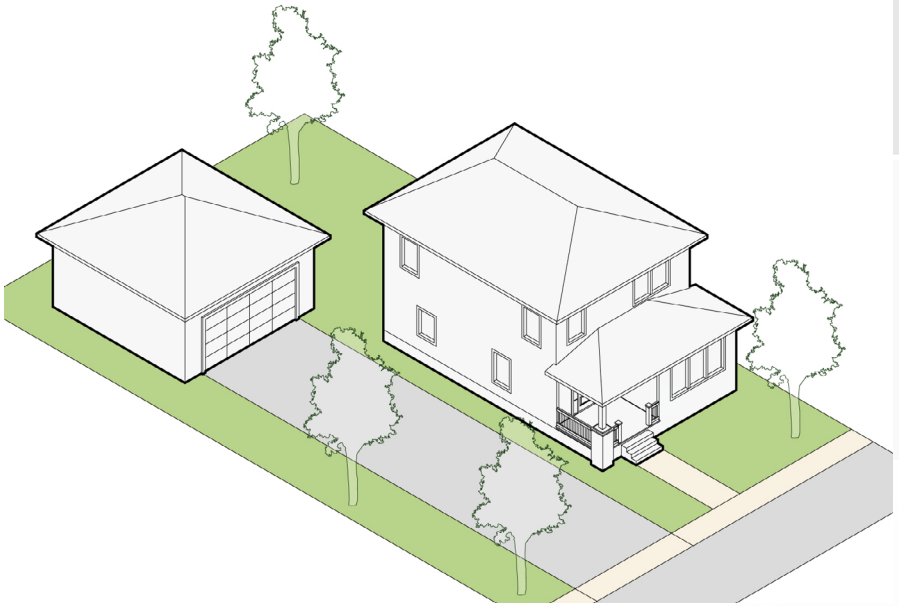
c. Pedestrian facades shall incorporate design features such as recesses, projections, porches, patios, stoops, or overhangs to preclude large expanses of uninterrupted building. All floors shall feature at least one of the following features.

   i. Recess with a minimum depth of 2 feet and a minimum length of 6 feet.

   ii. A balcony or roof terrace with a minimum depth of 5 feet and a minimum area of 40 square feet. (Only applicable to second or third floors.)

   iii. A covered porch with a minimum depth of 6 feet and a minimum area of 60 square feet. (Only applicable to the first floor)

   iv. A covered stoop with a minimum depth of 3 feet and a minimum area of 12 square feet. (Only applicable to the first floor)



d. Detached garages shall match the architectural style of the primary residence, and shall be connected to the primary residence by a paved walkway at least 3 feet in width. They must also feature at least two of the following features.

   i. Separate pedestrian door.

   ii. Garage door windows.

   iii. Arbor or overhang above the garage door.

   iv. Decorative garage door detailing, consistent with the chosen architectural style of the primary residence.

Single Family, Alley-Loaded

This single-family home type features separate pedestrian and vehicular frontages. Front doors open onto dedicated pedestrian space, such as a pedestrian passage or a sidewalk along a residential drive. Garage doors are typically found on the opposite side of the structure, facing a residential alley, which may take the form of an auto court. This house type is typically two or three stories, with the garage occupying much of the first floor.

Alley-Loaded Massing Standards

a. The garages of units are to be accessed from an alley or auto court.

b. Parking (garage) shall be rear-loaded or detached.

c. Entrance frequency: At least one every 50 feet

d. Architectural articulation and projection shall follow the requirement in MMC 16.08.030

e. Pedestrian facades shall incorporate design features such as recesses, projections, porches, patios, stoops, or overhangs to preclude large expanses of uninterrupted building. All floors of the primary and vehicular frontages shall feature at least one of the following features.

   i. Recess with a minimum depth of 2 feet and a minimum length of 6 feet.

   ii. A balcony or roof terrace with a minimum depth of 5 feet and a minimum area of 40 square feet. (Only applicable to second or third floors.)

   iii. A covered porch with a minimum depth of 6 feet and a minimum area of 60 square feet. (Only applicable to the first floor of the pedestrian frontage)

   iv. A covered stoop with a minimum depth of 3 feet and a minimum area of 12 square feet. (Only applicable to the first floor of the pedestrian frontage)

Single Family, Lane Court

Lane courts provide both vehicular and pedestrian access to multiple residences. The pedestrian and vehicular frontage for a single family home along a common court are part of the same façade. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual use of providing both pedestrian and vehicular access. This house type is typically two or three stories, with the garage occupying much of the first floor.

Single Family Lane Court Standards

a. Lane Courts shall be designed in compliance with Section 2.1.4.

a. A maximum of 8 dwelling units may feature vehicular access from a single lane court, which features one point of vehicular access to the wider street network.

b. The garages of units are to be accessed from the lane court.

c. Architectural articulation and projection shall follow the requirement in MMC 16.08.030

d. Pedestrian facades shall incorporate design features such as recesses, projections, porches, patios, stoops, or overhangs to preclude large expanses of uninterrupted building. All floors shall feature at least one of the following features.

   i. Recess with a minimum depth of 2 feet and a minimum length of 6 feet.

   ii. A balcony or roof terrace with a minimum depth of 5 feet and a minimum area of 40 square feet. (Only applicable to second or third floors.)

   iii. A covered porch with a minimum depth of 6 feet and a minimum area of 60 square feet. (Only applicable to the first floor of the pedestrian frontage)

   iv. A covered stoop with a minimum depth of 3 feet and a minimum area of 12 square feet. (Only applicable to the first floor of the pedestrian frontage)

Duplexes

Duplexes consist of a single structure that contains two primary dwelling units, either side-by-side or stacked on top of each other. Each unit has its own garage, which may also serve as the only point of connection. Duplexes may be configured in a variety of ways, and may be sited along residential lanes, auto courts, and common courts, and be subject to the standards of each.

Duplex Massing Standards

a. The maximum building length shall be 100 feet.

b. Entrance frequency: At least one every 50 feet.

c. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.

d. Parking (garage) shall be rear-loaded or detached.

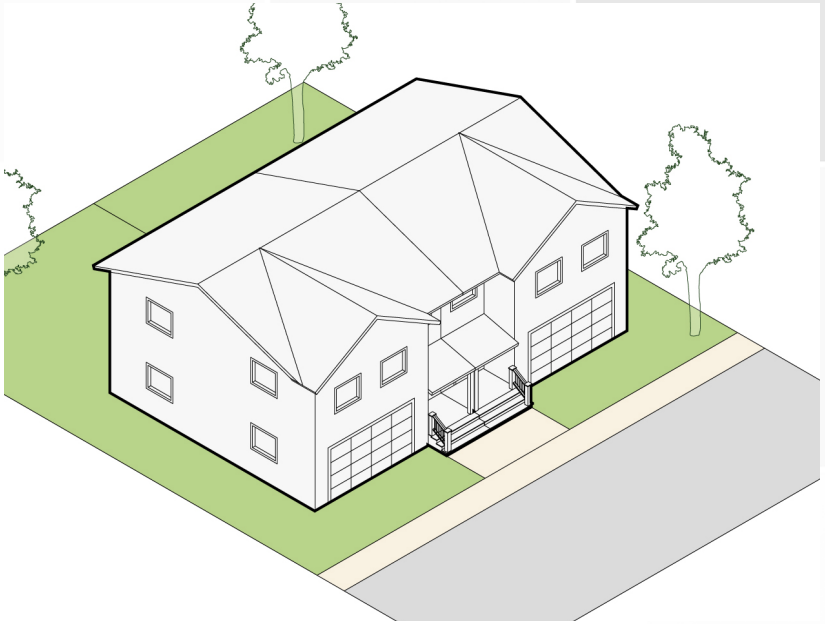
e. Architectural articulation and projection shall follow the requirement in MMC 16.08.030.

f. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features:

   i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.

   ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.

   iii. Offsets of facade or roof elevation of 2 feet or greater.



3.5 ACCESSORY DWELLING UNITS (ADU)

Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit that provides complete, independent living facilities for one or more persons, and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is, or will be, situated. An ADU also includes the following:

a. An efficiency unit.

b. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Source: Government Code section 66313, subdivision (a)

Junior Accessory Dwelling Unit (JADU). A unit that is no more than 500 square feet in interior livable space and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

Source: Government Code section 66313, subdivision (d)

Statewide Exemption ADU No development standards shall be applied that would prohibit up to an 800 square foot ADU that is no more than 16 feet in height with 4 foot side and 4 foot rear setbacks to be constructed in compliance with all other local development standards.

Parking. ADUs shall provide one off-street parking space in addition to that required for the main dwelling unit, in compliance with Chapter 16.34 (Off-Street Parking and Loading Standards). No off-street parking is required for the ADU if it meets any of the following:

1. *Is within a half mile walking distance from public transit. Refer to definition in Section 16.44.160.B.*
2. *Is within an architecturally and historically significant historic district.*
3. *Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.*
4. *Is located within one block of a car share area.*
5. *The ADU is a part of the proposed or existing primary residence or an accessory structure.*

Is a JADU as defined under Government Code Section 65852.21.

Design. At single-family locations the exterior roofing, trim, walls, windows and the color palette of the ADU or JADU shall incorporate the same features as the main dwelling unit;

At multi-family locations, the exterior roofing, trim, walls, windows and the color palette of the ADU addition shall incorporate the same features as the existing building that the ADU would be provided within. For detached ADUs, it shall be reflective of the nearest building as measured from the wall of the existing building to the nearest wall of the proposed unit.

The scenarios on the following pages illustrate the most common types of ADUs, and are not meant to be an exhaustive representation of all ADU configurations.

3.5.1 TYPES OF ADUS

Conversion of an Accessory Building

a. **Size:** Limited to the existing footprint (minimum 220 sq. ft. per CRC § 1208.4). Up to 150 sq. ft. may be added strictly for ingress/egress. [Gov. Code § 66323(a)(1)]

b. **Height:** Limited to existing height. [Gov. Code § 66323(a)(1)]

c. **Setbacks:** Existing setbacks may be maintained; 0-foot setbacks are allowed if the structure was legally permitted. [Gov. Code § 66323(a)(1)(A)]

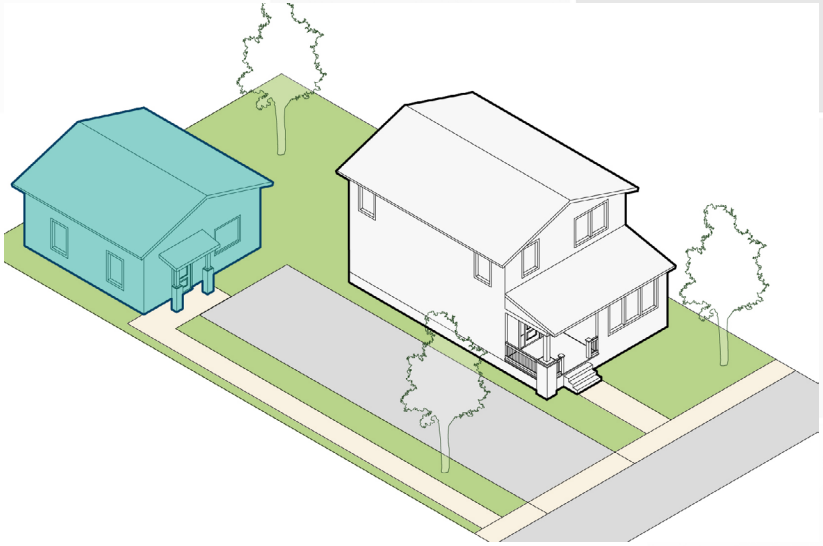
d. **Separation:** Existing building separation may be maintained. [Gov. Code § 66323(a)(1)]

e. **Entrance/Kitchen/Bathroom:** Must have a separate entrance, a permanent kitchen, and its own separate bathroom. [Gov. Code § 66313(a)]

f. **Parking:** No replacement parking is required if a garage or carport is converted. [Gov. Code § 66320]

g. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

h. Exterior Stairs: Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.



Attached Accessory Dwelling Unit

a. **Size:** Maximum of 1,200 sq. ft. or 50% of the primary dwelling, whichever is less. An ADU of at least 800 sq. ft. must be permitted regardless of primary house size. [Gov. Code § 66314(c)(2)(B)-(C)]

b. **Height:** Maximum of 25 feet or the height limit of the underlying zone, whichever is lower. [Gov. Code § 66314(d)(2)(A)]

c. **Setbacks:** Minimum 4-foot side and rear setbacks. [Gov. Code § 66314(c)(2)(A)]

d. **Entrance/Kitchen/Bathroom:** Must have a separate entrance, a permanent kitchen, and its own separate bathroom. [Gov. Code § 66313(a)]

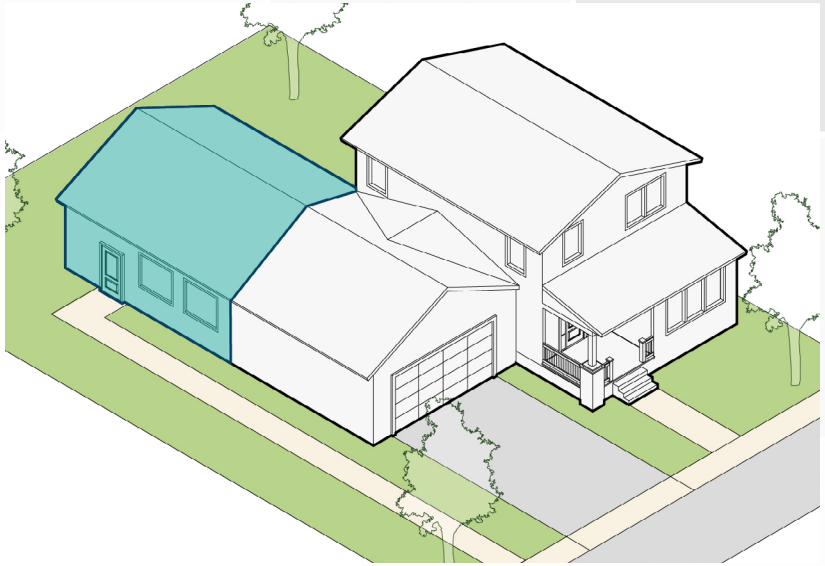
e. **Parking:** One space required (may be provided on a driveway or in a tandem format) unless within 0.5-mile of a public transit stop. [Gov. Code § 66321]

f. **Fire Safety:** Sprinklers are only required if they are required for the main house. [Gov. Code § 66314(a)(11)]

g. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

h. **Design:** The exterior roofing, trim, walls, windows and the color palette of the ADU shall incorporate the same features as the main dwelling unit.

i. **Exterior Stairs:** Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.



Detached Accessory Dwelling Unit

a. **Size:** Maximum of 1,200 square feet. [Gov. Code § 66314(c)(2)(B)]

b. **Height:** 16 feet maximum standard; 18 feet if the primary residence is multi-story or is within 0.5-mile of transit. [Gov. Code § 66314(d)(2)(B)-(C)]

c. **Setbacks:** Minimum 4-foot side and rear setbacks. [Gov. Code § 66314(c)(2)(A)]

d. **Building Separation:** Minimum 6-foot separation required by building code. [CRC § R302.1]

e. **Entrance/Kitchen/Bathroom:** Must have a separate entrance, a permanent kitchen, and its own separate bathroom. [Gov. Code § 66313(a)]

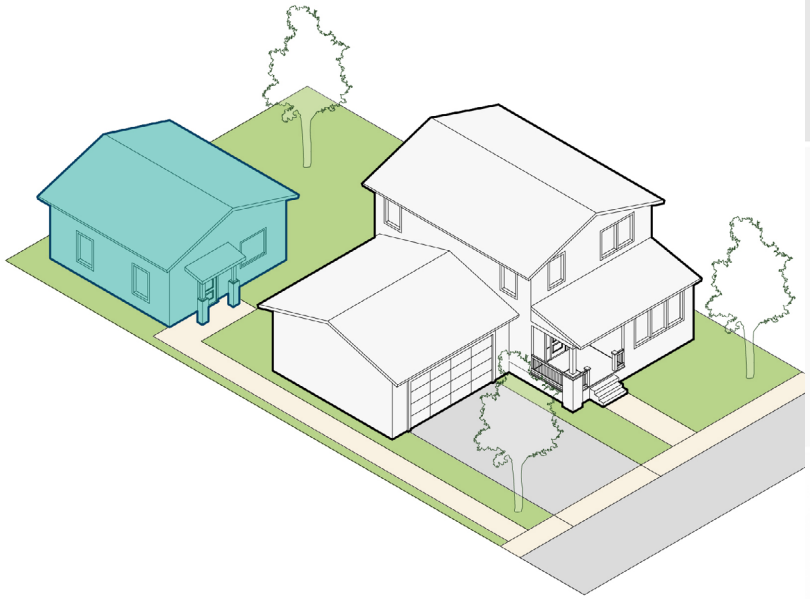
f. **Parking:** One space required (may be provided on a driveway or in a tandem format) unless within 0.5-mile of a public transit stop. [Gov. Code § 66321]

g. **Fire Safety:** Sprinklers are only required if they are required for the main house. [Gov. Code § 66314(a)(11)]

h. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

i. **Design:** The exterior roofing, trim, walls, windows and the color palette of the ADU shall incorporate the same features as the main dwelling unit.

j. Exterior Stairs: Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.



Conversion of Existing Residential Space

a. **Size:** Maximum of 1,200 sq. ft. or 50% of the primary dwelling, whichever is less. An ADU of at least 800 sq. ft. must be permitted regardless of primary house size. [Gov. Code § 66314(c)(2)(B)-(C)]

b. **Height:** Maximum of 25 feet or the height limit of the underlying zone, whichever is lower. [Gov. Code § 66314(d)(2)(A)]

c. **Setbacks:** Minimum 4-foot side and rear setbacks. [Gov. Code § 66314(c)(2)(A)]

d. **Entrance/Kitchen/Bathroom:** Must have a separate entrance, a permanent kitchen, and its own separate bathroom. [Gov. Code § 66313(a)]

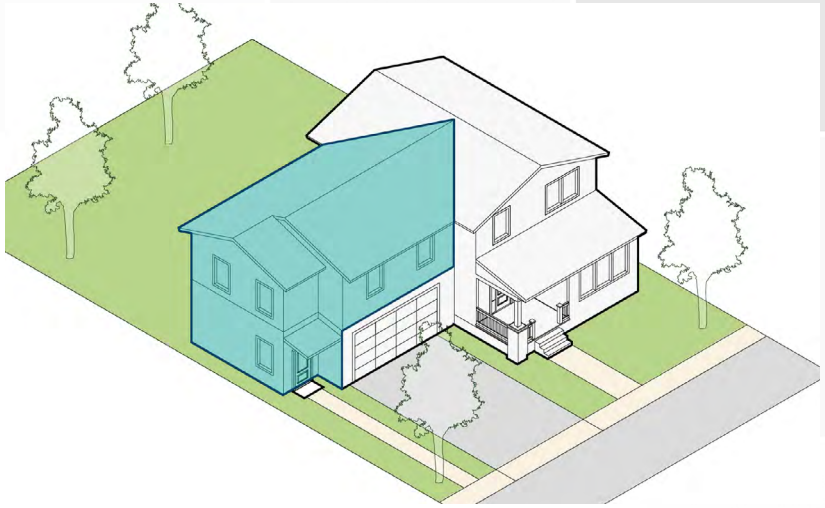
e. **Parking:** One space required (may be provided on a driveway or in a tandem format) unless within 0.5-mile of a public transit stop. [Gov. Code § 66321]

f. **Fire Safety:** Sprinklers are only required if they are required for the main house. [Gov. Code § 66314(a)(11)]

g. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

h. **Design:** The exterior roofing, trim, walls, windows and the color palette of the ADU shall incorporate the same features as the main dwelling unit.

i. **Exterior Stairs:** Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.



Junior Accessory Dwelling Units (JADU)

a. **Size:** 500 square feet maximum. [Gov. Code § 66333(a)(1)]

b. **Location:** Must be contained within the footprint of a single-family home or an attached garage. [Gov. Code § 66333(a)(1)]

c. **Entrance:** Must include a separate, independent exterior entrance. [Gov. Code § 66333(a)(2)]

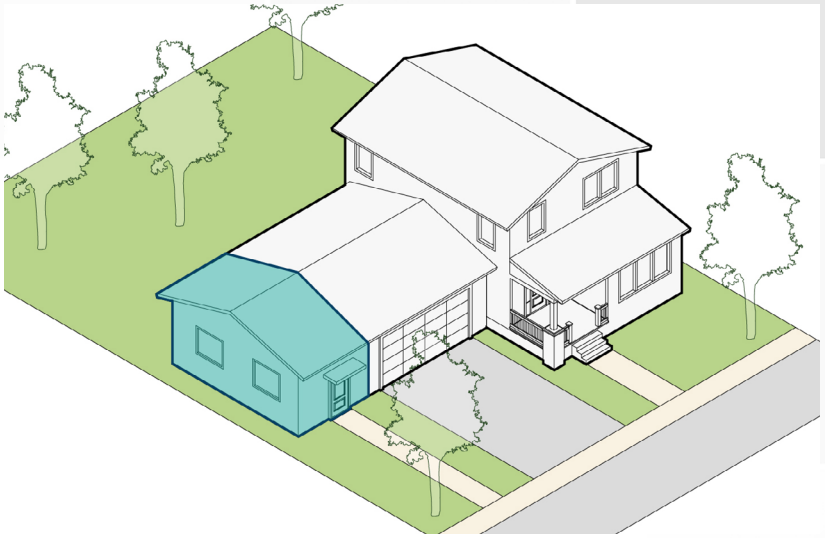
d. **Kitchen:** Must contain an efficiency kitchen, including a sink, food preparation counter, and appliances (e.g., a microwave). [Gov. Code § 66333(a)(3)]

e. **Bathroom:** May have its own dedicated bathroom or share one with the primary residence. If shared, an internal doorway connecting the JADU to the main house is required. [Gov. Code § 66333(a)(4)]

f. **Parking:** No additional on-site parking is required. If an attached garage or carport is converted, no replacement parking is required. [Gov. Code § 66333(b) & § 66320]

g. **Owner Occupancy:** The property owner must reside in either the primary dwelling or the JADU. [Gov. Code § 66333(a)(5)]

h. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]



Multifamily Accessory Dwelling Unit

a. **Number of Detached Units:** A maximum of two detached ADUs are permitted on the lot. [Gov. Code § 66323(a)(4)]

b. **Interior Conversions:** Non-livable spaces (e.g., storage rooms, boiler rooms, attics, or basements) within existing multi-family structures may be converted into ADUs. The total number of conversion units cannot exceed 25% of the existing dwelling units, but at least one conversion unit is guaranteed. [Gov. Code § 66323(a)(3)]

c. **Size:** Maximum of 1,200 square feet per unit. [Gov. Code § 66314(c)(2)(B)]

d. **Height:** For detached units, 16 feet maximum standard; 18 feet if primary building is multi-story or within 0.5-mile of public transit. For interior conversions, must be within existing building footprint. [Gov. Code § 66314(d)(2)]

e. **Setbacks:** For detached units, minimum 4-foot side and rear setbacks. [Gov. Code § 66314(c)(2)(A)]

f. **Parking:** No additional parking is required for ADUs on multi-family lots that are located within 0.5-mile of public transit. [Gov. Code § 66321]

g. **Fire Safety:** ADUs are not required to provide fire sprinklers if they are not required for the primary dwelling. [Gov. Code § 66314(a)(11)]

h. **Rental:** Cannot be rented for a term shorter than 30 consecutive days. [Gov. Code § 66314(a)(10)]

i. **Design:** The exterior roofing, trim, walls, windows and the color palette of the ADU addition shall incorporate the same features as the existing building that the ADU would be provided within. For detached ADUs, it shall be reflective of the nearest building as measured from the wall of the existing building to the nearest wall of the proposed unit.

j. **Exterior Stairs:** Exterior stairs used to access the ADU shall not be located within 10 feet of the interior or rear property lines.

4.0 ARCHITECTURAL STYLES

4.1 Mission - Spanish Colonial Revival (Max. 6 Story)

4.2 Craftsman (Max. 3 Story)

4.3 American Mercantile (Max 8 Story)

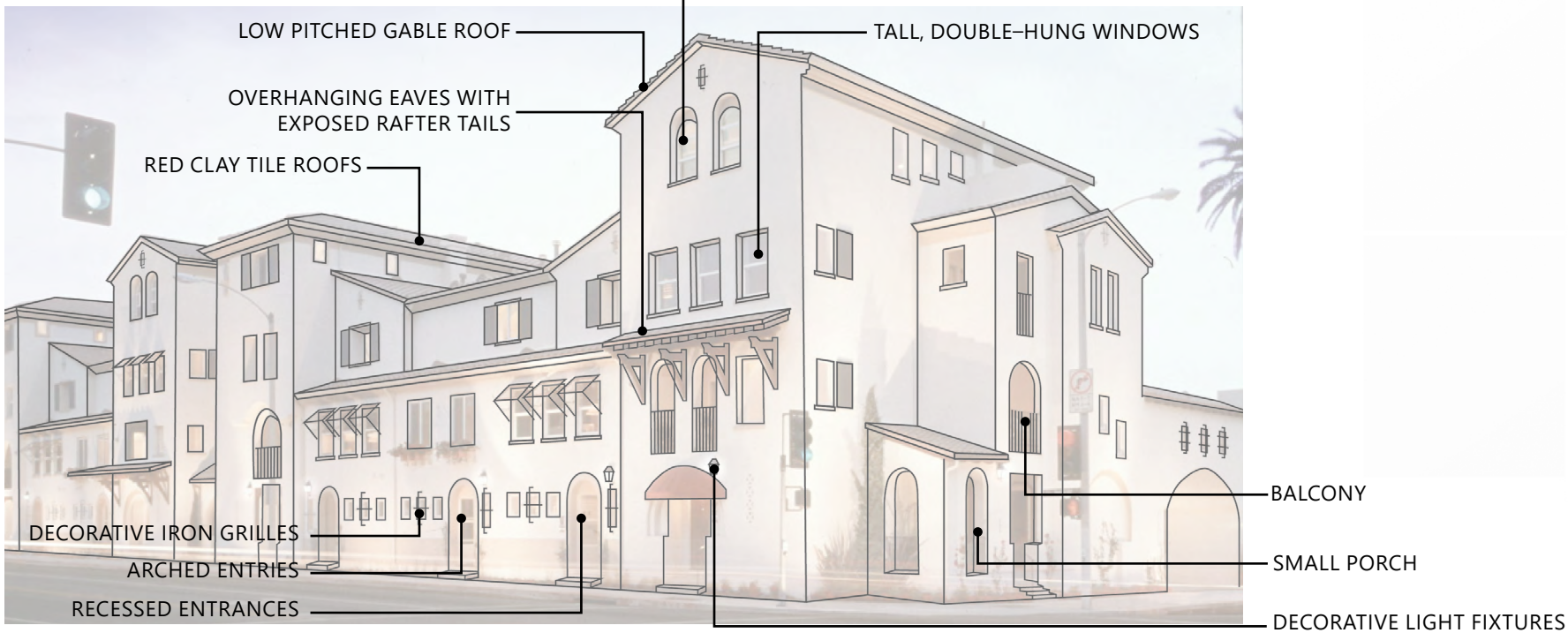
4.4 Tuscan (Max. 4 story)

4.5 Modern (No Limit on Height)

4.6 Farmhouse (Max. 3 Story)

4.1 ~~MISSION - SPANISH COLONIAL REVIVAL~~

~~Derived from Spanish/Mediterranean and early Californian influences, this style emerged in the late 19th and early 20th centuries. It projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S-type clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.~~



4.1.1 ~~FORM AND MASSING~~

a. ~~Asymmetrical façade/elevations.~~
b. ~~Three or more roof planes.~~
c. ~~At least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings).~~
d. ~~Entrances are recessed at least 12 inches.~~

~~Additional details for projects four stories and taller, mixed use, or with more than 15 buildings (required two details):~~

e. ~~Include two add-on projections such as verandas, arcades, balconies, and exterior stairs.~~
f. ~~The ends of building massings shall be stepped down to create a more pedestrian scale.~~
g. ~~One focal point, such as courtyard, tower, or fountain.~~
h. ~~Wingwall or columns on the ground level.~~

4.1.2 ~~ROOF~~

a. ~~Low-pitched (4:12 maximum) cross- or side-gabled roofs. The pitch shall remain constant except for a veranda or arcade.~~

b. ~~Red, fired, clay tile roofs. Common tile types include both Spanish (S-shaped) and Mission (half-cylinder).~~

c. ~~The gable has little or no overhang on the rake.~~

d. ~~Thirty percent of the primary facade length shall have a six- to 12-inch eave overhang, and 20 percent shall have a 24-inch overhang with exposed rafter tails.~~

e. ~~Hipped roofs shall only be used in combination with gables or on a tower element.~~

f. ~~Shed roofs are only used in conjunction with verandas.~~

g. ~~When a flat roof is used, it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.~~

4.1.3 ~~MATERIALS AND COLORS~~

a. ~~Roof tiles shall use terracotta, brown earth tones, or rustic red color palettes.~~

b. ~~White, cream, or tan stucco wall with smooth or lightly textured finish (i.e., hand troweled or smaller particles).~~

c. ~~Resawn wood shall be used as secondary wall material for the following and similar elements:~~

   ~~1) Posts and exposed beams~~

   ~~2) Railing, spindles, and grille work~~

   ~~3) Shutters, window frames, and doors~~

d. ~~If windows have shutters, the shutters' color shall match the accent color that is use for doors or decorative trim.~~

e. ~~At least one wrought-iron element (such as railings, hardwares, and gates) shall be used.~~

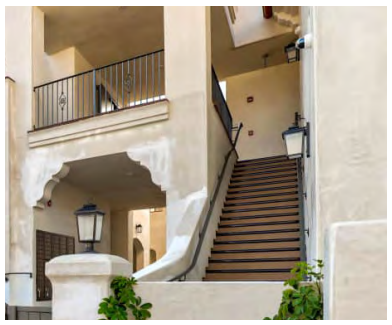
4.1.4 ~~DOORS AND WINDOWS~~

a. ~~Accent windows shall be less than 20 percent of the total windows.~~
b. ~~The primary facade shall include at least one arched element.~~
c. ~~At least 50 percent of the windows shall be casement windows.~~
d. ~~All entrance-door surrounds shall be banded with ceramic tile, molded plaster, or painted accents.~~
e. ~~All casement windows and double-hung windows shall have wooden frames.~~
f. ~~At least two types/shapes of windows shall be used.~~
g. ~~A minimum 3-inch-wide flat casting shall be used on all nonrecessed casement windows.~~
h. ~~Eighty percent of the primary windows shall have window muntins.~~

4.1.5 ~~DECORATIVE DETAILS~~

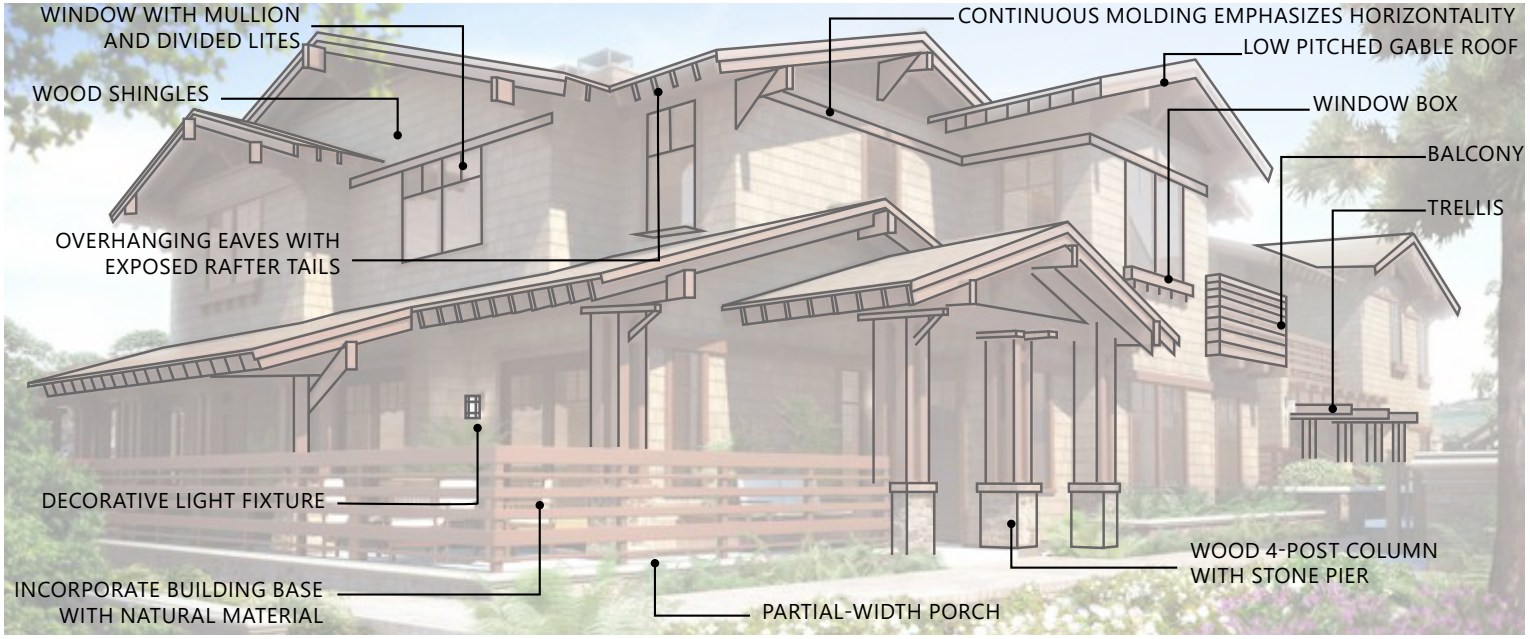
~~All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.~~

a. ~~Entry/front porch or patio~~
b. ~~Decorative tiles~~
c. ~~Clay tile vents~~
d. ~~Wrought-iron balcony railings or support brackets~~
e. ~~Dark-metal light fixture and hardwares~~
f. ~~Paired wood (or wood simulated) garage doors with iron hardware~~
g. ~~Stone- or brick-accented elements~~
h. ~~Verandas, pergolas, or arcades~~
i. ~~Exterior stairs~~
j. ~~Fabric awnings with metal spear supports~~



4.2 ~~CRAFTSMAN~~

~~The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. In Murrieta, this style is used to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation, and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches, and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often used to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.~~



4.2.1 ~~FORM AND MASSING~~

a. ~~Asymmetrical façade/elevations.~~
b. ~~Three or more roof planes on the primary facade.~~
c. ~~Front-facing gable roofs.~~
d. ~~At least 30 percent of the street-facing units shall have balconies or porches.~~
e. ~~Primary walls shall have two to three materials/colors, with no more than 90 percent of the total wall surface in one material / color.~~

4.2.2 ~~ROOF~~

a. ~~Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12).~~
b. ~~Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams.~~
c. ~~Brackets or knee braces at gabled ends.~~
d. ~~Use of wood or asphalt shingles (or fiber cement imitation or imitation synthetic asphalt shingles).~~

4.2.3 ~~MATERIALS AND COLORS~~

a. ~~Brick, stone, and concrete blocks are the most common materials used in the base.~~

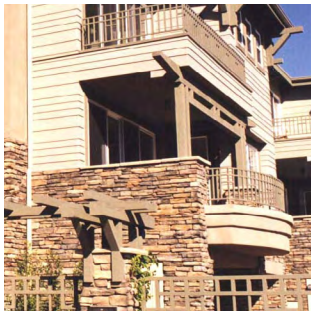
b. ~~Primary walls shall show no more than two materials along any vertical section of the building, with no more than 90 percent of the total wall surface in one material.~~

c. ~~Primary wall materials shall include dark-color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.~~

d. ~~Use of dark, neutral, earth-toned color palette, such as browns and greens.~~

e. ~~Lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails).~~

f. ~~The primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details.~~



4.2.4 ~~DOORS AND WINDOWS~~

a. ~~At least 50 percent of the windows shall be casement windows.~~

b. ~~Eighty percent of the primary windows shall have grilles.~~

c. ~~At least two types/shapes of windows shall be used.~~

d. ~~Utilize flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.~~

e. ~~Window and door trim color shall contrast with color of walls.~~

f. ~~Entry doors and garage doors have glass panels.~~

4.2.5 ~~DECORATIVE DETAILS~~

~~All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more with than 15 buildings shall provide at least six of the following.~~

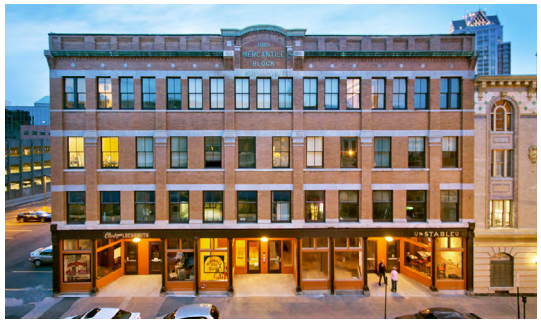
a. ~~Stone pier and battered wood support~~
b. ~~Exposed rafter tails and knee-brace brackets~~
c. ~~Dormers on the front façade~~
d. ~~Second-story balcony~~
e. ~~Decorative attic/gable vent~~
f. ~~Light fixtures shall be box-shaped, with metal frame and geometric pattern~~
g. ~~Chimneys are visible at the exterior and arranged on a side elevation~~
h. ~~Stained-glass or transom windows~~
i. ~~Covered front porches with tapered pillars~~
j. ~~Ground-level windows have muntins~~
k. ~~Decorative joinery~~

4.3 ~~AMERICAN MERCANTILE~~

~~This building type began in the late 19th century when, in the process of identifying towns and cities, housing and offices were built over retail stores. This mixed-use strategy is still relevant today as the reurbanization of existing city centers becomes an established pattern.~~

4.3.1 ~~FORM AND MASSING~~

a. ~~Simple, rectangular form.~~
b. ~~Rhythmic placement of piers, columns, ground-floor storefronts, and openings on upper levels.~~
c. ~~Transparent windows and doorways shall be no less than 80 percent of the street frontage at the ground level.~~
d. ~~Multistory facades are divided into base, body, and top, with the ground floor taller than the upper floors.~~
e. ~~Engaged columns or lintels over openings.~~
f. ~~Bases are articulated by changes in material or changes in wall plane.~~
g. ~~Minimal projections or recessions on wall plane.~~



4.3.2 ~~ROOF~~

a. ~~Flat roof~~
b. ~~A projecting cornice or a receding, stepped parapet~~
c. ~~Cornice and details mimic and reference historical detailing.~~
d. ~~Roofs may be accessible and used as balconies or terraces.~~
e. ~~Street-facing gable roof with roof pitches at least 5:12 unless concealed behind a parapet.~~

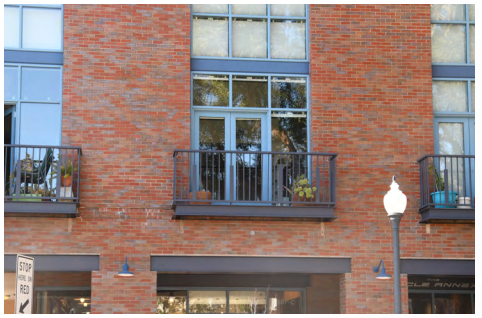
4.3.3 ~~MATERIALS AND COLORS~~

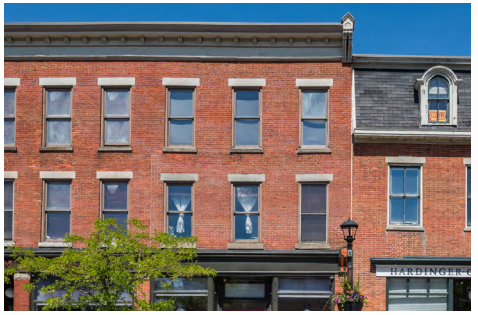
a. ~~The primary walls shall be composed of brick, comprising the main body of the building's tripartite facade structure. The masonry work can be very plain or highly decorative.~~

b. ~~Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.~~

c. ~~No more than three colors shall be used on any given facade.~~

d. ~~Stucco and clapboard shall be avoided.~~





4.3.4 ~~DOORS AND WINDOWS~~

a. ~~Ground-floor windows and doors shall be large and expansive, typically with a transom.~~

b. ~~Upper-floor windows shall be double-hung (two lites) vertically and grouped with a rhythm consistent with the major storefront openings below.~~

c. ~~Entrance shall be visually distinct with higher bays, recessed entries by a minimum of 3 feet, or different color/ materials.~~

d. ~~Upper-floor windows typically have window lintel and sill.~~

e. ~~Transom windows above the doors and windows on the ground level.~~

f. ~~Fifty percent of windows shall have muntins.~~

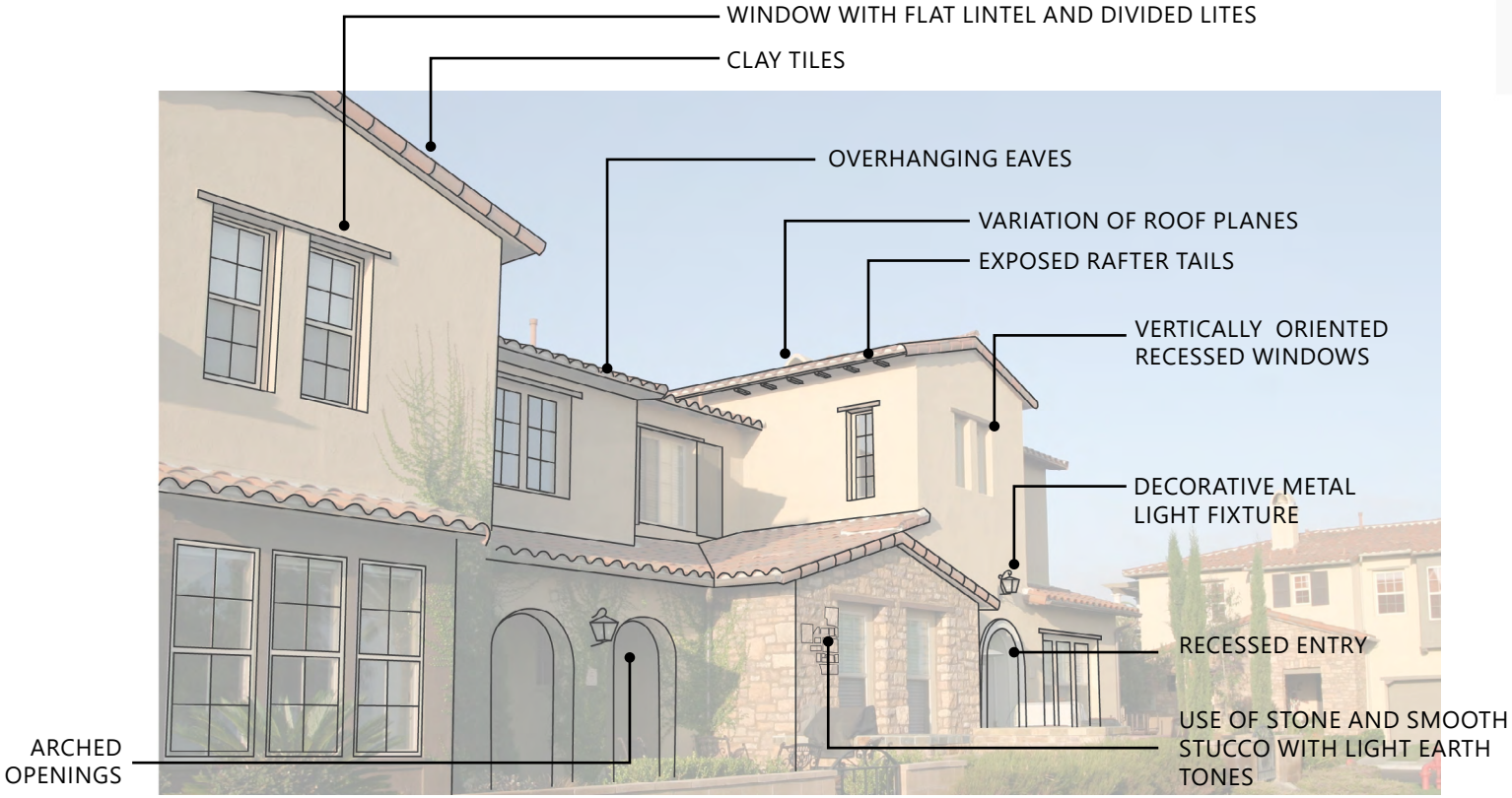
4.3.5 ~~DECORATIVE DETAILS~~

~~4.5~~

a. ~~Awnings, canopies, and second-floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.~~
b. ~~Pedimented windows~~
c. ~~Wide window trim with a keystone~~
d. ~~Double-bracketed cornice~~
e. ~~Gable roof~~
f. ~~Roof finial~~
g. ~~Transom above door and windows on the ground level~~
h. ~~Metal stair and balcony railing~~
i. ~~Canopy or awning~~
j. ~~Recessed entries~~
k. ~~Cast-iron columns~~
l. ~~Shopfront millwork~~

4.4 ~~TUSCAN~~

~~A interpretation of traditional Mediterranean architectural style based on the Spanish Revival style joined by rural Italian elements. As indicated in the accompanying images and illustrative diagram, recognizable elements include the use of stone and stucco, light earth tones, and red-tiled roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically oriented, recessed windows.~~



4.4.1 ~~FORM AND MASSING~~

a. ~~Asymmetrical arrangement of windows and design elements along primary elevation.~~

b. ~~Porches, porticoes and/or Juliet balconies.~~

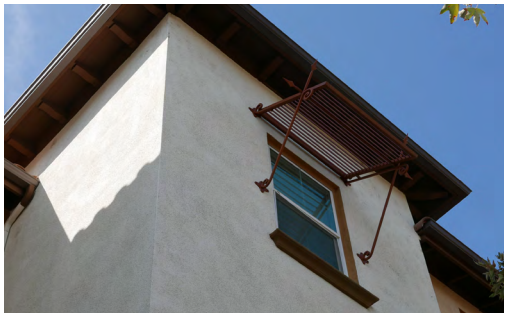
c. ~~Recessed entries (at least 3 feet).~~

4.4.2 ~~ROOF~~

a. ~~Flat or low-pitched hip or gable roof (maximum 6:12 slope).~~
b. ~~Red-toned clay tiles.~~
c. ~~Multiple roof levels (at least three).~~
d. ~~Large overhanging eaves (minimum 12 inches) along primary elevation.~~
e. ~~Shaped timber tiles at eaves.~~

4.4.3 ~~MATERIALS AND COLORS~~

a. ~~Incorporate rough-hewn stone as accent feature.~~
b. ~~Flat stucco walls in light earth tones.~~
c. ~~Earthy tone color palette.~~
d. ~~Brown or beige window frames.~~



4.4.4 ~~DOORS AND WINDOWS~~

a. ~~Single- or double-hung windows shall be more horizontal in proportion, with six-over-six muntin patterns and 5½-inch-wide trim.~~

b. ~~Casement windows shall be paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.~~

c. ~~Vertically oriented rectangular or arched windows arranged in asymmetrical patterns.~~

d. ~~Casement or double-hung sash with flat or arched lintels.~~

e. ~~Windows shall be recessed 3 to 12 inches from outer wall on primary facade.~~

4.4.5 ~~DECORATIVE DETAILS~~

~~All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.~~

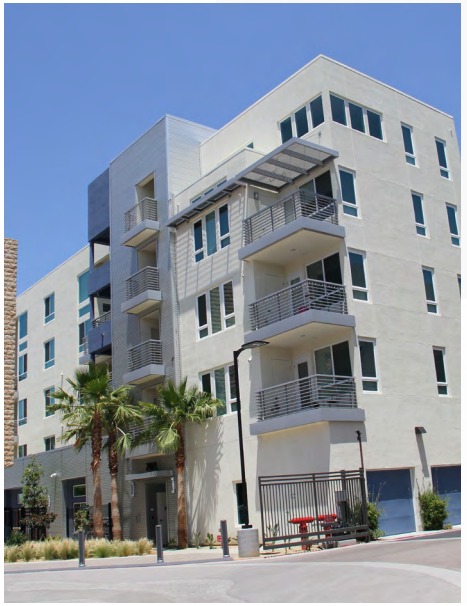
a. ~~Shallow Juliet balconies~~
b. ~~Rafter extensions and brackets~~
c. ~~Stone or stucco window/door trim~~
d. ~~Rectangular or arched wooden door~~
e. ~~Arcade or porch at entry~~
f. ~~Decorative ironwork (window grilles, railings, light fixtures, decorative planters)~~
g. ~~Arched windows~~
h. ~~Paired decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can be paneled or louvered.~~
i. ~~Use of brick, stone, or wood columns~~
j. ~~Stucco or stone chimneys or tower~~
k. ~~Dark-color wood trellis~~
l. ~~Arched openings and doorways at the ground level~~

4.5 ~~MODERN~~

~~Modern architecture exhibits clean lines and geometric shapes. It uses unconventional or industrial building materials, rejecting designs that are ornate, that use resources that are expensive to produce, or that damage the environment. Glass, metal, concrete, steel, and reclaimed materials are common building materials. Lots of large windows are characteristic of contemporary architecture, with large panels of glass that create opportunities for natural light, passive solar heating, and the feel of openness.~~

4.5.1 ~~FORM AND MASSING~~

a. ~~An irregular, asymmetrical facade~~
b. ~~Strong emphasis on geometry~~
c. ~~Rectangular structure~~
d. ~~Horizontal massing~~
e. ~~Lack of ornament or mouldings~~
f. ~~Straight and continuous lines~~
g. ~~Multifaceted appearance~~
h. ~~Repeating lines and elements~~



4.5.2 ~~ROOF~~

a. ~~Flat or low-pitched shed roofs (4:12 slope max)~~
b. ~~Slope roofs shall have a minimum 2-foot-deep overhang at the lower end.~~
c. ~~Tile roof shall be prohibited.~~
d. ~~Mid- and high-rise may have decks or roof gardens.~~

4.5.3 ~~MATERIALS AND COLORS~~

a. ~~Use of raw and natural materials like wood, concrete, metal, and glass.~~

b. ~~Traditional materials (such as stucco, wood, brick, and stone) may be used as an accent.~~

c. ~~Minimum two materials on the building facade.~~

d. ~~Use of bold color blocks to emphasize geometric forms and break up massing elements.~~

e. ~~Building facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.~~

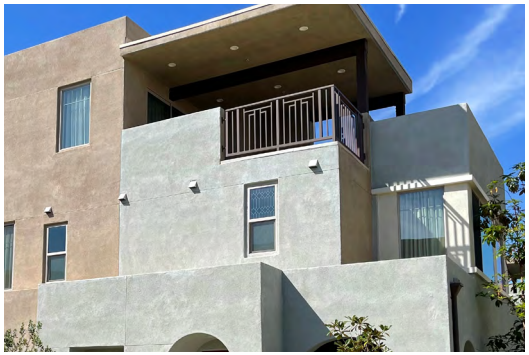
4.5.4 ~~DOORS AND WINDOWS~~

a. ~~Large glass doors and/or window openings~~
b. ~~Window wrapping around a corner of the building~~
c. ~~Narrow aluminum window frames with square sticking~~
d. ~~Valence grids sometimes are applied on windows~~

4.5.5 ~~DECORATIVE DETAILS~~

~~All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.~~

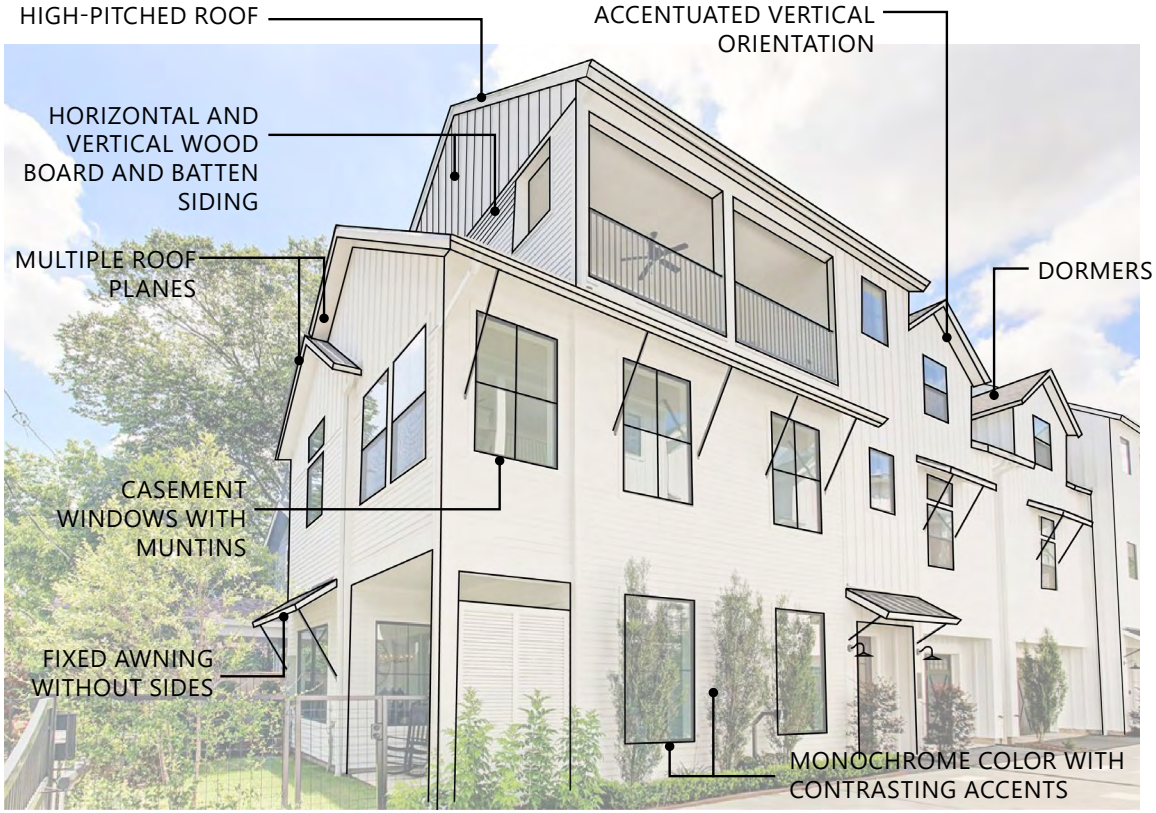
a. ~~Metal balcony railings~~
b. ~~Picture windows~~
c. ~~Clerestory windows~~
d. ~~Floor-to-ceiling glass door~~
e. ~~Usable outdoor roof decks~~
f. ~~Trellis shade structures~~
g. ~~Bright colors to provide contrasting elements~~
h. ~~Metal awning~~
i. ~~Bold branding~~
j. ~~Floor-to-ceiling glass windows on the ground level~~
k. ~~Broad roof overhang with exposed wood or steel frame~~



4.6 ~~FARMHOUSE~~

~~Farmhouse is a interpretation of traditional rural residential forms and materials. This style reflects Murrieta's agricultural and ranching history and regional context. As indicated in the accompanying images and illustrative diagram, the style uses elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents, and sparse or simple ornamentation. Roofs are typically medium to high pitched. Minimal detailing often includes awnings, porches, and wall-mounted gooseneck lights.~~

~~**This styles shall be applied to building no taller than three stories**~~.



4.6.1 ~~FORM AND MASSING~~

a. ~~Clean and straight exterior lines, geometric form.~~
b. ~~Asymmetrical massing with a gable at the front of the house.~~
c. ~~Repeating shapes and lines.~~
d. ~~Gable roof creating a triangular wall on the ends.~~
e. ~~Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses, and granary towers.~~
f. ~~Multiple gable and shed roof planes.~~
g. ~~Geometric forms, industrial materials, limited palette, and repetition.~~
h. ~~Covered porches and awnings to break up volumes between lower and upper floors.~~
i. ~~Three or more wall planes with a minimum 12-inch difference.~~

4.6.2 ~~ROOF~~

a. ~~High-pitched gabled roof or shed roof (minimum 6:12 slope)~~
b. ~~Intersecting gable roofs~~
c. ~~Dark asphalt shingle, metal roofs, or synthetic slate shingles~~
d. ~~Triangular rooflines emphasizing the height of the unit~~
e. ~~Large overhangs (minimum 2 feet in length) above the patio and garage~~

4.6.3 ~~MATERIALS AND COLORS~~

a. ~~Unadorned materials: metal, wood, masonry.~~
b. ~~Utilize board-and-batten siding, corrugated panels to give texture and variation to exterior walls.~~
c. ~~Neutral or muted colors shall be predominant.~~
d. ~~Monochrome accents of doors, windows, or architectural features.~~
e. ~~Combine contemporary design with rustic materials.~~
f. ~~Stucco is prohibited.~~

4.6.4 ~~DOORS AND WINDOWS~~

a. ~~At least 60 percent of windows shall be tall and narrow double-hung windows with a proportion of 2 or 2½ times taller than wide.~~

b. ~~Groupings of two or three double-hung units are occasionally used.~~

c. ~~Accent windows shall be no more than 20 percent.~~

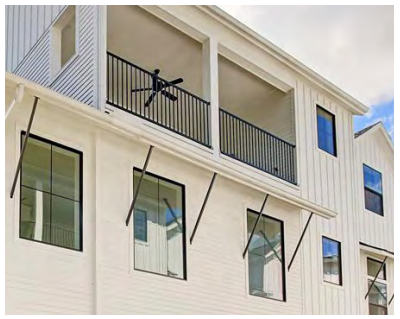
d. ~~Typically have 4½ inches to 5½ inches flat board trim on the sides and head.~~

e. ~~Sixty percent windows shall have grilles.~~

f. ~~Minimal moulding around window and door openings.~~

g. ~~Double-hung or casement windows with muntins.~~

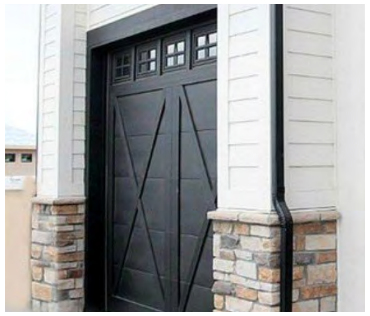
h. ~~Contrast color of window sash with color of the body of the building.~~



4.6.5 ~~DECORATIVE DETAILS~~

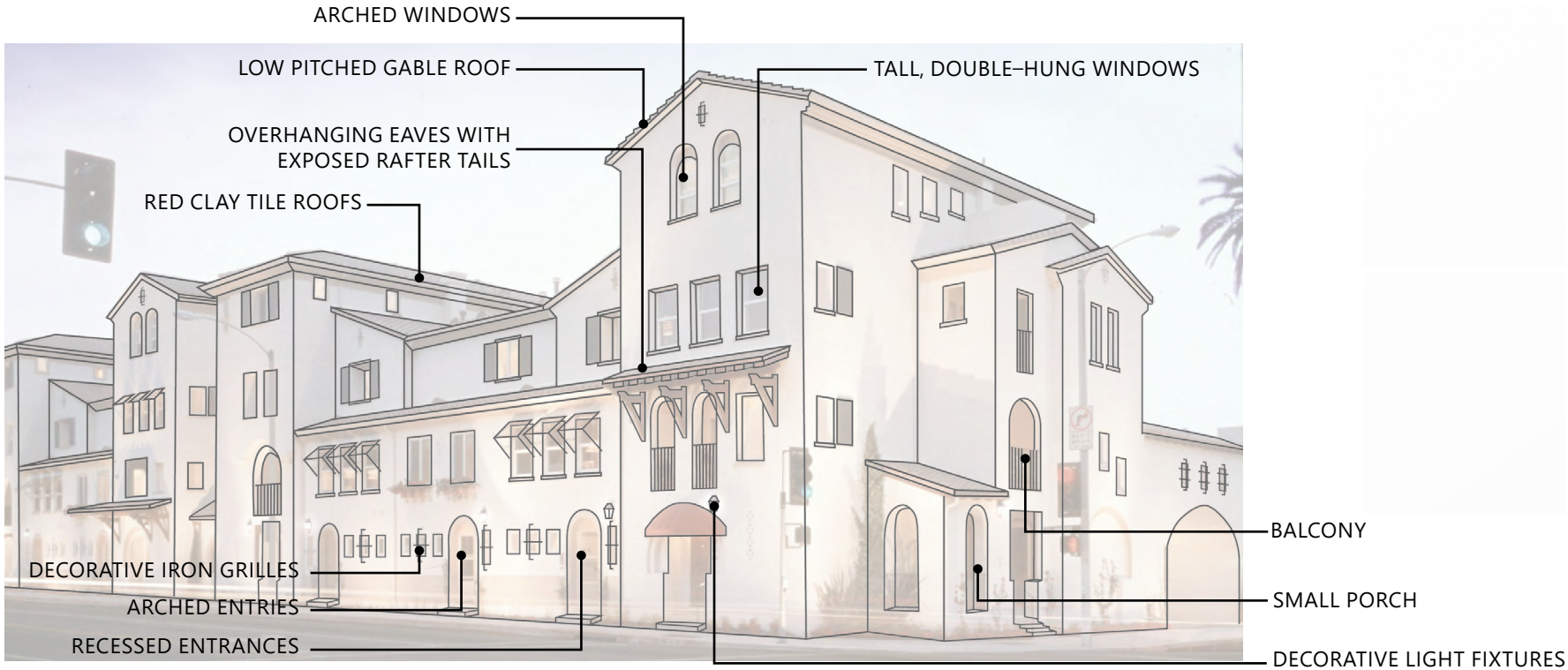
~~All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.~~

a. ~~Wide front porch with simple columns~~
b. ~~Covered patio~~
c. ~~Shed or gabled dormers~~
d. ~~Carriage-style garage doors~~
e. ~~Dark shutters and window sashes~~
f. ~~Shed dormers~~
g. ~~Simple gable brackets, vents, and trim~~
h. ~~Iron-inspired barn-style lighting~~
i. ~~Metal awnings without sides~~
j. ~~Gooseneck light fixtures at the entrance~~
k. ~~Large doors and windows to maximize natural light~~
l. ~~Grilles on the ground-level windows and doors~~



4.7 MISSION - SPANISH COLONIAL REVIVAL

Derived from Spanish/Mediterranean and early Californian influences, this style emerged in the late 19th and early 20th centuries. It projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S-type clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.



All Mission - Spanish Colonial Revival style residential buildings shall adhere to the following standards:

a. Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types. Additional forms are permitted as follows:
   i. Hipped roofs may be used in combination with gables or on a tower element,
   ii. Shed roofs may used in conjunction with verandas and minor "lean-to" structures,
   iii. Flat roofs with parapets shall not exceed 40% of the total roof area;
b. At least 50% of the eaves shall have a minimum overhang of 9 inches with exposed rafter tails;
c. Primary facades shall be off-white, cream, or tan stucco with a smooth or lightly textured finish (i.e. minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green);
d. At least two types/shapes of windows shall be used. At least 50% of the windows shall have a vertical proportion. Large windows over 5 feet in width shall be multi-paned;
e. All entrance doors shall be recessed at least 1 foot and banded with ceramic tile, molded plaster or painted accents; and
f. Wood or manufactured wood products shall be for at least one architectural element (such as posts and exposed beams; spindles and grill work; window frames, shutters, etc.).

In addition, duplexes and detached single-family Mission - Spanish Colonial Revival buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

a. Use a minimum 3-inch wide by 1.5-inch thick flat casing on all non-recessed windows;
b. Incorporate a veranda with a minimum depth of 6 feet and a minimum width of 10 feet.
c. Install awnings with metal spear supports at least 1 inch in diameter and spaced no more than 4 feet apart;
d. Provide balconies or window treatments (such as shutters or awnings) for at least 20% of the total window count;
e. Construct chimneys extending at least 2 feet above the roof ridge, featuring elaborate tops and/or small, tiled roofs with a 4-inch minimum overhang;
f. Include a minimum of two decorative masonry, clay tile, or simulated vents per elevation, each at least 144 square inches in size;
g. Apply decorative tile accents covering at least 5% of the surface area around door and window openings, built-in seating, paving, or stairs;
h. Feature exposed, dark-stained timber structural elements such as beams, columns, and corbels with a minimum cross-section of 6" x 6";

i. Integrate one or more arched elements measuring at least 5 feet wide and 8 feet tall;

j. Utilize paired wood (or wood simulated) garage doors with at least two pieces of 18-inch iron or simulated iron strap hardware per door leaf;

k. Use shutters that match the door or trim accent color and are sized to cover 100% of the window opening width;

l. Design stepped-down ends that are at least 5 feet wide and 10 feet lower than the primary building mass;

m. Maintain three or more roof planes and/or ridge lines with a minimum slope of 3:12;

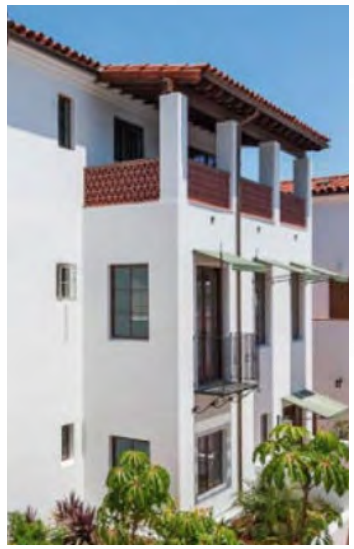
n. Build upper floor cantilevered balconies that project a minimum of 3 feet from the building face;

o. Define courtyards and walkways using verandas or pergolas with a minimum clear depth of 8 feet that cover at least 25% of the courtyard perimeter;

p. Utilize arcades with a minimum walkway width of 6 feet and arch spans of at least 4 feet to define primary circulation paths or courtyard edges;

q. Construct wingwalls with a minimum thickness of 12 inches or ground-level columns with a minimum diameter of 10 inches; and/or

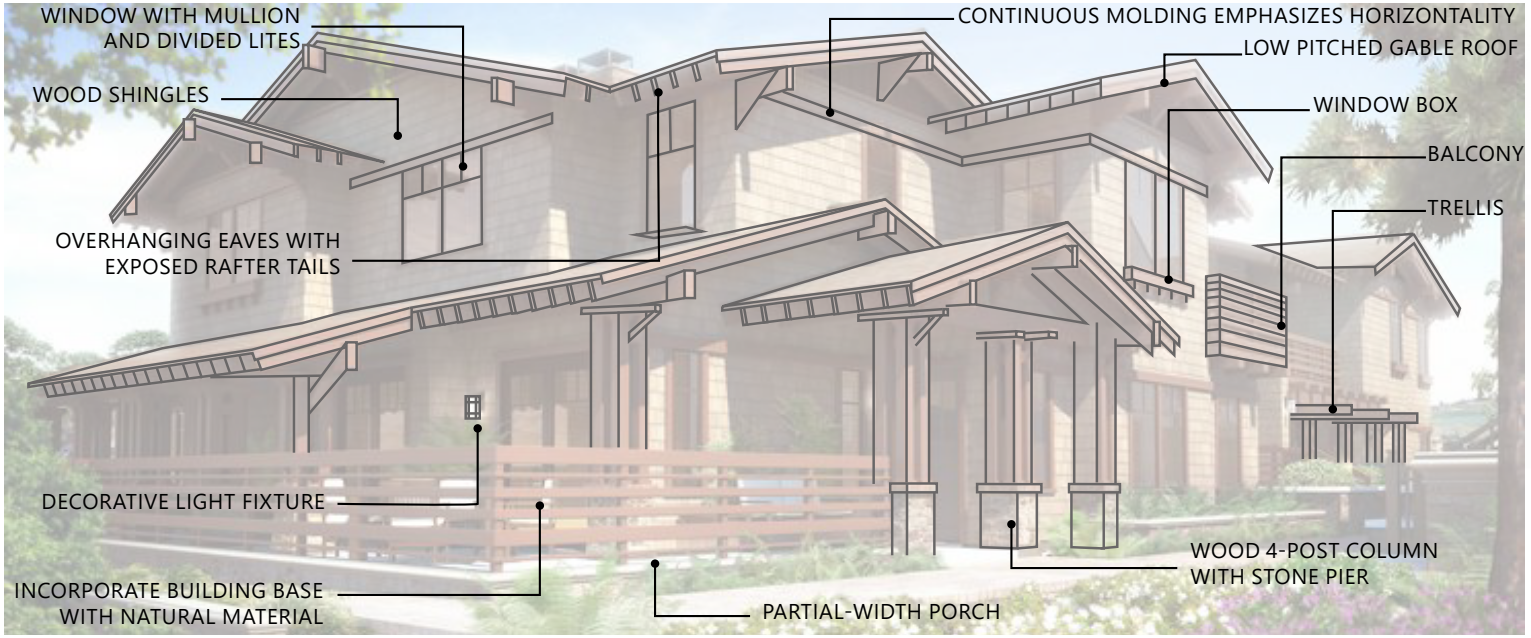
r. Employ wrought iron for at least one architectural element, such as balcony railings at least 42 inches high, hardware, light fixtures, or gates.



4.8 CRAFTSMAN

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. In Murrieta, this style is used to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation, and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches, and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often used to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.

This style shall only be applied to buildings four stories or less in height, provided that the fourth story does not exceed 70 percent the size of the third story.



All Craftsman style residential buildings shall adhere to the following standards:

a. Low- to moderate-pitched gable or hipped roofs (from 6:12 to 8:12);
b. Wood or asphalt shingle roofs (or fiber cement imitation or imitation synthetic asphalt shingles);
c. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams;
d. Primary facade/elevation shall have a minimum of two materials/ colors, with no more than ninety percent (90%) of the total wall surface in one material and/or color. Facades shall include at least one of the following materials:
    i. Clapboard or shingle siding
    ii. Arroyo stone
    iii. Bricks
e. Use of dark, neutral, earth-toned color palette (such as browns and greens); Window and door trim color shall contrast with color of walls; lighter colors may used for details (columns, rafter tails); and
f. At least two types/shapes of windows shall be used. At least 50% of the windows shall be casement windows.

In addition, duplexes and detached single-family Craftsman buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

a. Incorporate covered front porches with a minimum depth of 7 feet and tapered pillars that decrease in width by at least 2 inches from base to cap;
b. Utilize stone piers measuring at least 24 inches square at the base with battered wood supports above;
c. Install decorative brackets or knee braces at all gabled ends with a minimum thickness of 4 inches;
d. Feature exposed timber structural elements, rafter tails, or corbels with a minimum cross-section of 4 inches by 6 inches;
e. Maintain three or more distinct roof planes on the primary façade with slopes ranging between 3:12 and 6:12;
f. Provide exposed rafter tails spaced no more than 24 inches on center along the eaves of the primary roof plane;
g. Design at least one prominent front-facing gable roof that covers a minimum of 30% of the primary façade width;

h. Place one or more dormers on the front façade with a minimum window area of 6 square feet each;

i. Include decorative attic or gable vents with a minimum surface area of 2 square feet per vent;

j. Install box-shaped light fixtures with metal frames and geometric grille patterns measuring at least 8 inches in height;

k. Construct exterior-facing chimneys on a side elevation with a minimum width of 3 feet at the base;

l. Feature stained glass windows with geometric patterns covering at least 5% of the primary façade;

m. Ensure at least 80% of the windows utilize decorative grilles, typically in the upper sash;

n. Incorporate gable pediments with decorative truss work or vertical slats spaced no more than 6 inches apart;

o. Employ decorative joinery, such as through-tenons or pegged joints, on at least two visible structural timber connections;

4.9 AMERICAN MERCANTILE

This building type began in the late 19th century when, in the process of identifying towns and cities, housing and offices were built over retail stores. This mixed-use strategy is still relevant today as the reurbanization of existing city centers becomes an established pattern. This style is characterized by symmetrical, masonry buildings usually capped with a cornice and parapet and grounded with a continuous base. Windows provide symmetrical balance and rhythm to the facade. Elements such as galleries and awnings provide a secondary rhythm for the facade and allow the buildings to engage the public realm.

All American Mercantile style buildings shall adhere to the following standards:

a. Brick veneer or structural brick exterior walls (on street facades – stucco is accepta-ble fronting alleys and parking courts);
b. A continuous stone, cast stone, or concrete base no less than 24 inches high (on street facades; except when interrupted by storefronts);
c. Flat or low-pitched roof with a parapet wall;
d. A ground-level storefront on the street facade, consisting of:
    i. Large display windows (minimum 5 foot dimension in each direction)
    ii. Bulkheads or kick plates located below the display window (between 6 and 36 inches). The bulkhead shall be finished in decorative tile, brick, architec-tural metal or painted plaster
e. Vertically proportioned double-hung or casement windows on upper floors and/or secondary facades; and
f. Within brick facades, upper-level windows shall be stacked floor-to-floor and ar-ranged horizontally in a repetitive pattern. Individual window stacks shall be repeat-ed at least three times on the street facade - acceptable rhythms are A-A-A, A-B-A, A-B-B-A, A-B-C-B-A.

In addition, American Mercantile buildings with up to two units (commercial or residential) least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

a. Install transom windows measuring at least 24 inches in height positioned above the storefront display windows;
b. Provide canvas, vinyl, or fixed metal awnings over storefront windows with a minimum projection of 4 feet from the building face;
c. Design inset storefront entries recessed at least 24 inches from the primary storefront plane;
d. Construct a continuous decorative cornice no less than 24 inches high along all street-facing facades;
e. Utilize brick course-work, stone, or cast stone molding at least 8 inches tall to delineate floor lines;
f. Feature ornamental caps on piers, pilasters, or columns that project at least 2 inches beyond the vertical shaft;
g. Incorporate keystone, ornamental, or classical arched window openings on upper floors with a minimum header depth of 10 inches;
h. Build upper floor balconies with a minimum depth of 3 feet and decorative wrought iron or cast iron railings;
i. Install shutters on secondary facade windows sized to cover 100% of the window width when closed;

j. Design parapets with decorative brick corbeling or dentil work extending at least 12 inches below the roofline;

k. Use vertical pilasters or engaged columns spaced no more than 25 feet apart to define storefront bays;

l. Construct storefront bulkheads (kickplates) between 18 and 30 inches in height using durable masonry or paneled wood;

m. Include decorative scroll-cut brackets under the primary cornice spaced no more than 36 inches on center;

n. Feature segmental or radiused arches over upper-story windows with a minimum rise-to-span ratio of 1:6;

o. Apply decorative masonry quoins at building corners with a minimum width of 12 inches and alternating lengths;

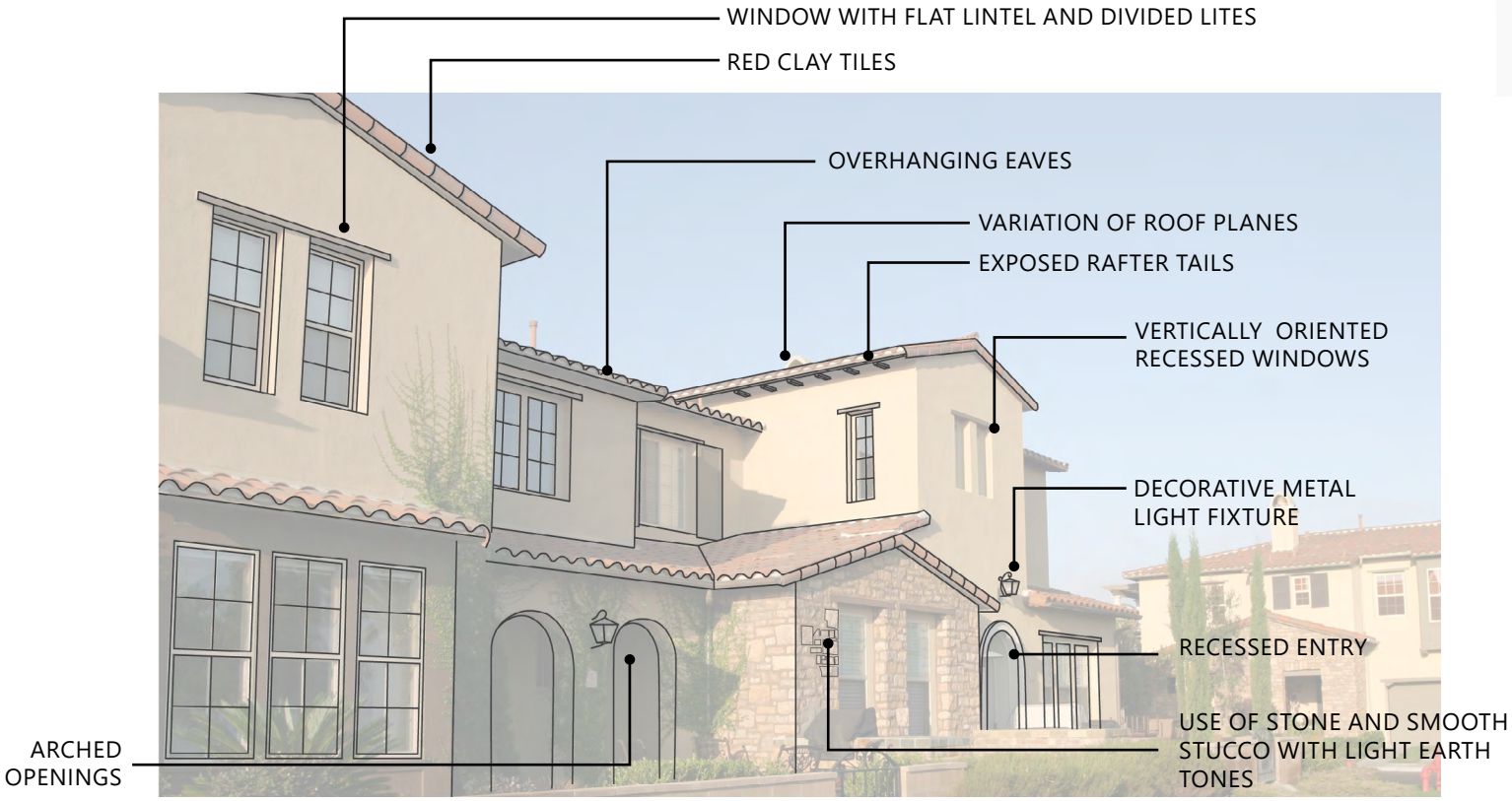
p. Incorporate a dedicated horizontal signage band or frieze at least 18 inches high located between the transom and the second floor;

q. Provide a distinct plinth base at the ground floor measuring at least 12 inches high using stone or high-contrast masonry; and/or

r. Install decorative cast stone medallions or metal rosettes at least 6 inches in diameter within the spandrel panels or cornice frieze.

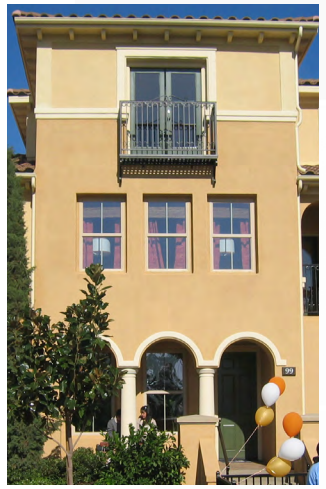
4.10 TUSCAN

Tuscan style is an interpretation of traditional Mediterranean architectural style joined by rural Italian elements. Key elements include the use of stone and stucco, light earth tones, and red tile roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically oriented, recessed windows.



All Tuscan style residential buildings shall adhere to the following standards:

a. Low-pitched hip or gable roof (maximum 6:12 slope) and at least 3 roof levels;
b. Roof material shall be composed of tiles;
c. Large overhanging eaves (minimum 12 inches) along primary elevation;
d. Flat stucco walls in earth tones shall be utilized, with earth toned being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors;
e. Windows shall be recessed 3 to 12 inches from outer wall on primary façade and shall feature brown or beige trim; and
f. Casement windows shall be paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.



In addition, duplexes and detached single-family Tuscan buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

a. Arched wall niches with a minimum depth of 8 inches and a height-to-width ratio of at least 1.5:1 to ensure a classical vertical proportion;
b. Carved medallions with a minimum diameter of 12 inches and a depth of projection between 1.5 and 3 inches from the wall surface;
c. Ceramic inset tiles of 4x4 or 6x6 inches and recessed so the tile face sits flush with the surrounding stucco or stone finish;
d. Corner quoins: each block must have a minimum vertical height of 12 inches, with lengths alternating between 18 and 24 inches to create the interlocking effect;
e. Decorative clavos, spaced no more than 6 to 8 inches apart on center along the perimeter or panels of wooden doors and shutters;
f. Decorative corbels with a minimum vertical height of 10 inches and a projection (run) that supports at least 60% of the overhanging element's depth;
g. Decorative plaster friezes between 8 and 18 inches in height, located within the top 10% of the wall's total vertical height;
h. Heavy timber lintels with a minimum cross-section of 6x8 inches and extend at least 4 inches beyond the width of the window opening on both sides;

i. Juliet balconies, not more than 1 foot deep;

j. Ornamental sconces with a minimum height of 18 inches (excluding the mounting arm) to maintain proportional scale with heavy masonry walls;

k. Scrolled window grilles projecting at least 4 to 6 inches from the window pane at their furthest point to allow for architectural depth;

l. Stone window sills at least 3 inches thick and projecting a minimum of 2.5 inches beyond the finished wall surface to create a distinct shadow line;

m. Terracotta chimney pots standing between 18 and 36 inches tall;

n. Tiered water features with a least two levels of basins, with the primary basin having a minimum diameter of 36 inches;

o. Trellis rafter tails extending at least 12 inches beyond the outermost supporting beam; or

p. Wrought iron finials extending a minimum of 8 to 12 inches above the ridge line or railing cap, with a base diameter of at least 2 inches.

4.11 MODERN

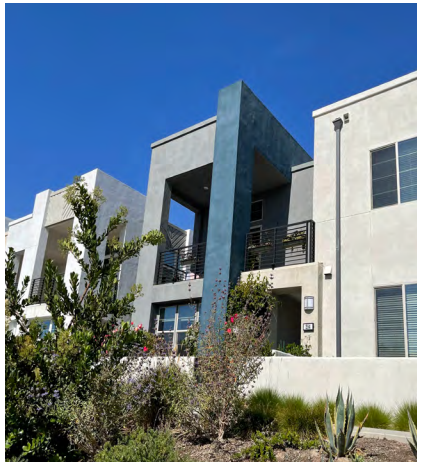
Modern architecture is the post-World War II iteration of the International Style, which was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Modern architecture represents the adaptation of these elements to the local climate and topography, as well as the postwar need for efficiently-built homes. In Southern California, this often meant the use of wood post-and-beam construction. Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

All modern buildings shall adhere to the following standards:

a. Flat, low pitched, folded plate, or butterfly roofs shall be utilized (4:12 slope max). Tile roofs are prohibited.
   i. Flat-roofed buildings shall incorporate a decorative molding (minimum 6-inch height for single-story, 12-inch for multi-story) that projects from the wall plane.
   ii. Minimum 12-inch overhangs are required for non-flat roofs.
b. The primary wall materials shall be either glass, concrete block veneer, natural stone, metal panels or wood. At least 20 percent of the street-facing façade shall be composed of glass/windows.
c. Primary facade colors shall be restricted to off-whites, greys, metallic shades, or earth-tones. Brighter colors shall be reserved for recesses and architectural detailing. Contrasting accent colors (black or charcoal) are required for window sashes, doors, and architectural metalwork.
d. Primary entrances must be recessed by a minimum of 12 inches to create shadow lines.
e. Windows shall feature metal (steel/aluminum) frames. Frames shall not be white.

In addition, single-family and duplex modern buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

a. Aluminum louvers consisting of fixed or operable horizontal slats with an anodized or powder-coated finish.
b. Board and batten siding consisting of vertical boards 8 to 12 inches wide, with 1 to 2-inch wide battens.
c. Breeze block consisting of hollow-core masonry units with geometric apertures, stacked in a continuous plane
d. Cantilevered upper stories projecting at least 3 feet beyond the ground-floor wall plane, supported without visible vertical columns.
e. Clerestory windows consisting of a horizontal band of glazing positioned located immediately beneath the roofline.
f. Colonnades consisting of at least three columns spaced at regular intervals of 6 to 10 feet, forming a continuous covered exterior walkway.
g. Corner windows consisting of glazing units joined at a 90-degree angle using mitered glass or a minimal-profile mullion less than 3 inches wide.
h. Decorative water feature consisting of a geometric pool or fountain with a minimum surface area of 100 square feet.



i. Exposed post-and-beam construction consisting of a visible structural framework of wood or steel members, articulated as the primary load-bearing system.

j. Floor-to-ceiling glass walls consisting of glazing units extending from the finished floor to the ceiling, utilizing slender frames to maximize transparency.

k. Horizontal beveled windows consisting of bands of windows featuring beveled glass or frames, oriented horizontally to emphasize the building's linear profile.

l. Horizontal trellis consisting of a wood or metal framework of horizontal members, providing filtered shade over at least 50 square feet of exterior space.

m. Metal shadowbox frames consisting of recessed window assemblies within a metal frame that projects at least 4 inches from the exterior wall surface.

n. Metal sunshades consisting of fixed horizontal or vertical metal fins mounted over glazing, with a projection depth-to-height ratio of at least 1:2.

o. Natural stone cladding consisting of travertine, marble, or granite applied in large-format slabs or ashlar patterns with a matte or honed finish.

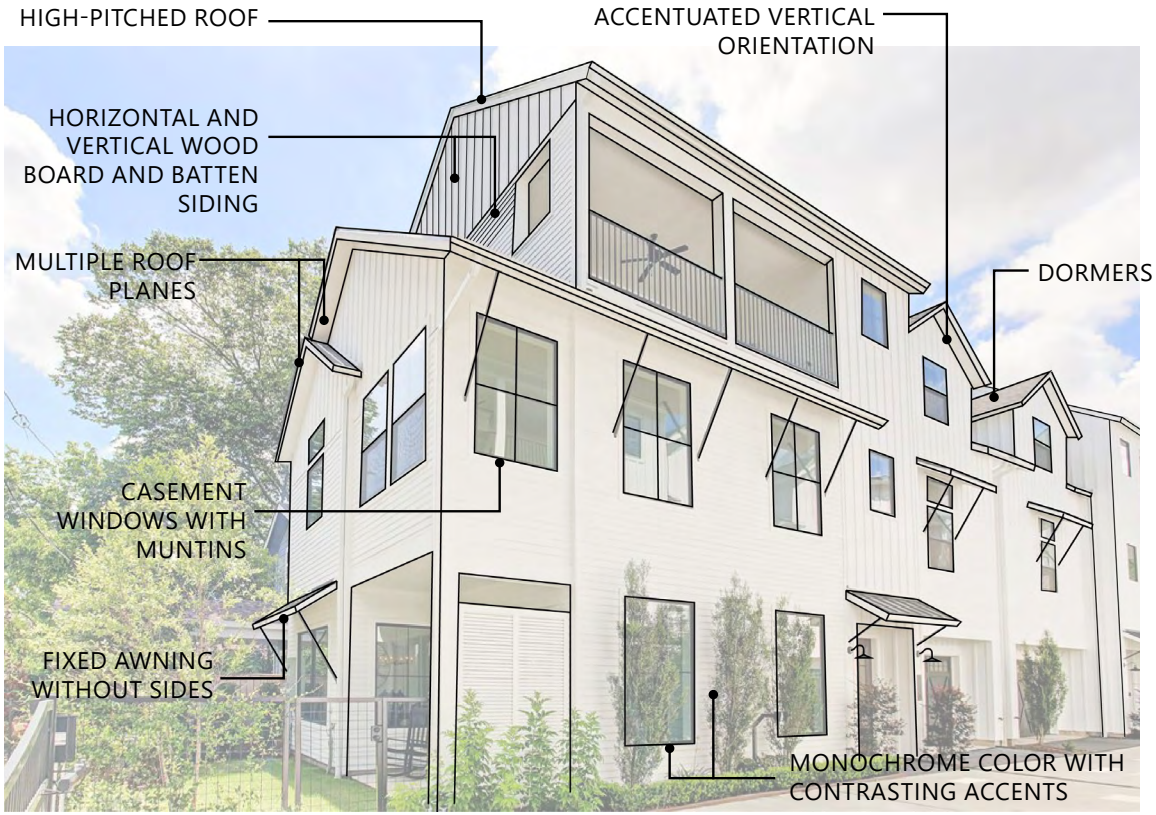
p. Pivot-style front door, utilizing a concealed vertical pivot hinge system instead of side-mounted hinges.

q. Raised podium foundation consisting of a visible slab or masonry plinth that elevates the primary floor plate at least 3 feet above the finished grade.

4.12 FARMHOUSE

Farmhouse is an interpretation of traditional rural residential forms and materials. This style reflects Murrieta's agricultural and ranching history and regional context. As indicated in the accompanying images and illustrative diagram, the style uses elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents, and sparse or simple ornamentation. Roofs are typically medium to high pitched. Minimal detailing often includes awnings, porches, and wall-mounted gooseneck lights.

This style shall only be applied to buildings three stories or less in height.



All farmhouse style buildings shall adhere to the following standards:

a. Roofs shall be a combination of low-pitched hipped or gable-on-hip forms (3:12 to 5:12 slope) and prominent gabled or shed roof accents (minimum 6:12 slope) to create a varied skyline.

b. Primary roof surfaces shall consist of dark architectural-grade asphalt shingles or synthetic slate. Accent roof planes, such as those over porches or bay windows, must utilize standing-seam metal or copper.

c. Eaves shall be a minimum of 24 inches along the primary elevation. Rafters may be boxed or open with exposed timber tails, emphasizing the horizontal plane.

d. Facades must utilize at least two materials: horizontal clapboard or smooth stucco (sand/dash finish) for the primary body, and board-and-batten siding or corrugated metal covering at least 15% of the exterior surface.

e. Windows shall feature slim-profile frames (steel, aluminum, or wood). At least 60% of the windows must be either oversized "picture" windows or tall, narrow units (at least twice as tall as they are wide).

f. Facade colors shall be restricted to pastels, grays, or muted earth tones. Contrasting dark accents (black or charcoal) are required for window sashes, doors, and architectural metalwork.

In addition, single-family and duplex farmhouse buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

a. 4.5 to 5.5-inch unadorned board trim around all window and door openings;
b. A wide front porch recessed under the primary roofline, supported by simple square columns or wrought iron supports;
c. A wide brick or natural stone chimney located on the primary or street-facing façade;
d. Integration of clerestory windows within the upper triangular portion of gable ends to increase natural interior light;
e. Cantilevered eaves or patio covers extending at least 5 feet from the facade, supported by industrial metal or heavy timber columns;
f. Wall-mounted gooseneck light fixtures used as the primary exterior illumination for entries and garage doors;
g. Garage doors or large entries featuring carriage-style detailing or "Dutch door" split configurations.

h. At least three distinct wall planes across the primary elevation;
i. Sleek, metal-clad awnings without side supports installed over ground-level windows;
j. The inclusion of at least one hexagonal, octagonal, or circular "moon" window or gate at the primary entrance;
k. Architectural massing inspired by rural granaries or tank houses (e.g., a vertical tower element for a stairwell);
l. Built-in wood or metal window boxes or balconettes on at least 20% of the street-facing windows;
m. Use of shed or gabled dormers to break up large roof planes and provide a rhythmic vertical accent to the horizontal massing;
n. Dark-color wood trellises or heavy timber lintels (minimum 6x8 inches) positioned above ground-floor openings to provide architectural depth and shadow;
o. Application of plank-style, louvered, or framed wood shutters on at least 20% of windows on a publicly visible elevation, finished in a dark contrasting accent color;
p. Use of unadorned corrugated metal panels for focal wall sections or as "eyebrow" awnings over secondary entries; or
q. Inclusion of at least one projecting bay window on the front facade, which may utilize a standing-seam metal or copper roof regardless of the primary roof material.

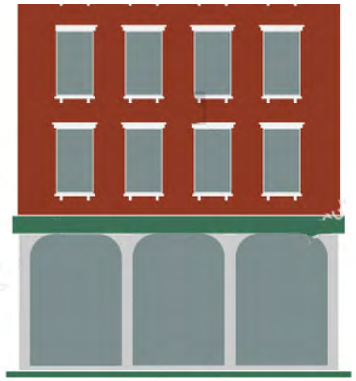
4.13 DEFINITIONS

Accent Window. Accent windows are supplements. They provide aesthetic value and variance to the building. Window types include transom windows, dormer awning windows, picture windows, arch and circle windows, and art glass.

Arcade. A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Awning. An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning consists of a lightweight frame structure over which a cover is attached.

Bay. Any division of a building between vertical lines or planes.

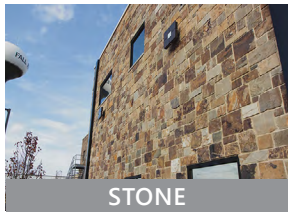


Board and Batten. A form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.

Bracket. A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

Building Mass (Massing). Mass refers to the general shape and form as well as size of a building.

Cladding. Building cladding is the application of one material over another to add an extra skin or layer to the building. Commonly used exterior wall cladding materials include brick, vinyl, wood, stone, fiber cements, metal, concrete, and stucco.



Cornice. A horizontal moulding projecting along the top of a wall, building, etc.

Corbel. A structural piece of stone, wood, or metal jutting from a wall to carry a super-incumbent weight; a type of bracket.

Cornice Return. Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.

Decorative Gable Vents. A nonventing louver mounted in the top of the gable.

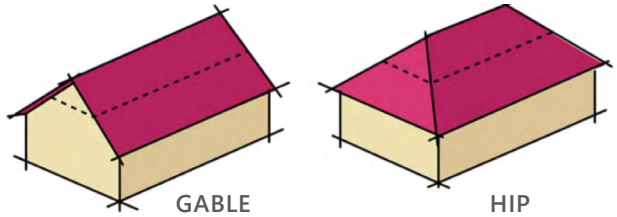
Divided Lite: Individual panes of glass held in place by wood or synthetic material to create a pattern.

Dormer: A structure projecting from a sloping roof, usually housing a vertical window in a small gable or a ventilating louver.

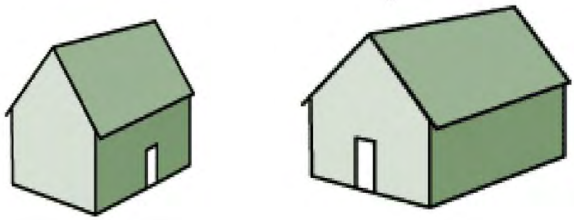
Front-Gabled Roof. A gabled roof that faces the road or main entrance.

Gable Roof. A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, forming a gable at each end.

Hipped Roof. A roof that slopes upward from all four sides of a building, requiring a hip rafter at each corner.

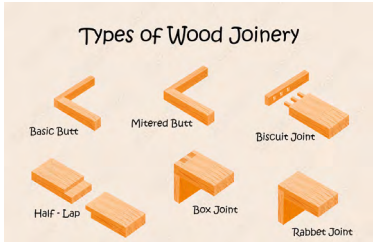


GABLE HIP



SIDE-GABLED FRONT-GABLED

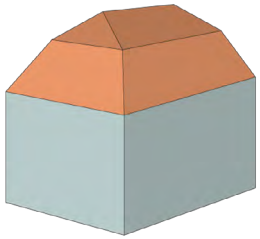
Joinery. It is a part of woodworking that involves joining pieces of wood, engineered lumber, or synthetic substitutes (such as laminate) to produce more complex items.



Juliet Balcony. A pseudo balcony; a low ornamental railing to a window, projecting only slightly beyond the plane of the window, threshold, or sill and having the appearance of a balcony when the window is fully open.

JULIET BALCONY

Mansard Roof. A type of roof with the two slopes on each side.

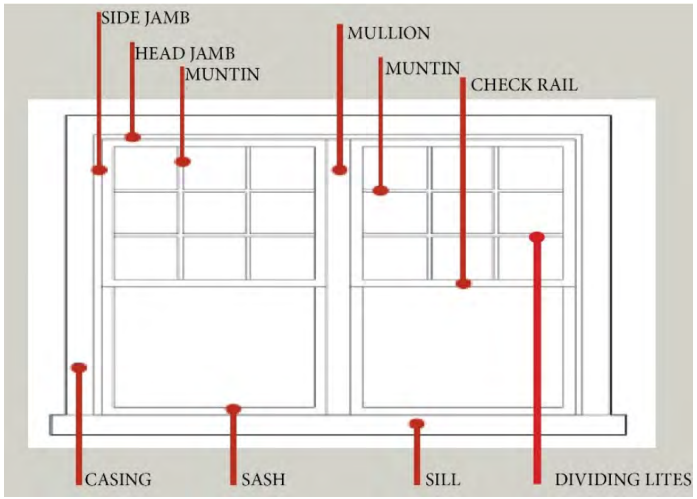


Mission Parapet. A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

MISSION PARAPET

Mullion. A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

Muntin. A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.



PARTS OF A WINDOW

Overhanging Eaves. The projecting overhang at the lower edge of a roof that sheds rainwater.

OVERHANGING EAVES

Pediment. A low-pitched, triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.

Primary Window. Windows that are commonly used and have an independent function. Primary windows shall be able to open from inside. Window types include: casement windows, single-hung, double-hung, slider windows, and bay windows.

EXAMPLES OF PRIMARY WINDOWS

CASEMENT WINDOW

DOUBLE HUNG

BAY WINDOW

EXAMPLES OF ACCENT WINDOWS

CIRCLE WINDOW

DORMER AWNING WINDOW

TRANSOM

Rafter Tails. The portion of the rafter that hangs over the wall.

Roof Plane. The surface of the roof. It could be flat, pitched, or on an angle. It is also called the field of the roof.

Shingle. A small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.

Shutter. Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.

Side-Gabled Roof. A gabled roof that faces either side of the main entrance.

Sill. The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

Transom Window. A transom window used above the entry door but can't not open. They are usually as wide as the door (or as wide as the door and the sidelights). They can be square (rectangular), round top, or elliptical.

Valance Grids. Valance grids are similar to the Standard grids but are only across the top of the window or door.

Veranda. A raised, covered, sometimes partly closed area, often made of wood, on the front or side of a building

Window Sash. The movable part of a window made of the vertical and horizontal frame that holds the glass.

Wingwall. A smaller wall attached or next to a larger wall or structure.

5.0 STANDARDS COMPLIANCE CHECKLISTS

This checklist is intended as an overview of the requirements for multifamily development projects in the City of Murrieta. Additional information and plans may be required to evaluate your application following initial review by staff. A copy of this list will be used to check your application for completeness after it is submitted. Applications not containing the necessary information on this Checklist will not be accepted for review.

To use the checklist correctly, follow the steps below:

- The general standards apply to all projects regardless of building height, architectural style(s), or zone. Complete the General Standards section first.
- Next, identify the building type for the project based on the typologies in Chapter 3: Low-rise, Mid-rise, or High-rise. Use and complete **only** the checklist for the building type in your project.
- Finally, identify the architectural styles for the project based on the definitions in Chapter 4. Whether the project utilizes one, two, or three of the architectural styles, use and complete **only** the checklist(s) that applies to the styles in your project.

As you go through the checklist, check each **"Complete"** box under **"Applicant"** to indicate that the information has been provided, and sign below once the checklist is complete. If you believe an item is not applicable to your application, check the "**N/A"** box under **"Applicant"** and provide justification why the standard does not apply.

If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the Planning Division at (951) 461-6061.

GENERAL STANDARDS

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
2.1 Site **Planning**				
Site design requirements shall be that specified for the zoning district in which the project is located.	☐	☐	☐	☐
Residential complex developments with 8 to 14 buildings shall provide a minimum of two color schemes that complement each other. A single color scheme shall be dedicated to no less than 30 percent of all residential buildings.	☐	☐	☐	☐
Residential complex developments with 15 to 29 buildings shall provide the following. The number of buildings in a single style shall be no less than 30 percent. • **Two** architectural styles from Chapter 4 *and* • Two distinct different color schemes.	☐	☐	☐	☐
Residential complex developments with more than 30 buildings shall provide the following. The number of buildings in a single style shall be no less than 30 percent. • **Three** architectural styles from Chapter 4 *and* • Three building types with different color schemes.	☐	☐	☐	☐
Architectural styles capped at three stories may build an additional story if the fourth story footprint is less than 70 percent of the ground level and is part of the development incentives.	☐	☐	☐	☐
Larger projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk: Various roof heights, Vertical planes, Different materials and colors.	☐	☐	☐	☐
Roof forms and roof lines shall be broken into a series of smaller building components when viewed from the street. Long, linear, unbroken roof lines shall not exceed 50 feet.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Visual interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/ or architectural features. Abutting buildings shall have complementary architectural styles.	☐	☐	☐	☐
Proposed cut-and-fill slopes shall be rounded off both horizontally and vertically.	☐	☐	☐	☐
Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety.	☐	☐	☐	☐
Pedestrian linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas shall be provided.	☐	☐	☐	☐
Orient buildings toward public (and private) streets to positively define street edges. Buildings adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.	☐	☐	☐	☐
Minimum of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways; except for urban areas or areas with slope restrictions.	☐	☐	☐	☐
Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.	☐	☐	☐	☐
Loading docks and service areas on a corner lot must be accessed from the side street.	☐	☐	☐	☐
Gates that control vehicular and pedestrian access to a residential site are considered privacy gates and shall be subject to review and approval of the Development Services Department and Fire Department.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Arrange buildings to provide functional common outdoor spaces. If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: • **Stepbacks** of upper stories (for setback and stepback distances see Table 16.08-4 in MMC 16.08.020) • Windows or balconies placement • Use of clerestory windows, glass block, or opaque glass • Mature landscaping within the rear or side setback areas (such as courtyards, paseos, or parks) for the use of residents.	☐	☐	☐	☐
Residential structures on the same lot (not attached) shall maintain a minimum separation of at least 10 feet for one-story structures, 15 feet for two-story structures, and 20 feet for three-story structures (MMC 16.18.130).	☐	☐	☐	☐
Mixed-use building orientation shall comply with all the standards mentioned above and the following standards. • **Commercial/Office** Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space. • Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.	☐	☐	☐	☐
2.2.1 Surface Parking				
Parking lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Parking lots shall be connected to all building entrances by means of internal pedestrian walkways. Pedestrian walkways shall be no less than 6 feet in width.	☐	☐	☐	☐
Landscaped planters shall be not less than nine (9) feet in width in all interior dimensions.	☐	☐	☐	☐
Adjacent to side or rear property lines: Parking areas shall provide a perimeter landscaped strip at least five (5) feet wide.	☐	☐	☐	☐
Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least 15 feet wide between the street right-of-way and parking area.	☐	☐	☐	☐
Lighting standards shall comply with MMC 16.18.110.	☐	☐	☐	☐
Access drives shall be at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided or the driveway location does not create a traffic hazard to adjacent property (MMC 16.08.040).	☐	☐	☐	☐
Maximum number of driveways: • **One** driveway for lot frontage up to 150 feet • **Two** driveways for lot frontage 150 feet to 299 feet • **One** driveway for each additional 300 feet	☐	☐	☐	☐
Bicycle parking requirement shall comply with the standards in MMC 16.34.090.	☐	☐	☐	☐
Number of required vehicle parking spaces shall be consistent with MMC 16.34.040, Table 3.7.	☐	☐	☐	☐
Disabled/Handicapped Parking requirements shall comply with the standards in MMC 16.34.060.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Electric vehicle parking spaces shall be implemented, consistent with MMC 16.44.115, Electric Vehicle Parking Requirements, and California Vehicle Code Section 22511.2.	☐	☐	☐	☐
Open parking areas shall be screened from view of adjacent properties and streets using walls, berms, and/or evergreen landscaping.	☐	☐	☐	☐
Parking lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.	☐	☐	☐	☐
2.2.2 Residential Garage (If provided, the standards below apply)				
Garage doors may occupy no more than 40 percent of a building's street frontage and shall be recessed a minimum of 18 inches from a street-facing wall plane.	☐	☐	☐	☐
Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements: • **Garage** door windows or architectural detailing consistent with the main dwelling. Arbor or other similar projecting feature above the garage doors. • **Landscaping** occupying 50 percent or more of driveway area serving the garage (e.g., "ribbon" driveway with landscaping between two parallel strips of pavement for vehicle tires).	☐	☐	☐	☐
Minimum Interior Dimensions for Residential Enclosed Garages (if provided).				
• **A** single-car garage shall be at least 10 feet wide and 20 feet long.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
• **A** standard double-car garage shall be at least 20 feet wide and 20 feet long.	☐	☐	☐	☐
• **Each** garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door that does not extend onto the apron. On multifamily dwellings, a security gate on a multispace garage is permitted.	☐	☐	☐	☐
Numbers of required off-street parking spaces and bicycle parking slots are listed under MMC 1107.0304.	☐	☐	☐	☐
For attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit.	☐	☐	☐	☐
2.2.3 Parking Structure and Loading				
Any driveway providing access to a parking structure shall have a minimum width of 28 feet.	☐	☐	☐	☐
Parked vehicles at each level within the structure shall be shielded from view of adjoining streets.	☐	☐	☐	☐
The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments.	☐	☐	☐	☐
If a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of 14 feet.	☐	☐	☐	☐
The maximum length of a parking aisle without being intersected by another parking aisle or driveway shall be 300 feet.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• **The** parking areas of sloped-floor parking structures shall not exceed a grade of 5 percent as measured across the width of a 90 degree parking stall. • The grade of a straight internal ramp shall not exceed 15 percent. • The grade of a circular ramp shall not exceed 12 percent as measured at the outside ramp wall.	☐	☐	☐	☐
A straight one-way ramp shall be at least 14 feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.	☐	☐	☐	☐
All ramps shall be provided with transition zones at the top and bottom of the ramp. • **Ramps** with a grade of 10 percent or less shall have a transition zone at least 8 feet in length. • Ramps with a grade of greater than 10 percent shall have transition zones at least 12 feet in length. • The grade of a transition zone shall not exceed one-half the grade of the ramp it serves.	☐	☐	☐	☐
Minimum lighting requirement of entrances and exits is 50 foot-candles. Minimum lighting requirement of parking areas is 5 foot-candles.	☐	☐	☐	☐
The minimum distance of entry/exit from corner intersections is 150 feet.	☐	☐	☐	☐
Large illuminated signs with architectural features, such as an arch or canopy, shall be used at the entrance to emphasize the facility entry and attract patrons.	☐	☐	☐	☐
Off-Street Loading Space Requirements: One loading space is required in any parking lot with 15 or more spaces serving any nonresidential or mixed use.	☐	☐	☐	☐
Loading docks and service areas are prohibited on the primary street building frontage.	☐	☐	☐	☐
Loading requirement are listed under MMC 16.34.100.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
2.2.4 Tandem Parking				
Tandem parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following.	☐	☐	☐	☐
• **No** more than two vehicles shall be placed one behind the other.	☐	☐	☐	☐
• **Both** spaces shall be assigned to a single dwelling unit.	☐	☐	☐	☐
• **The** tandem parking bay shall be a minimum 38 feet by 9 feet in interior dimension.	☐	☐	☐	☐
• **Tandem** parking to meet required parking for multiunit development shall not exceed 50 percent of the total provided number of spaces.	☐	☐	☐	☐
• **Tandem** parking shall not be used to satisfy the parking requirement for guest parking.	☐	☐	☐	☐
• **The** minimum vertical clearance for shall be 8 feet (per MMC 16.34.070).	☐	☐	☐	☐
2.3 Common Open Space				
In projects with fewer that 10 units, the common open space shall have a minimum width and depth of 10 feet.	☐	☐	☐	☐
• **In** projects with 10 or more or units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• **Where** the required common area is 3,000 square feet or more, the space may be divided among multiple areas, provided, that at least one recreation area is a minimum of 2,000 square feet with a minimum width of 25 feet. • All other areas shall be at least 1,000 square feet with a minimum width of 10 feet.	☐	☐	☐	☐
Primary common open space shall not be located at an extreme edge of the property or dispersed as smaller areas throughout the site.	☐	☐	☐	☐
Residential units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.	☐	☐	☐	☐
Minimum open space requirements are met per the requirements on Page 25.	☐	☐	☐	☐
Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.	☐	☐	☐	☐
Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of 10-foot-wide, dense landscaping shall be provided as screening.	☐	☐	☐	☐
An area of usable common open space shall not exceed an average grade of 10 percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.	☐	☐	☐	☐
All common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant materials and/or coatings and skateboard deterrents to retain the site furniture's attractiveness.	☐	☐	☐	☐
Forecourt must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Multifamily developments exceeding 150 units shall have at least two common open space areas and shall incorporate activities for different age groups.	☐	☐	☐	☐
2.4 Recreational Amenities				
The required front yard area shall not be counted toward the common recreation area requirement.	☐	☐	☐	☐
Project shall include at least one children's play area with a minimum area of 150 square feet.	☐	☐	☐	☐
Developments that include 30 or more dwelling units shall include at least one play area for children (unless age restricted to senior citizens or within 300 feet of a public park). Such play area shall: • **Have** a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet. • Contain play equipment, including equipment designed for children aged five years and younger. • Be visible from multiple dwelling units within the project. • Be protected from any adjacent streets or parking lot with a fence or other barrier at least 4 feet in height.	☐	☐	☐	☐
Unless otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths separate from vehicular areas.	☐	☐	☐	☐
All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.	☐	☐	☐	☐
A play area for children under age five shall be provided within direct visibility of common spaces.	☐	☐	☐	☐
Senior housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
One common recreational amenity shall be provided for each 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements. • **Clubhouse** at a minimum of 750 square feet (two) • Swimming pool at a minimum of 15x30 feet or equal surface area (two) • Tennis, basketball, or racquetball court • Weightlifting facility • Children's playground at a minimum of 600 square feet • Sauna or jacuzzi • Day care facility (two) • Other recreational amenities deemed adequate by the director • Community garden	☐	☐	☐	☐
2.5 Private Open Space				
Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.	☐	☐	☐	☐
Private usable open space on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 5 feet. Private open space above ground level (e.g., porches, balconies) shall have no horizontal dimension less than 5 feet.	☐	☐	☐	☐
Above-ground-level space shall have at least one exterior side open and unobstructed for at least 8 feet above floor level, except for incidental railings and balustrades.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Guardrails on open-sided surfaces (like stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.	☐	☐	☐	☐
Balconies and decks shall have walls or railings that are at least 50 percent open.	☐	☐	☐	☐
Private open spaces shall be contiguous to the units they serve and screened to a minimum height of 4 feet by use of plant materials, solid walls, or building surface.	☐	☐	☐	☐
2.6 Landscaping				
Landscaping materials shall comply with the following: • **Shrubs** of at least one-gallon size • Ground cover instead of grass/turf • Decorative nonliving landscaping materials, including but not limited to sand, stone, gravel, wood, or water, may be used to satisfy a maximum of 25 percent of the required landscaping area.	☐	☐	☐	☐
Trees shall be planted in a manner that maximizes the shading of paved areas, outdoor seating, and both south- and west-facing windows.	☐	☐	☐	☐
The tree palette shall provide a balanced use of evergreen and deciduous trees.	☐	☐	☐	☐
A minimum of 5-foot-wide landscaping shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edge between parking, drive aisles, and sidewalks.	☐	☐	☐	☐
Development on sloped properties shall follow the natural contours of the land by use of design features listed in the MMC 16.08.040.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation (MMC 16.28.060).	☐	☐	☐	☐
High water use plants with a plant factor of 0.7 to 1.0 can only be used in the common open space.	☐	☐	☐	☐
Turf is not allowed on slopes greater that 25 percent where the toe of the slope is adjacent to an impermeable hardscape (MMC 16.28.060).	☐	☐	☐	☐
All setbacks and nonwork areas shall be landscaped within the development area.	☐	☐	☐	☐
Hardscape shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.	☐	☐	☐	☐
Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.	☐	☐	☐	☐
A mix of plant materials shall be provided in compliance with Table 3-5, MMC Section 16.28.080.	☐	☐	☐	☐
Primary street trees, shade trees, and parking lot trees shall be 15-gallon trees.	☐	☐	☐	☐
Sidewalks and pedestrian walkways shall be a minimum of 5 feet in width.	☐	☐	☐	☐
2.7.1 Store Fronts				
The ground-floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	☐	☐	☐	☐
All ground-floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Entrance shall be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result: • **Projecting** nonfabric awnings or canopies above an entry (covered entry); • Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface; • Special corner building entrance treatments, such as a rounded or angled facets on the corner or an embedded corner tower above the entry; • Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures; • Projecting or recessed entries or bays in the facade; • Recessed entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown moulding, decorative trim, or a 45-degree cut-away entry; • Changes in roofline or articulation in the surface of the subject wall.	☐	☐	☐	☐
Lobby entrances to upper-floor uses shall be on a façade fronting a street.	☐	☐	☐	☐
A minimum 10-foot-wide frontage shall be provided from the back of the curb to the building.	☐	☐	☐	☐
The ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.	☐	☐	☐	☐
Windows and/or glass doors shall cover not less than 50 percent of the first-floor elevation along street frontages.	☐	☐	☐	☐
At least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.	☐	☐	☐	☐
Projecting elements on upper floors may project 5 feet from the façade and into the setback.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Development with retail, commercial, community or public uses on the ground floor shall have a clear floor-to-ceiling height of at least 15 feet.	☐	☐	☐	☐
The minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.	☐	☐	☐	☐
If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.	☐	☐	☐	☐
2.7.2 Live-Work/Office Fronts				
The ground floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	☐	☐	☐	☐
All ground-floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground-floor uses may have a common lobby entrance along the front façade or private entrances along other facades.	☐	☐	☐	☐
Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	☐	☐	☐	☐
At least 40 percent of the surface area of the ground-floor façade shall be occupied by display windows or translucent panels.	☐	☐	☐	☐
At least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.	☐	☐	☐	☐
Projecting elements on upper floors may project 3 feet from the façade and into the setback.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
The ground floor shall have a clear floor-to-ceiling height of at least 12 feet.	☐	☐	☐	☐
The minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.	☐	☐	☐	☐
If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.	☐	☐	☐	☐
2.7.3 Residential Fronts				
Garages shall not exceed 40 percent of the length of the building facade.	☐	☐	☐	☐
The ground-floor elevation shall be within 6 feet of the ground surface of the adjacent sidewalk or walkway.	☐	☐	☐	☐
Entrances to ground-floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.	☐	☐	☐	☐
Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	☐	☐	☐	☐
At least 25 percent of the surface area of the ground- and upper-floor façades shall be occupied by windows.	☐	☐	☐	☐
Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to 5 feet from the façade and into the setback.	☐	☐	☐	☐
Projecting elements on upper floors may project 3 feet from the façade and into the setback.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
The public sidewalk shall be improved with street trees per MMC 16.28.080.	☐	☐	☐	☐
If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/ front porches and paved paths to building entrances).	☐	☐	☐	☐
2.8 Exterior Lighting				
Lighting plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with the requirements in MMC 16.18.100.	☐	☐	☐	☐
Lighting shall be shielded and directed downward, with location of lights coordinated with the approved landscape plan.	☐	☐	☐	☐
Exterior lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.	☐	☐	☐	☐
All exterior lighting shall be dark-sky compliant and designed, located, and lamped in order to prevent overlighting, energy waste, glare, and light trespass.	☐	☐	☐	☐
Bollard lighting may be used to light walkways and other landscape features, but shall cast light downward.	☐	☐	☐	☐
All parking lot lights shall be full cut-off luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.	☐	☐	☐	☐
Street lights shall use decorative lighting poles that match the community theme.	☐	☐	☐	☐
Outside and parking lot lighting shall not exceed 0.1 foot-candle at residential property lines.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Lighting shall be located so as to minimize its impact on adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP section 4.8)	☐	☐	☐	☐
2.9 Trash and Recycling Enclosures				
Storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.	☐	☐	☐	☐
Enclosures shall be finished using materials compatible with the surrounding architecture.	☐	☐	☐	☐
Trash storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views.	☐	☐	☐	☐
Provide a concrete pad within the fenced or walled area(s) and a concrete apron that facilitates the handling of the individual bins or containers.	☐	☐	☐	☐
Loading areas and refuse storage facilities shall be located as far as possible from residential units and shall be completely screened from view of adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.	☐	☐	☐	☐
For sites having 2 to 6 units, a minimum of 12 square feet for waste and 12 square feet for recycling enclosure shall be provided.	☐	☐	☐	☐
For sites having 7 to 15 units, a minimum of 24 square feet for waste and 24 square feet for recycling enclosure shall be provided.	☐	☐	☐	☐
For sites having 16 to 25 units, a minimum of 48 square feet for waste and 48 square feet for recycling enclosure shall be provided.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
For sites having 25 or more units, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.	☐	☐	☐	☐
All recycling areas in multifamily residential developments shall be located within 250 feet of any residential unit.	☐	☐	☐	☐
Storage areas shall not be closer than 20 feet from doors or operable windows of adjacent structures.	☐	☐	☐	☐
For individual units, a minimum of 3 cubic feet shall be provided for the storage of refuse and a minimum of 3 cubic feet shall be provided for the storage of recyclable material.	☐	☐	☐	☐
2.10 Doorbells				
Every building consisting of more than 5 dwelling units shall be equipped with doorbells, intercoms, or other signaling device attached to the front exterior of the dwelling and accessible to all visitors to the dwelling.	☐	☐	☐	☐
Doorbell locations shall meet the ADA requirement.	☐	☐	☐	☐
If a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPE

BUILDING STANDARDS BY TYPES - LOWRISE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
3.1.1 Site Design For Low Rise				
Each unit shall have an individual entry facing a street or a common open space.	☐	☐	☐	☐
Maximum building coverage: 40 percent.	☐	☐	☐	☐
Resident and guests parking may be surface parking (covered or uncovered), or provided in a garage. Parking requirement and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2, Parking, in this book.	☐	☐	☐	☐
Open space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book.	☐	☐	☐	☐
The area between a building and the street must be landscaped.	☐	☐	☐	☐
Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	☐	☐	☐	☐
A street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.	☐	☐	☐	☐
A minimum of 10 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.	☐	☐	☐	☐
All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - LOWRISE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
3.1.2.A Townhome Building Massing Standards				
The minimum unit of a townhome shall be three units. The maximum building length shall be 150 feet or six units, whichever is less.	☐	☐	☐	☐
Entrance frequency: At least one every 50 feet.	☐	☐	☐	☐
Maximum elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeds 30 inches, projects are subject to accessibility design reviews.	☐	☐	☐	☐
Parking (garage) may be front-loaded or rear-loaded, but must be entered from alley.	☐	☐	☐	☐
Architectural articulation and projection shall follow the requirement in MMC 16.08.040.	☐	☐	☐	☐
Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features: • **Recess** (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet; • Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or • Offsets of facade or roof elevation of 2 feet or greater.	☐	☐	☐	☐
The vertical massing of buildings shall be articulated to express each individual unit.	☐	☐	☐	☐
Avoid having primary entry directly facing another unit's garage door.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - LOWRISE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
A covered porch or covered recess entry is required for each townhouse, with a minimum depth of 5 feet and a minimum area of 40 square feet.	☐	☐	☐	☐
Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.	☐	☐	☐	☐
3.1.2.B Multiplex Building Massing Standards				
The maximum building length shall be 150 feet.	☐	☐	☐	☐
Alley or courtyard provides access to units and garages.	☐	☐	☐	☐
Entrance frequency: At least one every 50 feet.	☐	☐	☐	☐
Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.	☐	☐	☐	☐
Parking (garage) shall be rear-loaded or detached.	☐	☐	☐	☐
Architectural articulation and projection shall follow the requirement in MMC 16.08.040.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - LOWRISE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features: • **Recess** (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet; • Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or • Offsets of facade or roof elevation of 2 feet or greater.	☐	☐	☐	☐
The vertical massing of buildings shall look like large residences.	☐	☐	☐	☐
3.1.2.C Courtyard Building Massing Standards				
The maximum building length shall be 150 feet at any side.	☐	☐	☐	☐
Courtyard(s) shall be accessible from the street.	☐	☐	☐	☐
If courtyard is common open space, the front facade shall face the open space.	☐	☐	☐	☐
Alley or courtyard provides access to units and garages.	☐	☐	☐	☐
Entrance frequency: At least one every 50 feet.	☐	☐	☐	☐
Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.	☐	☐	☐	☐
The courtyard shall be easily accessed from the street.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - LOWRISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Recessed entries with arches or canopies, stoops, low privacy walls.	☐	☐	☐	☐
Parking (garage) shall be rear-loaded or detached.	☐	☐	☐	☐
Architectural articulation and projection shall follow the requirement in MMC 16.08.040.	☐	☐	☐	☐
Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features: • **Recess** (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of f4 feet; • Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or • Offsets of facade or roof elevation of 2 feet or greater.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - MID RISE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
3.2.1 Site Layout for Mid-Rise				
Upper floor units shall be accessed by a common entry along the front street.	☐	☐	☐	☐
For mixed-use, ground floor shops, or office shall have individual entries along the adjacent street.	☐	☐	☐	☐
Parking may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3, Parking, in this book.	☐	☐	☐	☐
Open Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book.	☐	☐	☐	☐
Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	☐	☐	☐	☐
3.2.2 Building Massing				
Structures with heights greater than three stories shall set back upper portions of the structure a minimum of 10 feet for each additional two stories (MMC 16.44.100).	☐	☐	☐	☐
Buildings over three stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.	☐	☐	☐	☐
Major breaks shall be a minimum of 5 feet deep and 25 feet wide and shall extend at least two-thirds of the height of the building. Exceptions include for buildings with upper stories (above first floor) stepped back at least 5 feet; the major break need only extend two-thirds of the height of the portion of the front façade that is not stepped back.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - MID RISE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of 1 foot deep and 4 feet wide and extend the full height of the building.	☐	☐	☐	☐
Where parking structures are planned, the street side shall be composed of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.	☐	☐	☐	☐
Residential ground floor uses in multifamily buildings, other then accessible units, shall be no more than 4 feet above the public sidewalk grade, if setback is 15 feet or less.	☐	☐	☐	☐
At least one elevator shall be provided in each multifamily building containing 21 or more units, where some of those units have primary accesses only to the third or higher stories.	☐	☐	☐	☐
The ground floor elevation shall consist of at least one of the following: • **A** line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width. • Unobstructed transparent glass storefronts for at least 75 percent of the elevation width. • A different exterior cladding material than the middle/body which is separated from the middle/body above by either an overhang or recess of 2 feet or more, or a horizontal belt course with a dimension of at least 12 inches, consisting of a different color and material separating the base from the middle section. • A series of individual residential entries with recessed entryways. • A series of individual residential entries with porches with roofs.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - MID RISE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
The cap is at the top of the building and shall include at least one of the following: • **If** the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least 12 inches over the wall below. • If a building has a pitched roof, an eave overhang of at least 2 feet. • A building stepback of at least 3 feet from the main wall plane of the story below. • A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - HIGH RISE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
3.3.1 Building Massing for High Rise				
The minimum height of the base shall be two stories.	☐	☐	☐	☐
The maximum height of the base of a proposed high-rise building shall be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.	☐	☐	☐	☐
Additional height may be appropriate through the provision of stepbacks and architectural articulation, particularly on wider streets and deeper lots.	☐	☐	☐	☐
For sites where the adjacent context is lower scale and not anticipated to change: • **The** height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings.	☐	☐	☐	☐
• **Provide** a transition in height on the base through setbacks.	☐	☐	☐	☐
Use bird-friendly best management practices in accordance with the City's guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 65 feet of the building above grade.	☐	☐	☐	☐
Eighty percent of the ground floor shall be highly transparent.	☐	☐	☐	☐
The maximum tower floor plate for a high-rise residential building shall be 8,000 square feet to minimize shadow and wind impacts.	☐	☐	☐	☐
The tower, including the balconies, shall be stepped back a minimum of 10 feet from the base.	☐	☐	☐	☐
Up to one-third of a tower frontage along a street or a public space may extend straight down to the ground.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - HIGH RISE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Orient and shape the tower to improve building energy performance, natural ventilation, and daylighting.	☐	☐	☐	☐
3.3.2 Open Space (Rooftop)				
Any rooftop uses shall require a full plan review, permits, and inspections for occupants and structural safety based on how the building roof is to be used.	☐	☐	☐	☐
The rooftop garden shall be located on the third or higher story.	☐	☐	☐	☐
The rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.	☐	☐	☐	☐
Minimum dimensions of rooftop garden are 15 feet in either direction.	☐	☐	☐	☐
Permanent fixtures associated with the usable open space, such as trellises; shade structures; furniture; and furnishings such as planters, lighting and heaters, may exceed the height limit by up to 12 feet.	☐	☐	☐	☐
At least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.	☐	☐	☐	☐
Rooftop equipment shall be screened by a parapet or enclosure.	☐	☐	☐	☐
Where rooftops are visible from off-site, they should be treated to minimize aesthetic impacts.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES

ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
4.1.1 Form and Massing				
Asymmetrical façade/elevations.	☐	☐	☐	☐
3 or more roof planes.	☐	☐	☐	☐
At least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings).	☐	☐	☐	☐
Entrances are recessed at least 12 inches.	☐	☐	☐	☐
Additional details for projects four stories and taller, mixed-use, or for a project with more than 15 buildings (required two details) • **Include** two add-on projections such as verandas, arcades, balconies and exterior stairs. • The ends of building massings shall be stepped down to create a more pedestrian scale. • One focal point, such as courtyard, tower, or fountain • Wingwall or columns on the ground level	☐	☐	☐	☐
4.2.1 Roof				
Low-pitched (4:12 maximum) cross- or side-gable roofs. The pitch shall remain constant except for a veranda or arcade.	☐	☐	☐	☐
Red, fired, clay tile roofs. Common tile types include Spanish (S-shaped) and Mission (half-cylinder).	☐	☐	☐	☐
The gable has little or no overhang on the rake.	☐	☐	☐	☐
Thirty percent of the primary facade length shall have a 6- to 12-inch eave overhang, and 20 percent shall have a 24-inch overhang with exposed rafter tails.	☐	☐	☐	☐
Hipped roofs shall only be used in combination with gables or on a tower element.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Shed roofs are only used in conjunction with verandas.	☐	☐	☐	☐
When a flat roof is used it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.	☐	☐	☐	☐
4.1.3 Materials and Colors				
Roof tiles shall use terracotta, brown earth tones, or rustic red color palette.	☐	☐	☐	☐
White, cream, or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles).	☐	☐	☐	☐
Re-sawn wood shall be used as secondary wall material for the following and similar elements: 1) Posts and exposed beams 2) Railing, spindles and grill work 3) Shutters, window frames and doors	☐	☐	☐	☐
If windows have shutters, the shutter's color shall match the accent color that is use for doors or decorative trim.	☐	☐	☐	☐
At least one wrought-iron elements (such as railings, hardwares, and gates) shall be used.	☐	☐	☐	☐
4.1.4 Doors and Windows				
Accent windows shall be less than 20 percent of the total windows.	☐	☐	☐	☐
The primary facade shall include at least one arched elements.	☐	☐	☐	☐
At least 50 percent of the windows shall be casement windows.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
All entrance door surrounds shall be banded with ceramic tile, molded plaster, or painted accents.	☐	☐	☐	☐
All the casement windows and double-hung windows shall have wooden frames.	☐	☐	☐	☐
At least two types/shapes of windows shall be used.	☐	☐	☐	☐
A minimum 3-inch-wide flat casting shall be used on all nonrecessed casement windows.	☐	☐	☐	☐
Eighty percent of the primary windows shall have window muntins.	☐	☐	☐	☐
4.1.5 Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more than 15 buildings shall provide at least six of the following:				
• **Entry/Front** porch or patio	☐	☐	☐	☐
• **Decorative** tiles	☐	☐	☐	☐
• **Clay** tile vents	☐	☐	☐	☐
• **Wrought-iron** balcony railings or support brackets	☐	☐	☐	☐
• **Dark-metal** light fixture and hardwares	☐	☐	☐	☐
• **Paired** wood (or wood simulated) garage doors with iron hardware	☐	☐	☐	☐
• **Stone-** or brick-accented elements	☐	☐	☐	☐
• **Verandas,** pergolas, or arcades	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
• **Wrought-iron** balcony railings or support brackets	☐	☐	☐	☐
• **Exterior** stairs	☐	☐	☐	☐
• **Fabric** awnings with metal spear supports	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - CRAFTSMAN				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
4.2.1 Form and Massing				
Asymmetrical façade/elevations.	☐	☐	☐	☐
Three or more roof planes on the primary facade.	☐	☐	☐	☐
Front-facing gable roofs.	☐	☐	☐	☐
At least 30 percent of the street-facing units shall have balconies or porches.	☐	☐	☐	☐
Primary walls shall have two to three materials/colors, with no more than 90 percent of the total wall surface in one material / color.	☐	☐	☐	☐
4.2.2 Roof				
Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12).	☐	☐	☐	☐
Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams.	☐	☐	☐	☐
Brackets or knee braces at gabled ends.	☐	☐	☐	☐
Use of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles).	☐	☐	☐	☐
4.2.3 Materials and Colors				
Brick, stone, and concrete blocks are the most common materials used in the base.	☐	☐	☐	☐
Primary walls shall show no more than two materials along any vertical section of the building, with no more than 90 percent of the total wall surface in one material.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - CRAFTSMAN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Primary wall materials shall include dark color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.	☐	☐	☐	☐
Use of dark, neutral, earth-toned color palette, such as browns and greens.	☐	☐	☐	☐
Lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails).	☐	☐	☐	☐
The primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details.	☐	☐	☐	☐
4.2.4 Doors and Windows				
At least 50 percent of the windows shall be casement windows.	☐	☐	☐	☐
Eighty percent of the primary windows shall have grilles.	☐	☐	☐	☐
At least two types/shapes of windows shall be used.	☐	☐	☐	☐
Utilize flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.	☐	☐	☐	☐
Window and door trim color shall contrast with color of walls.	☐	☐	☐	☐
Entry doors and garage doors have glass panels.	☐	☐	☐	☐
4.2.5 Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more than 15 buildings shall provide at least six of the following.				
• **Stone** pier and battered wood support	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - CRAFTSMAN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• **Exposed** rafter tails and knee-brace brackets	☐	☐	☐	☐
• **Dormers** on the front façade	☐	☐	☐	☐
• **Second-story** balcony	☐	☐	☐	☐
• **Decorative** attic/gable vent	☐	☐	☐	☐
• **Light** fixtures shall be box-shaped, with metal frame and geometric pattern.	☐	☐	☐	☐
• **Chimneys** are visible at the exterior and arranged on a side elevation	☐	☐	☐	☐
• **Stained** glass windows or transom windows	☐	☐	☐	☐
• **Covered** front porches with tapered pillars	☐	☐	☐	☐
• **Ground** level windows have muntins	☐	☐	☐	☐
• **Decorative** joinery	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - AMERICAN MERCANTILE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
4.3.1 Form and Massing				
Simple, rectangular form.	☐	☐	☐	☐
Rhythmic placement of piers, columns, ground-floor storefronts, and openings on upper levels.	☐	☐	☐	☐
Transparent windows and doorways shall be no less than 80 percent of the street frontage at the ground level.	☐	☐	☐	☐
Multistory facades are divided into base, body, and top, with the ground floor taller than the upper floors.	☐	☐	☐	☐
Engaged columns or lintels over openings.	☐	☐	☐	☐
Bases are articulated by changes in material or changes in wall plane.	☐	☐	☐	☐
Minimal projections or recessions on wall plane.	☐	☐	☐	☐
4.3.2 Roof				
Flat roof.	☐	☐	☐	☐
A projecting cornice or a receding, stepped parapet.	☐	☐	☐	☐
Cornice and details mimic and reference historical detailing.	☐	☐	☐	☐
Roofs may be accessible and be used as balconies or terraces.	☐	☐	☐	☐
Street-facing gable roof with roof pitches at least 5:12 unless concealed behind a parapet.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - AMERICAN MERCANTILE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
4.3.3 Materials and Colors				
The primary walls, composed of brick, comprise the main body of the building's tripartite facade structure. The masonry work can be very plain or highly decorative.	☐	☐	☐	☐
Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.	☐	☐	☐	☐
No more than three colors shall be used on any given facade.	☐	☐	☐	☐
Stucco and clapboard shall be avoided.	☐	☐	☐	☐
4.3.4 Doors and Windows				
Ground floor windows and doors shall be large and expansive, typically with a transom.	☐	☐	☐	☐
Upper floor windows shall be double-hung (two lites) vertically and grouped with a rhythm consistent with the major storefront openings below.	☐	☐	☐	☐
Entrance shall be visually distinct by higher bays, entries recessed by a minimum of 3 feet, or different color/ materials.	☐	☐	☐	☐
Upper floor windows typically have window lintel and sill.	☐	☐	☐	☐
Transom windows above the doors and windows on the ground level.	☐	☐	☐	☐
Fifty percent windows shall have muntins.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - AMERICAN MERCANTILE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
4.3.5 Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more than 15 buildings shall provide at least six of the following.				
• **Awnings,** canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.	☐	☐	☐	☐
• **Pedimented** windows	☐	☐	☐	☐
• **Wide** window trim with a keystone	☐	☐	☐	☐
• **Double** bracketed cornice	☐	☐	☐	☐
• **Gable** roof	☐	☐	☐	☐
• **Roof** finial	☐	☐	☐	☐
• **Transom** above door and windows on the ground level	☐	☐	☐	☐
• **Metal** stair and balcony railing	☐	☐	☐	☐
• **Canopy** or awning	☐	☐	☐	☐
• **Recessed** entries	☐	☐	☐	☐
• **Cast-iron** columns	☐	☐	☐	☐
• **Shopfront** millwork	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - TUSCAN				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
4.4.1 Form and Massing				
Asymmetrical arrangement of windows and design elements along primary elevation.	☐	☐	☐	☐
Porches, porticoes, and/or Juliet balconies.	☐	☐	☐	☐
Recessed entries (at least 3 feet).	☐	☐	☐	☐
4.4.2 Roof				
Flat or low pitched hip or gable roof (maximum 6:12 slope).	☐	☐	☐	☐
Red-toned clay tiles.	☐	☐	☐	☐
Multiple roof levels (at least three).	☐	☐	☐	☐
Large overhanging eaves (minimum 12 inches) along primary elevation.	☐	☐	☐	☐
Shaped timber tiles at eaves.	☐	☐	☐	☐
4.4.3 Materials and Colors				
Incorporate rough-hewn stone as accent feature.	☐	☐	☐	☐
Flat stucco walls in light earth tones.	☐	☐	☐	☐
Earthy tone color palette.	☐	☐	☐	☐
Brown or beige window frames.	☐	☐	☐	☐
4.4.4 Doors and Windows				

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - TUSCAN				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Single or double-hung windows shall be more horizontal in proportion with six-over-six muntin patterns and 5½-inch-wide trim.	☐	☐	☐	☐
Casement windows shall paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.	☐	☐	☐	☐
Vertically oriented rectangular or arched windows arranged in asymmetrical patterns.	☐	☐	☐	☐
Casement or double-hung sash with flat or arched lintels.	☐	☐	☐	☐
Windows shall be recessed 3 to 12 inches from outer wall on primary facade.	☐	☐	☐	☐
4.4.5 Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.				
• **Shallow** Juliet balconies	☐	☐	☐	☐
• **Rafter** extensions and brackets	☐	☐	☐	☐
• **Stone** or stucco window /door trim	☐	☐	☐	☐
• **Rectangular** or arched wooden door	☐	☐	☐	☐
• **Arcade** or porch at entry	☐	☐	☐	☐
• **Decorative** ironwork (window grilles, railings, light fixtures, decorative planters).	☐	☐	☐	☐
• **Arched** windows.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - TUSCAN				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
• **Paired** decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can either be paneled or louvered.	☐	☐	☐	☐
• **Use** of brick, stone, or wood columns.	☐	☐	☐	☐
• **Stucco** or stone chimneys or tower.	☐	☐	☐	☐
• **Dark** color wood trellis.	☐	☐	☐	☐
• **Arched** openings and doorways at the ground level.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MODERN				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
4.5.1 Form and Massing				
An irregular, asymmetrical facade.	☐	☐	☐	☐
Strong emphasis on geometry.	☐	☐	☐	☐
Rectangular shape structure.	☐	☐	☐	☐
Horizontal massing.	☐	☐	☐	☐
Lack of ornament or mouldings.	☐	☐	☐	☐
Straight and continuous lines.	☐	☐	☐	☐
Multifaceted appearance.	☐	☐	☐	☐
Repeating lines and elements.	☐	☐	☐	☐
4.5.2 Roof				
Flat or low-pitched shed roofs (4:12 slope max).	☐	☐	☐	☐
Slope roofs shall have a minimum 2-foot-deep overhang at the lower end.	☐	☐	☐	☐
Tile roof shall be prohibited.	☐	☐	☐	☐
Mid- and high-rise may have decks or roof gardens.	☐	☐	☐	☐
4.5.3 Materials and Colors				
Use of raw and natural materials like wood, concrete, metal, and glass .	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MODERN				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Traditional materials (such as stucco, wood, brick and stone) may be used as an accent.	☐	☐	☐	☐
Minimum two materials on the building facade.	☐	☐	☐	☐
Use of bold color blocks to emphasize geometric forms and break up massing elements.	☐	☐	☐	☐
Building facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.	☐	☐	☐	☐
4.5.4 Doors and Windows				
Large glass doors and/or window openings.	☐	☐	☐	☐
Window wrapping around a corner of the building.	☐	☐	☐	☐
Narrow aluminum window frames with square sticking.	☐	☐	☐	☐
Valence grids sometimes are applied on windows.	☐	☐	☐	☐
4.5.5 Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.				
• **Metal** balcony railings	☐	☐	☐	☐
• **Picture** windows	☐	☐	☐	☐
• **Clerestory** windows	☐	☐	☐	☐
• **Floor-to-ceiling** glass door	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MODERN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• **Usable** outdoor roof decks	☐	☐	☐	☐
• **Trellis** shade structures	☐	☐	☐	☐
• **Bright** colors to provide contrasting elements	☐	☐	☐	☐
• **Metal** awning	☐	☐	☐	☐
• **Bold** branding	☐	☐	☐	☐
• **Floor-to-ceiling** glass windows on the ground level	☐	☐	☐	☐
• **Broad** roof overhang with exposed wood or steel frame	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - FARMHOUSE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
4.6.1 Form and Massing				
Clean and straight exterior lines, geometric form.	☐	☐	☐	☐
Asymmetrical massing with a gable at the front of the house.	☐	☐	☐	☐
Repeating shapes and lines.	☐	☐	☐	☐
Gable roof creates triangular walls on the ends.	☐	☐	☐	☐
Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses, and granary towers.	☐	☐	☐	☐
Multiple gable and shed roof planes.	☐	☐	☐	☐
Geometric forms, industrial materials, limited palette, and repetition.	☐	☐	☐	☐
Covered porches and awnings to break up volumes between lower and upper floors.	☐	☐	☐	☐
Three or more wall planes with a minimum 12-inch difference.	☐	☐	☐	☐
4.6.2 Roof				
High-pitched gabled roof or shed roof (minimum 6:12 slope).	☐	☐	☐	☐
Intersecting gable roofs.	☐	☐	☐	☐
Dark asphalt shingle, metal roofs, or synthetic slate shingles.	☐	☐	☐	☐
Triangular rooflines emphasizing the height of the unit.	☐	☐	☐	☐
Large overhangs (minimum 2 feet in length) above the patio and garage.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - FARMHOUSE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
4.6.3 Materials and Colors				
Unadorned materials: metal, wood, masonry.	☐	☐	☐	☐
Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls.	☐	☐	☐	☐
Neutral or muted colors shall be predominant.	☐	☐	☐	☐
Monochrome accents of doors, windows or architectural features.	☐	☐	☐	☐
Combine contemporary design with rustic materials.	☐	☐	☐	☐
Stucco is prohibited.	☐	☐	☐	☐
4.6.4 Doors and Windows				
At least 60 percent windows shall be tall and narrow double-hung windows with a proportion of 2 or 2½ times taller than wide.	☐	☐	☐	☐
Groupings of two or three double-hung units are occasionally used.	☐	☐	☐	☐
Accent windows shall be no more than 20 percent.	☐	☐	☐	☐
Typically have 4½-inch to 5½-inch flat board trim on the sides and head.	☐	☐	☐	☐
Sixty percent windows shall have grilles.	☐	☐	☐	☐
Minimal moulding around window and door openings.	☐	☐	☐	☐
Double hung or casement windows with muntins.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - FARMHOUSE				
Design Standards	**Applicant**		**City Use Only**	
	Complete	**N/A**	**Complete**	**N/A**
Contrast color of window sash with color of the body of the building.	☐	☐	☐	☐
4.6.5 Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more than 15 buildings shall provide at least six of the following.				
• **Wide** front porch with simple columns	☐	☐	☐	☐
• **Covered** patio	☐	☐	☐	☐
• **Shed** or gabled dormers	☐	☐	☐	☐
• **Carriage-style** garage doors	☐	☐	☐	☐
• **Dark** shutters and window sashes	☐	☐	☐	☐
• **Shed** dormers	☐	☐	☐	☐
• **Simple** gable brackets, vents, and trim	☐	☐	☐	☐
• **Iron-inspired** barn-style lighting	☐	☐	☐	☐
• **Metal** awnings without sides	☐	☐	☐	☐
• **Gooseneck** light fixtures at the entrance	☐	☐	☐	☐
• **Large** doors and windows to maximize natural light	☐	☐	☐	☐
• **Grilles** on the ground level windows and doors	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

CITY OF MURRIETA
Planning Commission Meeting
Agenda Report

5/13/2026
Agenda Item No. 2.

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: Carl Stiehl, City Planner

PREPARED BY: Dennis Watts, Senior Planner

SUBJECT: **Residential Objective Design Standards Update (MCA-2026-00013)**

RECOMMENDATION

That the Planning Commission receive the staff presentation and adopt a Resolution recommending that the City Council:

1. File a Notice of Exemption finding that the project is exempt from CEQA, and

2. Adopt an ordinance that includes the final revised Residential Objective Design Standards and Code Amendment related to Development Code Chapters 16.08, and 16.16 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, AMENDING TITLE 16 OF THE MURRIETA MUNICIPAL CODE TO REVISE THE CITY'S DEVELOPMENT CODE (PLANNING CASE NO. MCA-2026-00013) CHAPTERS 16.08 AND 16.16 TO AMEND THE MULTI-FAMILY RESIDENTIAL AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS

ENVIRONMENTAL

The project has been evaluated pursuant to the California Environmental Quality Act (CEQA). The proposed action is exempt from CEQA as this meets the required actions of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. The project involves direction to staff to adopt and implement Design Standards, which will not cause a significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate residential development. This determination is predicated on CEQA Guidelines Section 15004, which provides direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Design Guidelines are utilized or are intended for may require preparation of an environmental document as part of their project(s) review in accordance with the CEQA Guidelines. A Notice of Exemption (NOE) has been

prepared (Attachment 5). Staff recommends that the Planning Commission recommend that the City Council find that the project is exempt from CEQA, accept the NOE and direct staff to file the document.

PRIOR ACTION/VOTE

On May 2, 2023, the City Council adopted Urgency Ordinance U-590-23 to begin implementation of the Objective Design Standards (ODS) immediately.

On September 5, 2023, the City Council adopted Ordinance 595-23, which adopted the ODS.

On April 22, 2026, the Planning Commission held a workshop to discuss the current draft of the grant -funded Residential Objective Standards Update and provided staff direction regarding the Commission's concerns related to housing standards.

EXECUTIVE SUMMARY

The Planning Division is initiating its first update to the City's Residential Objective Design Standards (ODS) previously adopted in September 2023, to also include Single Family, Accessory Dwelling Unit, and Duplex design standards, and to amend various existing Multi-Family design standards. The update is in response to annual changes in state legislation to facilitate residential housing, identification of current gaps in the ODS, and input from the development community. The City is utilizing a state-funded grant program (REAP 2.0) to have a professional design consultant, Placeworks, assist with the update at no cost to the City.

BACKGROUND

Over the past five years, the state has been amending its housing laws to accelerate residential development and remove the City's discretion by requiring ODS. On September 5, 2023, the City Council adopted Ordinance 595-23, which adopted the ODS. The City benefited from a grant by the State (LEAP Grant) to hire a consultant, Placeworks, to prepare the ODS and corresponding code amendments. As more legislation is passed amending state laws to help facilitate housing development, staff is initiating the first update of the City's ODS to be paid for with grant funding. SCAG's Regional Early Action Planning (REAP) Grants of 2021 or (REAP 2.0) is a $560 million program administered by the California Department of Housing and Community Development (HCD), in collaboration with the governor's Office of Planning and Research, the Strategic Growth Council, and the California Air Resources Board. REAP 2.0 is designed to accelerate progress toward California housing and climate goals through strengthened partnerships with local governments (Source: SCAG REAP 2.0 Fact Sheet). Western Riverside Council of Governments (WRCOG) assists SCAG in distributing and implementing REAP funding and goals. WRCOG has several professional consultants on contract to provide services to member jurisdictions. To keep up with amendments to state housing law and to take advantage of state grant programs, the City entered into an agreement with WRCOG to receive professional consultant assistance, which will be paid for by the grant. As part of this assistance, SCAG/WRCOG have approved a scope of work to update the City's ODS, by Placeworks with the same consultant team that assisted the City in creating the original ODS in 2023. The costs are paid by WRCOG through the REAP 2.0 Grant Program, and the

City incurs no costs.

STATE LAW

On September 28, 2022 the Governor signed The Affordable Housing and High Road Jobs Act Assembly Bill 2011 (AB 2011) into law, which went into effect on July 1, 2023. The bill is one of many new laws intending to increase housing development in the State which were passed in recent legislative sessions. AB 2011 requires local governments to approve affordable housing development in zones that allow office, retail or parking uses as a principally permitted use, such as the City's commercial, office, and innovation zones with a ministerial by-right permit process without discretionary review, a public hearing, or a requirement for a rezone if the project satisfies specified objective planning standards. Ministerial by-right review limits the City's review of projects to being based on state law requirements and the City's standards, without any subjective judgment. Additionally, AB 2011 requires a City to approve housing projects with a ministerial review within a streamlined timeframe.

On September 29, 2017, the Governor signed Senate Bill 35 (SB 35) into law, which went into effect on January 1, 2018. The bill was one of California's 2017 Housing Package of 15 bills intended to provide an injection of new regulatory and financial resources for housing development in cities. SB 35 requires local governments to approve a qualifying affordable multi-family housing development on residentially zoned land with a ministerial by-right permit process without discretionary review or a public hearing. Additionally, SB 35 requires a City to ministerially approve the project within a streamlined timeframe.

Due in part to the above laws, on September 5, 2023, the City Council adopted Ordinance 595-23, to amend the Development Code to implement the City's Multi-Family Residential and Mixed-Use Residential ODS. This is in conformance with AB 2011, SB 6 and SB 35 while imposing certain restrictions that allow for greater local control through objective standards on these types of projects. Without these local control measures, the approval of Multi-Family Residential and Mixed-Use Residential projects utilizing AB 2011, SB 6 or SB 35 based solely on the default standards in the Development Code, without appropriate regulations governing project design, site planning, building massing, height, setback, landscape, building type, architectural review and similar criteria would threaten the character of existing neighborhoods and negatively impact property values, personal privacy and fire safety. The state continues to pass laws similar to those noted above and therefore it is important for the City to have an ODS that covers all potential residential development, whether single-family, multi-family, ADU, mixed-use or any other type.

AMENDED OBJECTIVE DESIGN STANDARDS AND ORDINANCE

Currently, the ODS applies only to Multi-Family and Mixed-Use Residential Development throughout the City. The amendment proposes to apply the ODS to a residential projects in the City, including single-family and duplex housing types, Accessory Dwelling Units (ADU's), and update various standards contained within the multi-family/mixed-use portion of the ODS. Since the ODS will contain standards for single-family housing types, it will be renamed the Residential Objective Design Standards. There is currently a map of the city showing where the ODS apply. With the inclusion of the updated ODS that will now include single-family design standards, this map will be deleted as the

ODS will apply city-wide. The updated ODS (Attachment 3) is in a strikeout (deleted text)/underline (added text) format so the changes can be seen. The proposed amendments to the Development Code (Murrieta Municipal Code Title 16) are intended to incorporate the ODS into the newly relevant sections of the code which include Development Code Chapters 16.08 and 16.16. The changed language is shown in Exhibit A of the Resolution.

Single-Family Objective Design Standards

The current ODS does not regulate single-family development proposed in any of the City's less dense single-family zones. Standards similar in format to the multi-family standards are proposed for single-family and duplex housing types in any zone. Additionally, in recent years, staff have experienced an increase in projects proposing a mix of residential building types, which includes multiple buildings containing a single unit or two units in various different zones. The development community has commented to staff that the existing standards do not align when applied to buildings of these types in multi-family zones when less dense product types, such as duplexes, rather than apartment buildings with numerous units, are proposed in a project.

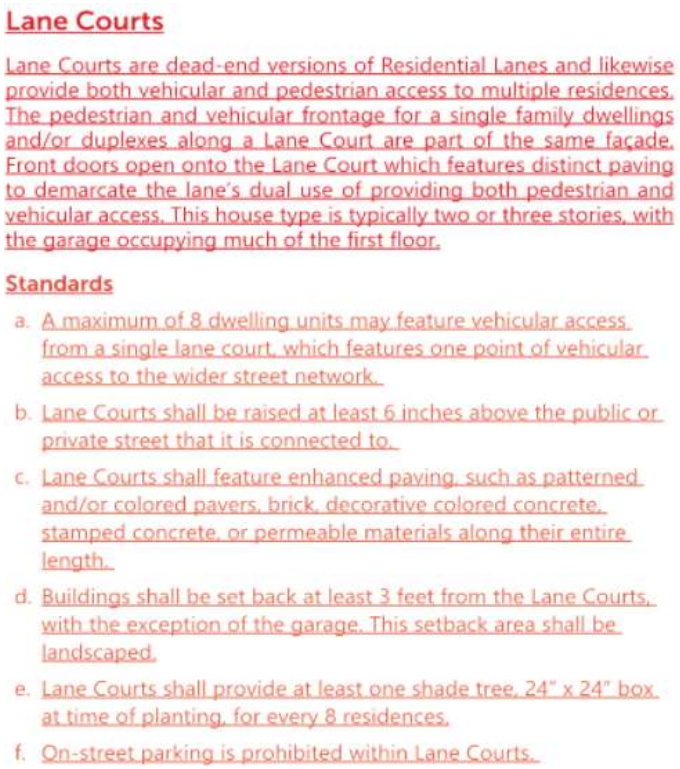
The new single-family standards address the single-family and duplex housing types in all zones. The standards contained in each chapter address General Site Standards (Chapter 2), Building Types (Chapter 3), and Architectural Styles (Chapter 4). Most of the existing standards are being preserved and will apply to all residential types, whether single-family or multi-family. One of the more prominent areas being addressed is the provision of design standards for the more recent site design layouts staff have been experiencing, which feature a cluster of units served by an internal private drive aisle that serves as vehicular access and, in some cases, also serves as the entry to the units (see image below).

The ODS provides different requirements based on whether the layout falls under one of the following types:

(1) Residential Drives
(2) Residential Alleys
(3) Residential Lanes

(4) Residential Lane Courts

Below is an example of the standards for “Lane Courts” which would be the standards to apply to the site exhibit shown above.



Lane Courts

Lane Courts are dead-end versions of Residential Lanes and likewise provide both vehicular and pedestrian access to multiple residences. The pedestrian and vehicular frontage for a single family dwellings and/or duplexes along a Lane Court are part of the same façade. Front doors open onto the Lane Court which features distinct paving to demarcate the lane's dual use of providing both pedestrian and vehicular access. This house type is typically two or three stories, with the garage occupying much of the first floor.

Standards

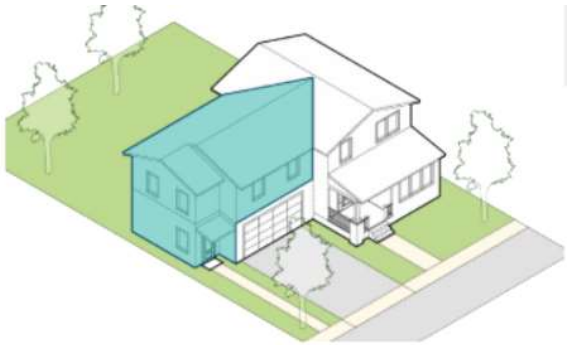
a. A maximum of 8 dwelling units may feature vehicular access from a single lane court, which features one point of vehicular access to the wider street network.
b. Lane Courts shall be raised at least 6 inches above the public or private street that it is connected to.
c. Lane Courts shall feature enhanced paving, such as patterned and/or colored pavers, brick, decorative colored concrete, stamped concrete, or permeable materials along their entire length.
d. Buildings shall be set back at least 3 feet from the Lane Courts, with the exception of the garage. This setback area shall be landscaped.
e. Lane Courts shall provide at least one shade tree, 24" x 24" box at time of planting, for every 8 residences.
f. On-street parking is prohibited within Lane Courts.

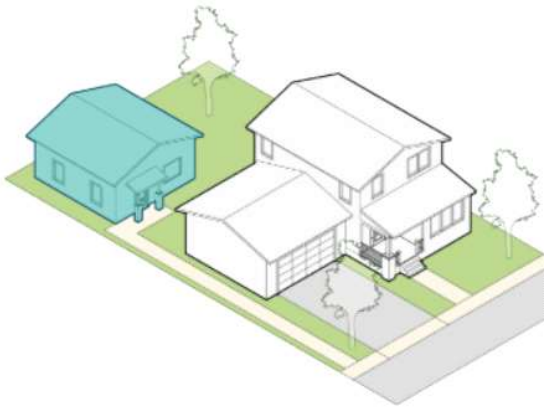
The single-family housing types will be subject to the following architectural design standards depending on the zone:

(1) Mission- Spanish colonial Revival
(2) Craftsman
(3) American Mercantile (Downtown Only)
(4) Tuscan
(5) Modern
(6) Farmhouse

Accessory Dwelling Unit Standards - New proposed ADU design standards provide guidance and development standards in which an ADU can be built on a property for the following various scenarios: (1) An ADU attached to the main residence, (2) A detached ADU, (3) an attached ADU on the second floor, and (4) multiple ADU’s, which may include a JADU. The ODS identifies how and where parking requirements can be met, access paths to the unit, and architectural design elements. These standards can be found in Section 3.5.

Conversion of Existing Residential Space Detached Accessory Dwelling Unit





Multi-Family and Mixed-Use Standards - Based on feedback from the development community and staff, amendments are proposed to address some of the concerns raised by allowing flexibility in less dense unit types, such as the duplex unit type in multi-family. As noted earlier in this report regarding access types (drives, alleys, lanes, lane courts), new design standards are proposed to address an area that warrants updating. The development community has commented to staff on recent projects that the current building separation requirement between buildings on the same lot or parcel creates difficulties in meeting the case density for a multi-family zone. The standard (Section 2.1.1.d., page 21) currently requires a building separation of 10 feet between two single-story structures, 15 feet between two-story structures, and 20 feet between three-story structures. The distance separation is being changed to five feet between structures, to provide flexibility in meeting the ODS on these types of projects. Building and Fire Code separation requirements and standards may still apply and may require additional separation from these distances depending on the project. Without this change it has been difficult for developers to meet the larger standard with less dense product types, such as duplexes and triplexes.

Another amendment involves reducing the minimum parking lot finger landscape planter width from nine (9) feet to five (5) feet (Section 2.2 Parking, pg. 32). This change is also necessary to provide more flexibility in parking lot site design for projects.

The update involves some reorganization of the ODS, and the standards remain primarily the same throughout the document; however, they are packaged more efficiently. The document will appear to show wholesale changes in strikeout and underline, but it is due to the reorganization of the standards rather than the standards themselves, little is changing within each chapter of the document. The substantive changes, mainly within Chapter 2, are noted above.

For reference the currently adopted ODS can be found at the link below: <https://www.murrietaca.gov/DocumentCenter/View/10650/MultiFamily-and-MixedUse-Residential-Objective-Design-Standards>

WORKSHOP INPUT

On April 22, 2026 staff provided a presentation to the Commission on the draft ODS update. The Commission provided feedback on the current ODS, state housing law and the general approach to housing development, including related to more recent projects in the City.

The Commission provided direction to staff to consider preparing incentives or waivers to facilitate the development of more senior (55 and over) residential development in the City, whether affordable or market-rate. In recent years, the City has permitted dozens of housing projects, and only one, the Oak View Ranch Senior Project (Phase 2), as part of the City's Oak View Ranch Project on Adams Avenue, has deed-restricted senior housing units. No other developers have proposed projects in recent years to provide this type of housing. As noted at the workshop, staff can consider the Commission's request in a future code amendment. Staff has multiple Housing Element implementation measures to address, including future code amendments where senior housing incentives could be proposed. Staff plans to return with more housing-related code amendments in the coming years.

FINDINGS

Findings for approval of a development code amendment are required under Section 16.58.080.

1. The proposed amendments ensure and maintain internal consistency with all of the objectives, policies, general plan land uses, programs and actions of all elements of the general plan;

   FACTS: The proposed project is the modification of the City's Objective Design Standards and a Development Code Amendment (MCA 2026-00013), specifically Chapters 16.08 and 16.16, to incorporate the ODS in the Development Code by reference. The standards have been amended to provide specific, detailed standards for single-family, duplex residential projects, and Accessory Dwelling Units (ADU). The amendment also included limited changes to the existing standards to clarify the standards and provide adjustments due to feedback from the development community. The standards are consistent with the land use program approved as part of the General Plan Update in July 2020 and the adopted Housing Element from June 2023, and therefore by extension does not conflict with the goals and polices of the elements that have bearing on or are impacted by, residential land uses, such as the Circulation Element, Infrastructure Element, Healthy Community Element, Conservation Element, Recreation and Open Space Element and the Safety Element. The proposed standards and the associated ordinance amendment for single-family residential development in the City have been drafted to ensure and maintain consistency with the General Plan.

2. The proposed Objective Design Standards and Code Amendments would not be

detrimental to the public convenience, health, safety or general welfare of the city;

FACTS: The standards will promote the health, safety, and welfare of the City through the implementation of these standards with each project. There are no land use changes proposed as part of the project, and therefore, no potential environmental impacts associated with the project. New housing that is potentially developed in the future, consistent with the standards, the City's General Plan and Development Code, is beneficial to the public convenience, health, safety, and general welfare of the City as additional housing in the City, county, and state is much needed at all affordability levels and in all housing types according to state housing policy. Future housing consistent with the standards will be appropriately designed pursuant to the City's existing and proposed development standards.

3. The proposed amendment is internally consistent with other applicable provisions of the development code.

   FACTS: The code amendment involves referencing the ODS in the Development Code in Chapter 16.08 (Single Family Residential Development) and 16.16 covering Planned Residential Development (PRD) and Transit Oriented Development (TOD). The Development Code Amendment has been drafted to integrate and implement these processes through the necessary sections of the Development Code and thereby is internally consistent.

4. The proposed amendments are in compliance with the provision of the California Environmental Quality Act (CEQA);

   FACTS: The project has been evaluated pursuant to the California Environmental Quality Act (CEQA). The Objective Design Standards provide a uniform set of standards for the development of residential types of projects in the City. The proposed action is exempt from CEQA as this meets the required actions of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan. Additionally, considering that no land use changes are proposed as part of the project and no increase or decrease of residential densities is proposed there are no potential environmental impacts that would result from the project. Therefore, the project is exempt under the CEQA Guidelines as the project would not cause a significant effect on the environment. Therefore, a Notice of Exemption with supporting analysis has been prepared for recording and filing.

CONCLUSION

There remain large areas of developable single-family properties within the City. Due to changes in state housing law, without sufficient detail, architectural design and site planning techniques typically

used by cities in the past to encourage good design can be disregarded by applicants unless they are objective in certain instances. The updated ODS addresses a gap in design standards for general single-family development and for less dense development types within a multi-family development. These changes provide more flexibility in site design, which may facilitate the development of more for-sale housing rather than rental housing, particularly in areas of higher density where more compact unit types can be designed.

The adoption of the updated Residential ODS provides clear expectations for a potential developer, surrounding neighborhoods, and the City in the planning and approval of a housing development of any type proposed in the City. Projects that do not meet the Residential ODS as proposed would not be able to be approved or, in some situations, may be denied by the City. Staff's recommendation is to recommend that the City Council adopt the updated Residential ODS.

PUBLIC PROCESS

The ODS have been made available for review as part of this staff report to the Planning Commission. Additionally, a public workshop with the Planning Commission was held on April 22, 2026 to discuss the draft ODS. The existing ODS and the proposed updates to the ODS are available on the City webpage for the public to review at any time: <https://www.murrietaca.gov/1239/Multi-Family-Objective-Design-Standards>. Staff is planning to update the website at adoption to Residential Objective Design Standards.

NEXT STEPS

The updated Residential ODS will be presented to the City Council for adoption, tentatively on June 2, 2026.

ATTACHMENTS

1. Resolution
   Exhibit A - Strikeout/Underline Development Code Amendment
2. Draft City Council Ordinance
3. Draft Strikeout/Underline Changes Objective Design Standards
4. Notice of Exemption

PLANNING COMMISSION
RESOLUTION NO. -2026-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MURRIETA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO AMEND THE MULTI-FAMILY RESIDENTIAL & MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS (ODS) AND AMEND DEVELOPMENT CODE SECTIONS 16.08. AND 16.16, INCORPORATING THE ODS BY REFERENCE AND FIND THAT THE PROJECT IS EXEMPT FROM CEQA

WHEREAS, the City of Murrieta (City) initiated a code amendment, consistent with the Housing Element Policy Action 3-5 amending the Multi-Family Residential and Mixed-Use Residential Objective Design Standards, providing Objective Design Standards (Standards) for Single-Family Residential projects, including duplexes and Accessory Dwelling Units (ADU's) in the City, including amendments in response to development community feedback. The Standards will be renamed "Residential and Mixed-Use Residential Objective Design Standards"; and

WHEREAS, on May 2, 2023, the City of Murrieta City Council held a duly noticed hearing, and adopted Urgency Ordinance U-590-23 to begin implementation of the Objective Design Standards immediately; and

WHEREAS, on September 5, 2023, the City of Murrieta City Council held a duly noticed hearing, and adopted Ordinance 595-23, which adopted the Multi-Family Residential and Mixed-Use Residential Objective Design Standards (ODS); and

WHEREAS, the City received a REAP 2.0 grant from the Southern California Association of Governments (SCAG) via the State Department of Housing and Community Development to update the Standards; and

WHEREAS, as part of the Standards the City has prepared a Development Code Amendment (MCA-2026-00013) to provide the necessary references to the Standards within Development Code Sections 16.08 and 16.16; and

WHEREAS, The project has been evaluated pursuant to the California Environmental Quality Act (CEQA) and proposed action is exempt from CEQA as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning, because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan and therefore the City has prepared a Notice of Exemption, to be recorded as the project is exempt from CEQA, to be included as part of the environmental record for the project; and

WHEREAS, the amended Standards process included a workshop with the Planning Commission; and

WHEREAS**,** the draft amended Standards were made available for public review and comment from May 8, 2026 to May 13, 2026; and

WHEREAS, on April 22, 2026, the City of Murrieta Planning Commission held a duly noticed public workshop on the proposed project, at which was presented a brief staff report as well as an overview of the project; and

WHEREAS, on May 13, 2026, the City of Murrieta Planning Commission held a duly noticed public hearing on the proposed project, at which a staff report was provided and a presentation on the project for recommendation on the final Standards and Ordinances to the City Council; and

WHEREAS, the Planning Commission considered and discussed the public comments and written information provided at the public hearing and has determined that the project is appropriate as proposed to be recommended to the City Council; and

WHEREAS, the Planning Commission has considered there is no potential for environmental effects as a result of the proposed project pursuant to the California Environmental Quality Act (CEQA), and concurs with staff's recommendation for an exemption from CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Murrieta resolves as follows:

Findings and Recommended Approval for Development Code Amendments pursuant to Section 16.58.080:

1. The proposed amendments ensure and maintain internal consistency with all of the objectives, policies, general plan land uses, programs and actions of all elements of the general plan;

   FACTS: The proposed project is the modification of the City's Objective Design Standards and a Development Code Amendment (MCA 2026-00013), specifically Chapters 16.08 and 16.16, to incorporate the ODS in the Development Code by reference. The Standards have been amended to provide specific, detailed standards for single-family, duplex residential projects, and Accessory Dwelling Units (ADU). The amendment also included limited changes to the existing Standards to clarify standards and provide adjustments due to feedback from the development community. The Standards are consistent with the land use program approved as part of the General Plan Update in July 2020 and the adopted Housing Element from June 2023, and therefore by extension does not conflict with the goals and polices of the elements that have bearing on or are impacted by, residential land uses, such as the Circulation Element, Infrastructure Element, Healthy Community Element, Conservation Element, Recreation and Open Space Element and the Safety Element. The proposed Standards and the associated ordinance amendment for single-family residential development in the City have been drafted to ensure and maintain consistency with the General Plan.

2. The proposed Objective Design Standards and Code Amendments would not be detrimental to the public convenience, health, safety or general welfare of the city;

   FACTS: The Standards will promote the health, safety and welfare of the City through implementation of these standards with each project. There are no land use changes proposed as part of the project and therefore no potential environmental impacts associated with the project. New housing that is potentially developed in the future, consistent with the Standards, the City's General Plan and Development Code, is beneficial to the public convenience, health, safety and general welfare of the City as additional housing in the City, County and State is much needed at all affordability levels and in all housing types. Future housing consistent with the Standards will be appropriately designed pursuant to the City's existing and proposed development standards.

3. The proposed amendment is internally consistent with other applicable provisions of the development code.

   FACTS: The code amendment involves referencing the ODS in the Development Code in Chapter 16.08 - Single Family Residential Development, and Chapter 16.16 covering Planned Residential Development (PRD) and Transit Oriented Development (TOD). The Development Code Amendment has been drafted to integrate and implement these processes through the necessary sections of the Development Code and thereby is internally consistent.

4. The proposed amendments are in compliance with the provision of the California Environmental Quality Act (CEQA);

   FACTS: The project has been evaluated pursuant to the California Environmental Quality Act (CEQA). The Objective Design Standards provide a uniform set of standards for the development of residential types of projects in the City. The proposed action is exempt from CEQA as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning, because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan. Additionally, considering that no land use changes are proposed as part of the project and no increase or decrease of residential densities is proposed there are no potential environmental impacts that would result from the project. Therefore, the project is exempt under the CEQA Guidelines as the project would not cause a significant effect on the environment. Therefore, a Notice of Exemption with supporting analysis has been prepared for recording and filing.

BE IT FURTHER RESOLVED that based on the written information provided, the public comments received and findings stated above, the Planning Commission recommends that the City Council adopt the Development Code Amendments shown in Strikethrough Underline, attached hereto as Exhibit "A" and find that the project is exempt from CEQA.

PASSED, APPROVED, AND ADOPTED THIS 13TH DAY OF May 2026,

_____
Planning Commission Chairperson

ATTEST:

_____
Carl Stiehl, City Planner

I, Carl Stiehl, City Planner, City of Murrieta, California, do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission on the 13th day of May 2026, by the following roll call vote:

MOTION MADE BY COMMISSIONER _____

SECONDED BY COMMISSIONER _____

AYES: _____
NOES: _____
ABSENT: _____
ABSTAINED: _____

_____
Carl Stiehl, City Planner

EXHIBIT "A"

"STRIKEOUT/UNDERLINE" VERSION

Text in Orange with a strikeout = deleted text

Text in Blue with an underline = added text

Chapter 16

Sections:

16.08.030 Single-family Residential Design Standards and Design Features

16.08.040 Multi-family Residential Design Standards and Design Features

16.16.030 Planned Residential Development Design Standards and Parameters

16.16.040 Transit Development Oriented Overlay

16.08.030 Single-family Residential Design Standards and Design Features.

The following standards and design features and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be ~~compiled~~complied with or satisfied in all new single-family residential subdivisions. Standards are mandatory requirements for all new single-family residential subdivisions. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated in the project's design. In some instances, there will be no design feature(s) identified for a particular standard. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control.

16.08.040 Multi-family Residential Design Standards.

The following standards and design features and the City's ~~Multi-Family~~ Residential ~~and Mixed-Use~~ Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be ~~compiled~~complied with or satisfied in all multi-family residential developments. Standards are mandatory requirements for all multi-family residential developments. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated into the project's design. In some instances, there will be no design feature(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted ~~Multi-Family~~ Residential ~~and Mixed-Use~~ Objective Design Standards, the most recently adopted revision shall control.

EXHIBIT "A"

"STRIKEOUT/UNDERLINE" VERSION

16.16.030 Planned Residential Development Design Standards and Parameters.

The following standards and parameters and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be complied with or satisfied in all planned residential developments (PRD). In addition to the general provisions of the underlying zone and Chapter 16.16 (Combining and Overlay Districts), a PRD shall comply with the following standards. Parameters are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of parameters shall be incorporated in the project's design. In some instances, there will be no parameter(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control.

16.16.040 Transit Development Oriented Overlay.

- **D. General Development Standards.** New land uses and structures, and alterations to existing land uses and structures within the TOD Overlay District, shall be designated, constructed, and/or established in compliance with the requirements of the base zones and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, with the following exceptions. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control:

NOTICE OF EXEMPTION

TO: County Clerk and Recorder's Office
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

FROM: City of Murrieta
Planning Division
1 Town Square
Murrieta, CA 92562

Project Title: MCA-2026-00013 (Residential Objective Design Standards Update and Code Amendment)

Project Applicant: City of Murrieta, 1 Town Square, Murrieta, CA 92562 (951) 461-6060

Description of Project: An update to the Multi-Family Residential and Mixed-Use Residential Objective Design Standards (ODS) to incorporate design standards for single-family housing types, accessory dwelling units, and to amend various sections of the current design standards. The Project involves adopting an ordinance amending the Development Code to incorporate the ODS by reference.

Project Site Size: Citywide

Project Location: City of Murrieta

Public Agency Approval: On June 2, 2026, the City of Murrieta City Council made the determination that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) guidelines, Section 15183 – Projects Consistent with a Community Plan or Zoning.

Exempt Status: (*check one*)
_X_ Categorical Exemption: 15183 – Projects Consistent with a Community Plan or Zoning
___ The activity is not subject to CEQA (Section 15061(b)(3))

Statement of Reasons Supporting the Finding that the Project is Exempt: The project is exempt under CEQA Guidelines Section 15183, based on the following findings:

The project is an Ordinance to adopt Residential Objective Design Standards. The proposed action is exempt from the California Environmental Quality Act (CEQA) as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning, because it involves the adoption and implementation of design standards which regulate the general design of residential projects, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate multi-family residential development. This determination is predicated on Section 15004 of the guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Objective Design Standards are utilized or are intended, may require the preparation of an environmental document as part of their project(s) review in accordance with State CEQA Guidelines.

Contact Person: Dennis Watts, Senior Planner **Phone Number:** (951) 461-6037

Signature: _____ Date: _____

Received for Filing: (To be completed by the County)

_____ _____
DATE SIGNATURE/TITLE

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 15.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Javier Carcamo, Finance Director

PREPARED BY: Evan Crockett, Management Analyst - Finance

SUBJECT:

Continued Public Hearings to Form Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta and to Annex into Community Facilities District No. 2025-2 (Maintenance Services) and Community Facilities District No. 2025-S (Safety Services)

ABSTRACT

Staff recommends that the City Council hold each of the three (3) public hearings that were continued from the April 21, 2026, City Council meeting regarding the formation of Community Facilities District (CFD) No. 2026-1 (Gierson Ranch), authorizing up to $8 million in bonded indebtedness, and annexing the Gierson Ranch project into CFD No. 2025-2 (Maintenance Services) and CFD No. 2025-S (Safety Services).

The proposed 107-unit single-family residential development, located between Washington Avenue and Adams Avenue, would finance public infrastructure, Development Impact Fees (DIF), and eligible maintenance and safety services through the levy of special taxes under the Mello-Roos Act.

RECOMMENDATION

Hold a public hearing regarding the formation of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta;

Adopt Resolution No. 26-4939 entitled: *A Resolution of the City Council of the City of Murrieta, California, Establishing Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta, Authorizing the Levy of a Special Tax Therein, Calling an Election and Approving and Authorizing Certain Actions Related Thereto*;

Adopt Resolution No. 26-4940 entitled: *A Resolution of the City Council of the City of Murrieta, California, Acting as the Legislative Body of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta, Determining the Necessity to Incur Bonded Indebtedness in an Amount Not to Exceed $8,000,000 Within Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta and Calling an Election Therein*;

Direct the City Clerk to hold an election within CFD No. 2026-1;

Adopt Resolution No. 26-4941 entitled: *A Resolution of the City Council of the City of Murrieta, California, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta Certifying Election Results*;

Introduce and conduct the first reading of Ordinance No. 636-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta Authorizing the Levy of Special Taxes*;

Acting as the Legislative Body of Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services), hold a public hearing regarding Annexation No. 3;

Adopt Resolution No. 26-4942 entitled: *A Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No.2025-2 of the City of Murrieta (Maintenance Services), Annexing Territory to Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services), and Calling Elections Therein (Annexation No. 3 - Gierson Ranch)*;

Direct the City Clerk to hold an election within CFD 2025-2;

Adopt Resolution No. 26-4943 entitled: *A Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No. 2025-2 (Maintenance Services) Certifying the Results of the June 2, 2026, Annexation and Special Tax Election (Annexation No. 3 - Gierson Ranch)*.

Acting as the Legislative Body of Community Facilities District No. 2025-S of the City of Murrieta (Safety Services), hold a public hearing regarding the annexation of Annexation No. 1;

Adopt Resolution No. 26-4944 entitled: *A Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No. 2025-S of the City of Murrieta (Safety Services), Annexing Territory to Community Facilities District No. 2025-S of the City of Murrieta (Safety Services) and Calling Elections Therein (Annexation No. 1 - Gierson Ranch)*;

Direct the City Clerk to hold an election within CFD 2025-S; and

Adopt Resolution No. 26-4945 entitled: *A Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta Certifying the Results of the June 2, 2026, Annexation and Special Tax Election (Annexation No. 1 - Gierson Ranch)*.

PRIOR ACTION/VOTE

On March 17, 2026, the City Council adopted a Resolution of Intention to Establish Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta and a Resolution of Intention to Incur Bonded Indebtedness for Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta and set a public hearing for April 21, 2026.

On March 17, 2026, the City Council adopted a Resolution of Intention to Annex Territory to Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta (Annexation No. 3-Gierson Ranch) and set a public hearing for April 21, 2026.

On March 17, 2026, the City Council adopted a Resolution of Intention to Annex Territory to Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta (Annexation No. 1-Gierson Ranch) and set a public hearing for April 21, 2026.

On April 21, 2026, at the request of the Property Owner, and due to the complexity of the proposed CFD No. 2026-1, the City Council opened and voted to continue the public hearing on the formation of CFD No. 2026-1 and continued the public hearing to June 2, 2026.

On April 21, 2026, at the request of the Property Owner, and due to the complexity of the proposed annexations to CFD No. 2025-2 (Maintenance Services) and CFD No. 2025-S (Safety Services), the City Council opened and voted to continue each of the public hearings regarding the proposed annexations and continued the public hearings to June 2, 2026.

STRATEGIC ALIGNMENT

This item aligns with the City Council's goal of: maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency relating to an administrative priority.

DISCUSSION

Gierson Ranch Project and Community Facilities District No. 2026-1

The property owner of the proposed Gierson Ranch project within the City is Century Communities of California, LLC, a Delaware limited liability company (Property Owner), and the Property Owner has submitted a petition requesting that the City form Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta (CFD No. 2026-1). The property to be included in the proposed CFD No. 2026-1 (Property) is located between Washington Avenue and Adams Avenue, near the corner of Washington Avenue and Ivy Street. The Gierson Ranch project is proposed to include approximately 107 single-family homes at full buildout and will be developed by the Property Owner.

The Property Owner has requested that the City form CFD No. 2026-1 to encompass the Property, in accordance with the Mello-Roos Act, to finance the costs of certain public improvements through the levy of a special tax and the issuance of bonds. The proposed maximum bonded indebtedness is $8 million. The proceeds of bonds issued by CFD No. 2026-1 are expected to be used to finance public facilities to be owned and operated by the City, as well as financing the payment of Development Impact Fees owed by the Property Owner to the City, and to finance fees and public facilities to be owned and operated by the Murrieta Valley Unified School District and the Western Municipal Water District.

On March 17, 2026, the City Council adopted Resolution No. 26-4915 of Intention to Establish CFD No. 2026-1 and Resolution No. 4916 of Intention to Incur Bonded Indebtedness for CFD No. 2026-1 and called for a public hearing to be held on April 21, 2026, regarding the proposed formation of CFD No. 2026-1. On April 21, at the Property Owner's request, the public hearing was continued until June 2, 2026.

The Property Owner has requested that the boundaries of CFD No. 2026-1 include the area described in Attachment A of Resolution No. 26-4915 presented at this meeting (CFD No. 2026-1 Resolution of Intention), and that special taxes be levied within the boundaries of CFD No. 2026-1 in accordance with the Rate and Method of Apportionment for CFD No. 2026-1 (CFD No. 2026-1 RMA) described in Attachment C to Resolution No. 26-4915. The proposed rates of the special tax range from $3,956 per unit for single-family homes less than 1,950 square feet to $4,179 per unit for single-family homes greater than 2,150 square feet. The special tax rates within CFD No. 2026-1 will increase two percent (2%) annually on July 1, of each year, commencing July 1, 2026.

The CFD No. 2026-1 Resolution of Intention was the first step in the process of forming CFD No. 2026-1 and, together with Resolution No. 26-4916 of Intention to Incur Bond Indebtedness by CFD No. 2026-1 adopted by

the City Council on March 17, 2026, declared the City's intention to establish CFD No. 2026-1, its intention to incur bonded indebtedness by CFD No. 2026-1, and called for a public hearing to take place on April 21, 2026. Notice of the public hearing was published in The Press Enterprise and mailed to the Property Owner.

At the request of the Property Owner, and due to the complexity of the proposed CFD No. 2026-1, the City Council opened the public hearing on the formation of CFD No. 2026-1 on April 21, 2026, and continued the public hearing to the June 2, 2026, City Council meeting.

In connection with the public hearing, Spicer Consulting Group has prepared a Public Hearing Report that describes and analyzes the facilities to be financed by CFD No. 2026-1 and the estimated costs of such facilities. Following the close of the public hearing, the City Council will be asked to adopt the Resolution of Formation for CFD No. 2026-1 and the Resolution Determining Necessity to Incur Bonded Indebtedness by CFD No. 2026-1 which, together, approve the formation of the CFD No. 2026-1, the levy of the special taxes in CFD No. 2026-1 in accordance with the CFD No. 2026-1 RMA and determines the necessity for the Facilities CFD to issue bonds in an amount not to exceed $8,000,000. Such resolutions call for an election to submit to the qualified voters of the CFD No. 2026-1 ballot measures on the approval of the special taxes, the issuance of bonds, and an appropriations limit for the CFD No. 2026-1.

The CFD No. 2026-1 Resolution of Formation also approves the execution and delivery of an Acquisition, Construction and Funding Agreement with the Property Owner (Acquisition Agreement). The Acquisition Agreement sets forth the terms pursuant to which CFD No. 2026-1 will acquire improvements constructed by the Property Owner from bond proceeds from CFD No. 2026-1 and how the Property Owner will be reimbursed for development impact fees from bond proceeds. In order to be eligible for acquisition, such facilities must be constructed in accordance with the terms and conditions of the Acquisition Agreement. The City and CFD No. 2026-1 are only required to pay for the acquisition of such facilities from the proceeds of bonds or special taxes levied in CFD No. 2026-1 and not from any other source.

The CFD No. 2026-1 Resolution of Formation also approves the execution and delivery of a Joint Community Facilities Agreement between the City and the Murrieta Valley Unified School District (School District JCFA) and the execution and delivery of a Joint Community Facilities Agreement between the City and the Western Municipal Water District (Water District JCFA). The School District JCFA and the Water District JCFA set forth the terms pursuant to which the Property Owner will be reimbursed from bond proceeds from CFD No. 2026-1 for certain school facility fees and certain water facility fees the Property Owner is required to pay to the Murrieta Valley Unified School District and the Western Municipal Water District. In order to be eligible for acquisition, such facilities must be constructed in accordance with the terms and conditions of the Acquisition Agreement. The City and CFD No. 2026-1 are only required to pay for the acquisition of such facilities from the proceeds of bonds or special taxes levied in CFD No. 2026-1 and not from any other source.

On file with the City Clerk is a Certificate of the Registrar of Voters of Riverside County certifying that there are no registered voters residing within the boundaries of the CFD No. 2026-1. Accordingly, under the Mello-Roos Act, only property owners who own land in CFD No. 2026-1 are eligible to vote at the election for CFD No. 2026-1, with each owner having one vote for each acre (or portion thereof) that they own within CFD No. 2026 -1. The Property Owner has executed a consent and waiver of certain election procedures with respect to the election, including certain timing requirements with respect to the election, in accordance with the Mello-Roos Act. Accordingly, if the City Council approves the Resolution of Formation and the Resolution Determining Necessity to Incur Bonded Indebtedness, the City Clerk will conduct the election. The Property Owner will have delivered its ballot to the City Clerk in advance of the public hearing, and the City Clerk will announce the election results, and the City Council will be asked to adopt the Resolution Certifying the Election Results. Upon certification that two-thirds of the votes cast are in favor of the propositions voted upon in CFD No. 2026 -1, the Resolution Certifying the Election Results will direct the City Clerk to record a notice of special tax lien on the property within CFD No. 2026-1. The City Council will then be asked to introduce the ordinance

authorizing the levy of the special tax within CFD No. 2026-1, in accordance with the CFD No. 2026-1 RMA.

Annexation to CFD No. 2025-2 (Maintenance Services) and CFD No. 2025-S (Safety Services)

New development projects (such as the Gierson Ranch Project) meeting certain design criteria are required by the City's Community Facilities District Goals and Policies, as amended in December 2023, to annex into Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta and Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta.

On March 17, 2026, the City Council adopted Resolution No. 26-4917 and Resolution No. 26-4918, declaring the City Council's intention to annex the Property into CFD No. 2025-2 (Maintenance Services) and CFD No. 2025-S (Safety Services), respectively, and called for public hearings to held on the proposed annexations on April 21, 2026.

Like the proposed formation of CFD No. 2026-1, at the request of the Property Owner, and due to the complexity of the proposed annexations to CFD No. 2025-2 (Maintenance Services) and CFD No. 2025-S (Safety Services), on April 21, 2026, the City Council opened each of the public hearings regarding the proposed annexations and continued the public hearings to June 2, 2026.

Following the close of the public hearing for the proposed annexation to CFD No. 2025-2 (Maintenance Services), the City Council will be asked to adopt a Resolution of Annexation for Annexation No. 3 (Gierson Ranch) (CFD No. 2025-2 Resolution of Annexation), which approves the annexation to CFD No. 2025-2 (Maintenance Services) and the levy of the special taxes in CFD No. 2025-2 (Maintenance Services), in accordance with the Rate and Method of Apportionment for CFD No. 2025-2 (Maintenance Services). The CFD No. 2025-2 Resolution of Annexation also calls for elections to be held within CFD No. 2025-2 (Maintenance Services) to submit to the qualified electors ballot measures on the approval of the annexations and the special taxes.

Following the close of the public hearing for the proposed annexation to CFD No. 2025-S (Safety Services), the City Council will be asked to adopt a Resolution of Annexation for Annexation No. 1 (Gierson Ranch) (CFD No. 2025-S Resolution of Annexation), which approves the annexation to CFD No. 2025-S (Safety Services) and the levy of the special taxes in CFD No. 2025-S (Safety Services), in accordance with the Rate and Method of Apportionment for CFD No. 2025-S (Safety Services). The CFD No. 2025-S Resolution of Annexation also calls for elections to be held within CFD No. 2025-S (Safety Services) to submit to the qualified electors ballot measures on the approval of the annexations and the special taxes.

On file with the City Clerk is a Certificate of the Registrar of Voters of Riverside County certifying that there are no registered voters residing within the boundaries of the proposed annexation areas. Accordingly, under the Mello-Roos Act, only property owners who own land are eligible to vote at the elections, with each owner having one vote for each acre (or portion thereof) that they own within the annexation area. The Property Owner has executed a consent and waiver of certain election procedures with respect to the elections within CFD No. 2025-2 (Maintenance Services) and CFD No. 2025-S (Safety Services), including certain timing requirements with respect to the elections, in accordance with the Mello-Roos Act. Accordingly, if the City Council approves the CFD No. 2025-2 Resolution of Annexation and the CFD No. 2025-S Resolution of Annexation, the City Clerk will conduct the elections. The Property Owner will have delivered its ballots to the City Clerk in advance of the public hearings, and the City Clerk will announce the election results, and the City Council will be asked to adopt a Resolution Certifying the Election Results for CFD No. 2025-2 (Maintenance Services) and a Resolution Certifying the Election Results for CFD No. 2025-S (Safety Services). Upon certification that two-thirds of the votes cast are in favor of the propositions voted upon, the Resolution Certifying the Election Results for CFD No. 2025-2 (Maintenance Services) and the Resolution Certifying the Election Results for CFD No. 2025-S (Safety Services) will direct the City Clerk to record notices of special tax

liens on the property within each of the proposed annexation areas.

PUBLIC NOTICING

The agenda item has been noticed in accordance with the Brown Act (72 hours in advance of the meeting at which the City Council considers the item). At the April 21, 2026, City Council meeting, the public hearing was opened and continued to June 2, 2026. Notice of the public hearings was published on May 18, 2026, in The Press Enterprise and mailed to the Owner at least 15 days prior to the public hearing.

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

The Property Owner has made a deposit of $65,000 to pay for the costs of the formation proceedings, which may be reimbursed to the Property Owner from proceeds of a future bond issuance in accordance with the reimbursement agreement with the Property Owner. If established and subject to necessary City Council and voter approvals, each of the CFDs will annually levy special taxes on all of the taxable property within the applicable district in accordance with the applicable rate and method of apportionment. Such special taxes will be used to pay for the costs of services or facilities, administration of the CFDs, including mandated annual disclosures, and, in the case of CFD No. 2026-1, debt service on bonds. Any bonds issued by CFD No. 2026-1 are not obligations of the City and will be secured solely by the Special Taxes levied within CFD No. 2026-1. The levying of the special taxes for services is expected to alleviate some of the financial impact of the new development on the costs of providing such services to the Property by the City.

Additionally, the Property Owner provided additional deposits of $30,000 to cover the annexation costs associated with the property annexing into CFD No. 2025-2 (Maintenance Services) and CFD No. 2025-S (Safety Services).

ATTACHMENTS

ATT 1 - Landowner Waiver (CFD No. 2026-1)
ATT 2 - Public Hearing Report (CFD No. 2026-1)
ATT 3 - Resolution No. 26-4939
ATT 4 - Resolution No. 26-4940
ATT 5 - Resolution No. 26-4941
ATT 6 - Ordinance No. 636-26
ATT 7 - Certificate of the Registrar of Voters (CFD No. 2026-1)
ATT 8 - Acquisition Construction and Funding Agreement
ATT 9 - Joint Community Facilities Agreement with Murrieta Valley Unified School District
ATT 10 - Joint Community Facilities Agreement with Western Municipal Water District
ATT 11 - Landowner Waiver (Annexation No. 3 to CFD No. 2025-2)
ATT 12 - Resolution No. 26-4942
ATT 13 - Resolution No. 26-4943
ATT 14 - Certificate of the Registrar of Voters (Annexation No. 3 to CFD No. 2025-2)
ATT 15 - Landowner Waiver (Annexation No. 1 to CFD No. 2025-S)

ATT 16 - Resolution No. 26-4944
ATT 17 - Resolution No. 26-4945
ATT 18 - Certificate of the Registrar of Voters (Annexation No. 1 to CFD No. 2025-S)

WAIVER OF CERTAIN ELECTION PROCEDURES WITH RESPECT TO LANDOWNER ELECTION FOR COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA

The undersigned, Justin Brewer, acting on behalf of Century Communities of California, LLC, a Delaware limited liability company (the "Owner"), hereby certifies to the City of Murrieta (the "City"), with respect to the proposed formation of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta (the "District"), as follows:

1. The undersigned has been duly authorized by the Owner and possesses all authority necessary to execute this Waiver on behalf of the Owner in connection with the election to be called by the City Council of the City with respect to the District. The Owner hereby appoints Justin Brewer to act as its authorized representative to vote in the election referred to herein and certifies that his true and exact signature is set forth below:

Signature of Justin Brewer: _____

2. The Owner is the present owner of 15.98 acres of land located within the proposed boundaries of the District. To the actual knowledge of the undersigned, there are no registered voters residing within the territory owned by the Owner and have been none during the 90-day period preceding June 2, 2026.

3. The Owner has received notice of the June 2, 2026 public hearing to be held by the City Council of the City regarding the levy of a special tax in the District and the incurring of bonded indebtedness by the District. The Owner agrees that it received adequate notice of the June 2, 2026 hearing.

4. The Owner has received from the City and the City has made available to the Owner necessary and relevant information regarding the proposed formation of the District and the imposition of the special tax and the issuance of bonded indebtedness, as set forth in Resolution Nos. 26-4915 and 26-4916 adopted by the City Council on March 17, 2026 (together, the "Resolutions") to finance the facilities as set forth in the Resolutions.

5. The undersigned understands that if the District is formed on or after June 2, 2026, an election will be held by the District on the propositions set forth in the sample ballot attached hereto as Exhibit "A" less than 90 days after the close of the June 2, 2026 public hearing as in accordance with Section 53326 of the Government Code, without the preparation of an impartial analysis, arguments or rebuttals concerning the election as provided for by Elections Code Sections 9160 to 9167, inclusive, and 9190 and without preparation of a tax rate statement as provided in Section 9401 of the Elections Code and without further notice of such election as required pursuant to the Elections Code or the Government Code. Having been fully advised with respect to the election, in accordance with the authority contained in Government Code Sections 53326 and 53327, the Owner waives compliance with the foregoing provisions of the Elections Code and Government Code, with any time limits or other procedural requirements pertaining to the conduct of the election which are not being complied with and consents to having the election on any date on or after the close of the June 2, 2026 public hearing and consents to the closing of the election as soon as all ballots are received by the City Clerk or Deputy City Clerk.

6. The undersigned hereby represents that compliance with the procedural requirements for conducting the election, including the receipt of any ballot arguments and impartial analysis and the time

limitations which apply in connection with scheduling, mailing and publishing notices for such an election, are unnecessary in light of the fact that the undersigned has received sufficient information regarding the imposition of the special tax and the issuance of bonded indebtedness as set forth in the Resolutions to allow it to properly complete the attached ballot. The Owner further waives its right to make any protest or complaint or undertake any legal action challenging the validity of the election, the validity of any bonded indebtedness issued by the District as approved at the election, or the validity of the authorization of the special tax to finance facilities for the benefit of the District or to repay bonded indebtedness issued by the District in accordance with the rate and method of apportionment of special taxes provided in Resolution No. 26-4915 of the City Council of the City.

Dated: May __, 2026

CENTURY COMMUNITIES OF
CALIFORNIA, LLC,
a Delaware limited liability company

By:_____
_____
_____

EXHIBIT A

SAMPLE

OFFICIAL BALLOT

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH)
OF THE CITY OF MURRIETA

SPECIAL TAX AND SPECIAL BOND ELECTION

June 2, 2026

You are entitled to cast 16 votes.

To vote, stamp a cross (+) in the voting square after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk and obtain another.

PROPOSITION A: Shall Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta (the "District") incur an indebtedness and issue bonds in one or more series in the maximum aggregate principal amount of $8,000,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 26-4915 of the City Council of the City of Murrieta?	YES_____ NO_____
PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Resolution No. 26-4915 of the City Council of the City of Murrieta be levied to pay for the Facilities, Incidental Expenses and other purposes described in Resolution No. 26-4915, including the payment of the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses?	YES_____ NO_____
PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the District be an amount equal to $8,000,000?	YES_____ NO_____

SPICER
CONSULTING GROUP

CITY OF MURRIETA

Public Hearing Report

Community Facilities District No. 2026-1
(Gierson Ranch)

June 2, 2026

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Appendices

A	Rate and Method of Apportionment
B	Proposed Boundary Map
C	Resolution of Intention

Background

On March 17, 2026 the City Council (the "City Council") of the City of Murrieta (the "City"), adopted a Resolution of Intention to form Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta ("CFD No 2026-1" or "District"), Resolution No. 2026-4915, pursuant to the provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, ("Act").

CFD No 2026-1 is currently comprised of Tract Map No. 39271 that includes one undeveloped parcel and approximately 10 gross acres for development. The proposed development includes 107 single family homes. The properties are generally located between Washington Avenue and Adams Avenue, West of Interstate 15.

For a map showing the boundaries of CFD No 2026-1 please see Appendix B.

Purpose of Public Hearing Report

WHEREAS, this Community Facilities District Report ("Report") is being provided to the City Council and generally contains the following:

1. A brief description of CFD No 2026-1;

2. A brief description of the Facilities required at the time of formation to meet the needs of CFD No 2026-1.

3. A brief description of the Boundaries of CFD No 2026-1; and

4. An estimate of the cost of financing the bonds used to pay for the Facilities, including all costs associated with formation of the District, issuance of bonds, determination of the amount of any special taxes, collection of any special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the City with respect to the District, and any other incidental expenses to be paid through the proposed financing.

For particulars, reference is made to the Resolution of Intention as previously approved and adopted and is included in Appendix C.

NOW, THEREFORE, the undersigned, authorized representative of Spicer Consulting Group, LLC, the appointed responsible officer, or person directed to prepare this Report, does hereby submit the following data:

Description of the Facilities

A Community Facilities District may pay for facilities which may include all amounts necessary to eliminate any fixed special assessment liens or to pay, repay, or defease any obligation to pay for any indebtedness secured by any tax, fee, charge, or assessment levied, provide for the purchase, construction, expansion, or rehabilitation for any real or other tangible property with an estimated useful life of five (5) years or longer, which is necessary to meet increased demands placed upon local agencies as a result of development and/or rehabilitation occurring within the District.

The types of facilities that are proposed by CFD No 2026-1 and financed with the proceeds of special taxes and bonds issued by CFD No 2026-1 consist of the construction, purchase, modification, expansion, rehabilitation and/or improvement of (i) storm drainage, library, park, law enforcement, fire, streets and bridges, traffic, administration and community center facilities, and other public facilities of the City, including the foregoing public facilities which are included in the City's fee programs with respect to such facilities and authorized to be financed under the Act (the "City Facilities"), (ii) interim and permanent school facilities of Murrieta Valley Unified School District, including classrooms, multi-purpose facilities, administration and auxiliary space at school facilities, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, furniture, equipment and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five (5) years at such school facilities, including such school facilities Murrieta Valley Unified School District which are included in Murrieta Valley Unified School District's school fee program (the "School Facilities") and (iii) water and sewer facilities to be owned and operated by Western Municipal Water District including the acquisition of capacity in the sewer system and/or water system of Western Municipal Water District (the "Water Facilities" and together, with the City Facilities and the School Facilities, the "Facilities"), and all appurtenances and appurtenant work in connection with the foregoing Facilities, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such Facilities.

Incidental Expenses

The Incidental Expenses to be paid from bond proceeds and/or special taxes include:

a) The cost of engineering, planning and designing the Facilities; and

b) All costs, including costs of the property owner petitioning to form the District, associated with the creation of the District, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District; and

c) Any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

Capitalized terms used and not defined herein shall have the meaning set forth in the Rate and Method of Apportionment of Special Taxes for the District.

All costs associated with the creation of CFD No 2026-1, the issuance of bonds, the determination of the amount of special taxes to be levied, costs incurred in order to carry out the authorized purposes of CFD No 2026-1, including legal fees, fees of consultants, engineering, planning, designing and the annual costs to administer CFD No 2026-1 and any obligations.

The description of the eligible public facilities, services and incidental expenses above are preliminary and general in nature. The final plans and specifications approved by the applicable public agency may show substitutes or modifications in order to accomplish the work or serve the new development and any such substitution or modification shall not constitute a change or modification in the proceedings relating to CFD No 2026-1.

Below is the estimated cost of facilities to be provided to the District.

a) The cost estimate of facilities, including incidental expenses, to be financed through the issuance of CFD No 2026-1 Bonds is estimated to be $7,035,000 based upon current dollars (Fiscal Year 2025-26).

b) For further particulars please reference Table 3-1 below and incorporated herein by reference.

c) Pursuant to Section 53340 of the Act, the proceeds of any special tax levied and collected by CFD No 2026-1 may be used only to pay for the cost of providing public facilities, services, and incidental expenses. As defined by the Act, incidental expenses include, but are not limited to, the annual costs associated with determination of the amount of special taxes, collection of special taxes, payment of special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the District. The incidental expenses associated with the annual administration of CFD No 2026-1 are estimated to be $30,000 in the initial Fiscal Year. However, it is anticipated that the incidental expenses will vary due to inflation and other factors that may not be foreseen today, and the actual incidental expenses may exceed these amounts accordingly.

Table 3-1
Cost Estimate

City Fees	Total	Bond Allocation(1)
Law Enforcement	$63,879	$63,879
Fire Facilities	$67,838	$67,838
Streets & Bridges	$586,467	$586,467
Traffic Signals	$112,457	$112,457
Storm Drainage	$35,738	$35,738
General Facilities	$25,787	$25,787
Park Land Facilities	$466,841	$466,841
Community Center	$81,748	$81,748
Public Library	$41,516	$41,516
Total City Fees	**$1,482,271**	**$1,482,271**

City Facilities	Total	Bond Allocation(1)
Offsite Street Improvements – Washington Ave	$927,897	$927,897
Offsite Steet Improvements – Vertical Curve	$413,800	$413,800
Total City Facilities	**$1,341,697**	**$1,341,697**

Western Municipal Water District	Total	Bond Allocation(1)
Water Capacity Charge	$646,419	$646,419
Water Meter, Residential	$8,528	$8,528
Water Capacity, Irrigation	$82,034	$82,034
Water Meter, Irrigation	$1,011	$1,011
Sewer Capacity Fees	$864,603	$864,603
Total Western Municipal Water District Fees	**$1,602,595**	**$1,602,595**

Murrieta Valley Unified School District Fees	Total	Bond Allocation(1)
Level I School Developer Fee	$1,179,495	$901,650
Developer Fee Premium	$294,874	$225,412
Total Murrieta Valley Unified School District Fees	**$1,474,369**	**$1,127,062**

Total Eligible Fees/Improvements	$5,900,932	$5,553,625
Incidental Financing Costs		$1,481,375
Total Funded by Bond Proceeds		**$7,035,000**

(1) Amounts are allocated based upon estimated bond sizing and may change based upon market conditions at the time of bond issuance. Allocation of bond proceeds between facility types to be determined at the time of bond issuance.

The CFD No. 2026-1 includes the proposed development consisting of a portion of Assessor's Parcel Number (APN) 909-190-001, as shown on Parcel Map No. 38310 recorded in the City of Murrieta, specifically identified as Parcel 2 of said Parcel Map and comprising approximately 15.98 acres.

A map showing the boundaries of CFD No 2026-1 is included in Appendix B.

The Rate and Method of Apportionment allows each property owner within CFD No 2026-1 to estimate the annual Special Tax amount that would be required for payment. The Rate and Method of Apportionment of the Special Tax established pursuant to these proceedings, is attached hereto as Appendix A (the "Rate and Method"). The Special Tax will be collected in the same manner and at the same time as ordinary ad valorem property taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the CFD Administrator may directly bill the Special Taxes, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of CFD No 2026-1, and provided further that CFD No 2026-1 may covenant to foreclose and may actually foreclose on parcels having delinquent Special Taxes as permitted by the Act.

All of the property located within CFD No 2026-1, unless exempted by law or by the Rate and Method proposed for CFD No 2026-1, shall be taxed for the purpose of providing necessary facilities to serve the District. The Boundary Map for CFD No 2026-1 is attached hereto as Appendix B. Pursuant to Section 53325.3 of the Act, the tax imposed "is a Special Tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property." The Special Tax may be based on the benefit received by property, the cost of making facilities or authorized services available or other reasonable basis as determined by the City, although the Special Tax may not be apportioned on an ad valorem basis pursuant to Article XIIIA of the California Constitution. A property owner within the District may choose to prepay in whole or in part the Special Tax. The available method for so doing is described in Section G of the Rate and Method ("Prepayment of Special Tax").

For each year that any Bonds are outstanding the Special Tax shall be levied on all parcels subject to the Special Tax. If any delinquent Special Taxes remain uncollected prior to or after all Bonds are retired, the Special Tax may be levied to the extent necessary to reimburse CFD No 2026-1 for uncollected Special Taxes associated with the levy of such Special Taxes, but the Special Tax shall not be levied after 2067-68 Fiscal Year.

Table 5-1
Assigned Special Tax for Developed Property
Fiscal Year 2025-26

Land Use Category	Taxable Unit	Building Square Footage	Assigned Special Tax Per Taxable Unit
1. Single Family Residential Property	RU	Less than 1,950 sq. ft	$3,956.00
2. Single Family Residential Property	RU	1,950 sq. ft to 2,150 sq. ft	$4,067.00
3. Single Family Residential Property	RU	Greater than 2,150 sq. ft	$4,179.00
4. Multifamily Property	Acre	N/A	$51,476.00
5. Non-Residential Property	Acre	N/A	$51,476.00

Escalation of Special Taxes

On each July 1, commencing on July 1, 2026 the Assigned Special Tax shall increase by two percent (2.0%), of the amount in effect in the prior Fiscal Year.

For particulars as to the Rate and Method for CFD No 2026-1, see the attached and incorporated in Appendix A.

Based on the information provided herein, it is my opinion that the described services herein are those that are necessary to meet increased demands placed upon the City of Murrieta as a result of development occurring within the CFD No 2026-1 and benefits the lands within said CFD No 2026-1. Further, it is my opinion that the special tax rates and method of apportionment, as set forth herein, are fair and equitable, uniformly applied and not discriminating or arbitrary.

Date: June 2, 2026

SPICER CONSULTING GROUP, LLC

SHANE SPICER
SPECIAL TAX CONSULTANT FOR
CITY OF MURRIETA
RIVERSIDE COUNTY
STATE OF CALIFORNIA

Appendix A:
Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES FOR COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA

A Special Tax (all capitalized terms are defined in Section A, "Definitions", below) shall be applicable to each Assessor's Parcel of Taxable Property located within the boundaries Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta ("CFD No. 2026-1"). The amount of Special Tax to be levied in each Fiscal Year on an Assessor's Parcel shall be determined by the City Council of the City of Murrieta, acting in its capacity as the legislative body of CFD No. 2026-1, by applying the appropriate Special Tax for Developed Property, Approved Property, Undeveloped Property, and Provisional Undeveloped Property that is not Exempt Property as set forth below. All of the real property, unless exempted by law or by the provisions hereof in Section F, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Dwelling Unit" means a residential unit of limited size including a smaller second unit that shares an Assessor's Parcel with Single Family Residential Property that has a stand-alone Residential Unit.

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map or instrument. The square footage of an Assessor's Parcel is equal to the Acreage multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2026-1: the costs of computing the Special Taxes and preparing the Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs of remitting Special Taxes to the Trustee; the costs of the Trustee (including legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2026-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the City, CFD No. 2026-1 or any designee thereof of complying with disclosure requirements of the City, CFD No. 2026-1 and any major property owner associated with applicable federal and state securities laws and the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2026-1 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account; and the City's annual administration fees and third party expenses. Administration Expenses shall also include amounts estimated by the CFD Administrator or advanced by the City or CFD No. 2026-1 for any other administrative purposes of CFD No. 2026-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Approved Property" means all Assessor's Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied,

(ii) that have an assigned Assessor's Parcel Number from the County shown on an Assessor's Parcel Map for the individual lot included on the Final Map, and (iii) that have not been issued a building permit on or before May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means that number assigned to an Assessor's Parcel by the County for purposes of identification.

"Assigned Special Tax" means the Special Tax of that name described in Section D below.

"Backup Special Tax" means the Special Tax of that name described in Section D below.

"Bonds" means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which Special Tax of CFD No. 2026-1 have been pledged.

"Boundary Map" means a recorded map of the CFD which indicates the boundaries of the CFD.

"Building Permit" means the first legal document issued by a local agency giving official permission for new construction. For purposes of this definition, "Building Permit" may or may not include any subsequent building permit document(s) authorizing new construction on an Assessor's Parcel that are issued or changed by the City after the first original issuance, as determined by the CFD Administrator as necessary to fairly allocate Special Tax to the Assessor's Parcel, provided that following such determination the Maximum Special Tax that may be levied in each Fiscal Year on all Assessor's Parcels of Taxable Property will be at least 1.1 times annual debt service on all outstanding CFD No. 2026-1 Bonds plus the estimated annual Administrative Expenses for such Fiscal Year.

"Building Square Footage" or **"BSF"** means the square footage of assessable internal living space, including the square footage of any Accessory Dwelling Unit, exclusive of garages or other structures not used as living space, as determined by reference to the Building Permit for such Assessor's Parcel.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"CFD" or **"CFD No. 2026-1"** means Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta established by the City under the Act.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement, and providing for the levy and collection of the Special Taxes.

"City" means the City of Murrieta.

"City Council" means the City Council of the City of Murrieta, acting as the Legislative Body of CFD No. 2026-1.

"Condominium Plan" means a condominium plan as set forth in California Civil Code, Section 4285.

"County" means the County of Riverside.

"Developed Property" means all Assessor's Parcels: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, (ii) that have an Assessor's Parcel Number from the County shown on an Assessor's Parcel Map for the individual lot included on the Final Map, and (iii) for which a Building Permit for new construction was issued on or before May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes as provided for in Section F.

"Final Map" means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a Condominium Plan pursuant to California Civil Code Section 4285 that creates individual lots for which Building Permits may be issued without further subdivision.

"Fiscal Year" means the period commencing on July 1st of any year and ending the following June 30th.

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which CFD No. 2026-1 Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Land Use Category" means any of the categories listed in Table 1 of Section D.

"Maximum Special Tax" means for each Assessor's Parcel, the maximum Special Tax, determined in accordance with Section D below, that can be levied by CFD No. 2026-1 in any Fiscal Year on such Assessor's Parcel.

"Multifamily Property" means all Assessor's Parcels of Developed Property for which a Building Permit has been issued for the purpose of constructing a building or buildings comprised of attached Residential Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the CFD Administrator.

"Non-Residential Property" or **"NR"** means all Assessor's Parcels for which a building permit(s) was issued or will be issued for a non-residential use. The CFD Administrator shall make the determination if an Assessor's Parcel is Non-Residential Property.

"Partial Prepayment Amount" means the amount required to prepay a portion of the Special Tax obligation for an Assessor's Parcel, as described in Section G.2.

"Prepayment Amount" means the amount required to prepay the Special Tax obligation in full for an Assessor's Parcel, as described in Section G.1.

“Proportionately” means for Taxable Property that is (i) Developed Property, that the ratio of the actual Special Tax levy to the Assigned Special Tax is the same for all Assessor’s Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Assessor’s Parcels of Approved Property, and (iii) Undeveloped Property, or Provisional Undeveloped Property, that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Assessor’s Parcels of Undeveloped Property, or Provisional Undeveloped Property, as applicable.

"Provisional Undeveloped Property" means all Assessor’s Parcels of Taxable Property that would otherwise be classified as Exempt Property pursuant to the provisions of Section F, but cannot be classified as Exempt Property because to do so would be reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section F.

"**Rate and Method of Apportionment**" means this Rate and Method of Apportionment of Special Tax for CFD No. 2026-1.

"Residential Property" means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more Residential Units.

“Residential Unit” or **"RU"** means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the CFD Administrator. An Accessory Dwelling Unit that shares an Assessor’s Parcel with a Single Family Residential Property shall not be considered a Residential Unit for purposes of this Rate and Method of Apportionment.

“Single Family Residential Property” means all Assessor’s Parcels of Residential Property other than Multifamily Property.

"Special Tax" or **“Special Taxes”** means any of the special taxes authorized to be levied within CFD No. 2026-1 pursuant to the Act to fund the Special Tax Requirement.

"Special Tax Requirement " means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to replenish any reserve funds established in association with the Bonds, (v) an amount equal to any anticipated shortfall due to Special Tax delinquencies, (vi) for debt service on Bonds anticipated to be issued, and (vii) for the collection or accumulation of funds for the acquisition or construction of facilities authorized by CFD No. 2026-1, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax on Approved Property or Undeveloped Property as set forth in Steps Two or Three of Section E., less (vii) any amounts available to pay debt service or other periodic costs on the Bonds pursuant to the Indenture.

"Taxable Property" means all Assessor’s Parcels within CFD No. 2026-1 which are not Exempt Property.

“Taxable Unit” means either a Residential Unit or an Acre.

“Trustee” means the trustee, fiscal agent, or paying agent under the Indenture.

"Undeveloped Property" means all Assessor’s Parcels of Taxable Property which are not Developed Property, Approved Property, or Provisional Undeveloped Property.

B. SPECIAL TAX

Commencing Fiscal Year 2025-2026 and for each subsequent Fiscal Year, the City Council shall levy Special Taxes on all Taxable Property, up to the applicable Maximum Special Tax, to fund the Special Tax Requirement.

C. ASSIGNMENT TO LAND USE CATEGORY FOR SPECIAL TAX

Each Fiscal Year, beginning with Fiscal Year 2025-2026, each Assessor's Parcel within CFD No. 2026-1 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property or Provisional Undeveloped Property.

Assessor's Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property. Each Assessor's Parcel of Residential Property shall further be classified as Single Family Residential Property or Multifamily Property. Each Assessor's Parcel of Single Family Residential Property shall be further categorized into Land Use Categories based on its Building Square Footage and assigned to its appropriate Assigned Special Tax rate.

In the event that an Assessor's Parcel for which one or more Building Permits have been issued and the County has not yet assigned final Assessor's Parcel Number(s) to the Residential Unit(s) (in accordance with the Final Map or Condominium Plan) on such Assessor's Parcel, the amount of the Special Tax levy on such Assessor's Parcel for each Fiscal Year shall be determined as follows: (1) the CFD Administrator shall first determine an amount of the Maximum Special Tax levy for such Assessor's Parcel, based on the classification of such Assessor's Parcel as Undeveloped Property; (2) the amount of the Special Tax levy for the Residential Units on such Assessor's Parcel for which Building Permits have been issued shall be determined based on the Assigned Special Tax rates for Developed Property and shall be taxed as Developed Property in accordance with Step 1 of Section E below; and (3) the amount of the Special Tax levy on the Acreage of Taxable Property in such Assessor's Parcel not subject to the Special Tax levy in clause (2) shall be equal to: (A) the percentage of the Maximum Special Tax rate levied on all other Undeveloped Property pursuant to Step 3 of Section E below, multiplied by the total of the amount determined in clause (1), less (B) the amount determined in clause (2).

D. MAXIMUM SPECIAL TAX

1. <u>Developed Property</u>

The Maximum Special Tax for each Assessor's Parcel of Single Family Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Special Tax or (ii) the Backup Special Tax.

The Maximum Special Tax for each Assessor's Parcel of Non-Residential or Multifamily Residential Property shall be the applicable Assigned Special Tax described in Table 1 of Section D.

a. <u>Assigned Special Tax</u>

Each Fiscal Year, each Assessor's Parcel of Single Family Residential Property, Multifamily Property or Non-Residential shall be subject to an Assigned Special Tax. The Assigned Special Tax applicable to an Assessor's Parcel of Developed Property shall be determined pursuant to Table 1 below.

TABLE 1
ASSIGNED SPECIAL TAX FOR DEVELOPED PROPERTY
(FISCAL YEAR 2025-2026)

Land Use Category	Taxable Unit	Building Square Footage	Assigned Special Tax Per Taxable Unit
1. Single Family Residential Property	RU	Less than 1,950 sq. ft	$3,956.00
2. Single Family Residential Property	RU	1,950 sq. ft to 2,150 sq. ft	$4,067.00
3. Single Family Residential Property	RU	Greater than 2,150 sq. ft	$4,179.00
4. Multifamily Property	Acre	N/A	$51,476.00
5. Non-Residential Property	Acre	N/A	$51,476.00

On each July 1, commencing July 1, 2026, the Assigned Special Tax rate for Developed Property in shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

b. Multiple Land Use Categories

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax for all Land Use Categories located on the Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

c. Backup Special Tax

When a Final Map is recorded, the Administrator shall determine which Tax Zone the Final Map area lies within and the Backup Special Tax for an Assessor's Parcel within the Final Map classified or to be classified as Single Family Property shall calculated according to the following formula.

B = (U x A) / L

The terms above have the following meanings:

B = Backup Special Tax per per Assessor's Parcel within the Final Map

U = Maximum Special Tax per Acre of Undeveloped Property per Section D.3 below

A = Acreage of Single Family Residential Property expected to exist in such Final Map at the time of calculation, as determined by the Administrator

L = Number of Residential Units expected to exist in such Final Map at the time of calculation, as determined by the Administrator.

In the event any portion of the Final Map is changed or modified, the Backup Special Tax for all Assessor's Parcels within such changed or modified area shall be determined by Table 3 below:

Notwithstanding the foregoing, the Backup Special Tax for an Assessor's Parcel of Developed Property for which a certificate of occupancy has been granted may not be revised.

In the event any superseding Final Map is recorded as a Final Map within the boundaries of the CFD, the Backup Special Tax for all Assessor's Parcels within such Final Map shall be $51,476 per Acre. The Backup Special Tax shall not apply to Multifamily Residential Property or Non-Residential Property.

On each July 1, commencing July 1, 2026, the Backup Special Tax rate shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

2. Approved Property

The Maximum Special Tax for each Assessor's Parcel of Approved Property expected to be classified as Single Family Residential Property shall be the Backup Special Tax computed pursuant to Section D.1.c above.

The Maximum Special Tax for each Assessor's Parcel of Approved Property not expected to be classified as Single Family Residential Property shall be $51,476 per Acre.

On each July 1, commencing July 1, 2026, the Maximum Special Tax rate for Approved Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

3. Undeveloped Property and Provisional Undeveloped Property that is not Exempt Property pursuant to the provisions of Section F

The Maximum Special Tax for each Assessor's Parcel of Undeveloped Property and Provisional Undeveloped Property that is not Exempt Property shall be equal to the product of $51,476 per Acre multiplied by the Acreage of such Assessor's Parcel.

On each July 1, commencing July 1, 2026, the Maximum Special Tax rate for Undeveloped Property and Provisional Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

E. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing Fiscal Year 2025-2026 and for each subsequent Fiscal Year, the City Council shall levy Special Taxes on all Taxable Property in accordance with the following steps:

Step One: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax rate to satisfy the Special Tax Requirement.

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Three: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Four: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax levy on each Assessor's Parcel of Developed Property for which the Maximum Special Tax is the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to 100% of the Backup Special Tax as needed to satisfy the Special Tax Requirement.

Step Five: If additional moneys are needed to satisfy the Special Tax Requirement after the first four steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Assessor's Parcel of Residential Property as a result of a delinquency in the payment of the Special Tax applicable to any other Assessor's Parcel be increased by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.

F. EXEMPTIONS

The City shall classify as Exempt Property, in the following order of priority, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, (vi) Assessor's Parcels which are classified as Non-Residential Property or (vii) Assessor's Parcels restricted to other types of public uses determined by the City Council, provided that no such classification would reduce the sum of all Taxable Property to less than 8.48 Acres.

Notwithstanding the above, the City Council shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than 8.48 Acres. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than 8.48 Acres will be classified as Provisional Undeveloped Property, and will be subject to Special Tax pursuant to Step Five in Section E.

G. PREPAYMENT OF SPECIAL TAX

The following additional definitions apply to this Section G:

"CFD Public Facilities" means $6,000,000 expressed in 2026 dollars, which shall increase by the Construction Inflation Index on July 1, 2026, and on each July 1 thereafter, or such lower amount (i) determined by the City Council as sufficient to provide the public facilities under the authorized bonding program for CFD No. 2026-1, or (ii) determined by the City Council concurrently with a covenant that it will not issue any more CFD No. 2026-1 Bonds to be supported by Special Tax levied under this Rate and Method of Apportionment.

"Construction Fund" means an account specifically identified in the Indenture or functionally equivalent to hold funds, which are currently available for expenditure to acquire or construct public facilities eligible to be financed by CFD No. 2026-1.

"Construction Inflation Index" means the annual percentage change in the Engineering News-Record Building Cost Index for the City of Los Angeles, measured as of the Calendar Year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the City that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

"Future Facilities Costs" means the CFD Public Facilities minus (i) public facility costs previously funded from the Construction Fund, (ii) public facility costs available to be funded through existing construction or escrow accounts funded by the Outstanding Bonds, and minus (iii) public facility costs funded by interest earnings on the Construction Fund actually earned prior to the date of prepayment.

"Outstanding Bonds" means all previously issued CFD No. 2026-1 Bonds issued and secured by the levy of Special Tax which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding CFD No. 2026-1 Bonds to be redeemed at a later date with the proceeds of prior prepayments of Special Tax.

1. Prepayment in Full

The Maximum Special Tax obligation may be prepaid and permanently satisfied for (i) Assessor's Parcels of Developed Property, (ii) Assessor's Parcels of Approved Property or Undeveloped Property for which a Building Permit has been issued, (iii) Approved Property or Undeveloped Property for which a Building Permit has not been issued and (iv) Assessor's Parcels of Public Property or Property Owner's Association Property, or Provisional Undeveloped Property that are not Exempt Property pursuant to Section F. The Maximum Special Tax obligation applicable to an Assessor's Parcel may be fully prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Special Tax obligation for such Assessor's Parcel shall provide the CFD Administrator with written notice of intent to prepay, and within 5 business days of receipt of such notice, the CFD Administrator shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by the CFD in calculating the Prepayment Amount (as defined below) for the Assessor's Parcel. Within 15 days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the Prepayment Amount for the Assessor's Parcel. Prepayment must be made not less than 60 days prior to the redemption date for any Outstanding Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

The Prepayment Amount (defined below) shall be calculated as follows (capitalized terms are defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
Equals:	Prepayment Amount

The Prepayment Amount shall be determined as of the proposed prepayment date as follows:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.

2. For an Assessor's Parcel of Developed Property, compute the Maximum Special Tax for the Assessor's Parcel. For an Assessor's Parcel of Approved Property or Undeveloped Property for which a Building Permit has been issued, compute the Maximum Special Tax for the Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit which has been issued for the Assessor's Parcel. For an Assessor's Parcel of Approved Property or Undeveloped Property for which a Building Permit has not been issued or Provisional Undeveloped Property to be prepaid compute the Maximum Special Tax for the Assessor's Parcel.

3. Divide the Maximum Special Tax derived pursuant to paragraph 2 by the total amount of Special Taxes that could be levied at the Maximum Special Tax at build out of all Assessor's Parcels of Taxable Property based on the applicable Maximum Special Tax for Assessor's Parcels of Developed Property not including any Assessor's Parcels for which the Special Tax obligation has been previously prepaid.

4. Multiply the quotient derived pursuant to paragraph 3 by the principal amount of the Outstanding Bonds to determine the amount of Outstanding Bonds to be redeemed with the Prepayment Amount (the "Bond Redemption Amount").

5. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").

6. Determine the Future Facilities Costs.

7. Multiply the quotient derived pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to determine the amount of Future Facilities Costs for the Assessor's Parcel (the "Future Facilities Amount").

8. Determine the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds on which Outstanding Bonds can be redeemed from Special Tax prepayments.

9. Determine the Special Taxes levied on the Assessor's Parcel in the current Fiscal Year which have not yet been paid.

10. Determine the amount the CFD Administrator reasonably expects to derive from the investment of the Bond Redemption Amount and the Redemption Premium from the date of prepayment until

the redemption date for the Outstanding Bonds to be redeemed with the Prepayment Amount.

11. Add the amounts derived pursuant to paragraphs 8 and 9 and subtract the amount derived pursuant to paragraph 10 (the "Defeasance Amount").

12. Verify the administrative fees and expenses of the CFD, including the cost of computation of the Prepayment Amount, the cost to invest the Prepayment Amount, the cost of redeeming the Outstanding Bonds, and the cost of recording notices to evidence the prepayment of the Maximum Special Tax obligation for the Assessor's Parcel and the redemption of Outstanding Bonds (the "Administrative Fees and Expenses").

13. The reserve fund credit (the "Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero.

14. The Prepayment Amount is equal to the sum of the Bond Redemption Amount, the Redemption Premium, the Future Facilities Amount, the Defeasance Amount and the Administrative Fees and Expenses, less the Reserve Fund Credit.

15. From the Prepayment Amount, the Bond Redemption Amount, the Redemption Premium, and Defeasance Amount shall be deposited into the appropriate fund as established under the Indenture and be used to redeem Outstanding Bonds or make debt service payments. The Future Facilities Amount shall be deposited into the Construction Fund. The Administrative Fees and Expenses shall be retained by CFD No. 2026-1.

The Prepayment Amount may be sufficient to redeem other than a $5,000 increment of Outstanding Bonds. In such event, the increment above $5,000 or an integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next redemption from other Special Tax prepayments of Outstanding Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined pursuant to paragraph 9 above, the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for the Assessor's Parcel from the County tax roll. With respect to any Assessor's Parcel for which the Maximum Special Tax obligation is prepaid, the City Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Maximum Special Tax obligation and the release of the Special Tax lien for the Assessor's Parcel, and the obligation to pay the Special Tax for such Assessor's Parcel shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Tax that may be levied each Fiscal Year on all Assessor's Parcels of Taxable Property after the proposed prepayment will be at least 1.1 times annual debt service for such Fiscal Year on the Outstanding Bonds that will remain outstanding after the prepayment plus the estimated annual Administrative Expenses.

Tenders of Outstanding Bonds in prepayment of the Maximum Special Tax obligation may be accepted

upon the terms and conditions established by the City Council pursuant to the Act. However, the use of Bond tenders shall only be allowed on a case-by-case basis as specifically approved by the City Council.

2. Prepayment in Part

The Maximum Special Tax obligation for an Assessor's Parcel of Developed Property, Approved Property or Undeveloped Property may be partially prepaid. For purposes of determining the partial prepayment amount, the provisions of Section G.1 shall be modified as provided by the following formula:

$$PP = ((P_E - A) \times F) + A$$

These terms have the following meaning:

PP = Partial Prepayment Amount
P_E = the Prepayment Amount calculated according to Section G.1
F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Maximum Special Tax obligation
A = the Administrative Fees and Expenses determined pursuant to Section G.1

The owner of an Assessor's Parcel who desires to partially prepay the Maximum Special Tax obligation for the Assessor's Parcel shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Maximum Special Tax obligation, (ii) the percentage of the Maximum Special Tax obligation such owner wishes to prepay, and (iii) the company or agency that will be acting as the escrow agent, if any. Within 5 days of receipt of such notice, the CFD Administrator shall notify such property owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by the CFD in calculating the amount of a partial prepayment. Within 15 business days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the amount of the Partial Prepayment Amount for the Assessor's Parcel. A Partial Prepayment Amount must be made not less than 60 days prior to the redemption date for the Outstanding Bonds to be redeemed with the proceeds of the Partial Prepayment Amount.

With respect to any Assessor's Parcel for which the Maximum Special Tax obligation is partially prepaid, the CFD Administrator shall (i) distribute the Partial Prepayment Amount as provided in Paragraph 15 of Section G.1, and (ii) indicate in the records of the CFD that there has been a Partial Prepayment for the Assessor's Parcel and that a portion of the Maximum Special Tax obligation equal to the remaining percentage (1.00 - F) of the Maximum Special Tax obligation will continue to be levied on the Assessor's Parcel pursuant to Section E.

H. TERMINATION OF SPECIAL TAX

For each Fiscal Year that any CFD No. 2026-1 Bonds are outstanding the Special Tax shall be levied on all Assessor's Parcels subject to the Special Tax. The Special Tax shall cease not later than the 2067-2068 Fiscal Year, however, Special Tax will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined (i) that all the required interest and principal payments on the CFD No. 2026-1 Bonds have been paid; (ii) all authorized facilities of CFD No. 2026-1 have been acquired and all reimbursements to the developer have been paid, (iii) no delinquent Special Taxes remain uncollected and (iv) all other obligations of CFD No. 2026-1 have been satisfied.

I. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that CFD No. 2026-1 may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

J. APPEALS OF SPECIAL TAXES

Any taxpayer may file a written appeal of the Special Taxes on his/her Assessor's Parcel(s) with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall grant a credit to eliminate or reduce future Special Taxes on the appellant's Assessor's Parcel(s). No refunds of previously paid Special Taxes shall be made.

The CFD Administrator shall interpret this Rate and Method of Apportionment and make determinations relative to the annual levy and administration of the Special Taxes and any taxpayer who appeals, as herein specified.

K. INTERPRETATION

Interpretations may be made by the Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

Appendix B:
Proposed Boundary Map

COPY

99/20

SHEET 1 OF 1 SHEET

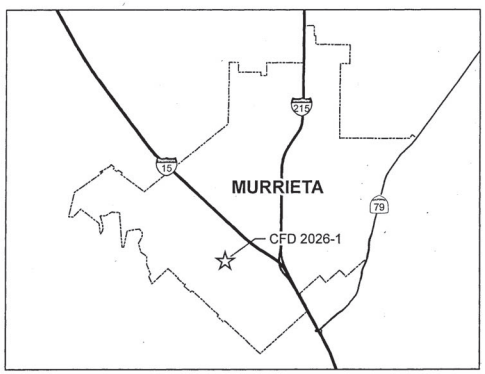
PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2026-1
(GIERSON RANCH)
OF THE CITY OF MURRIETA,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

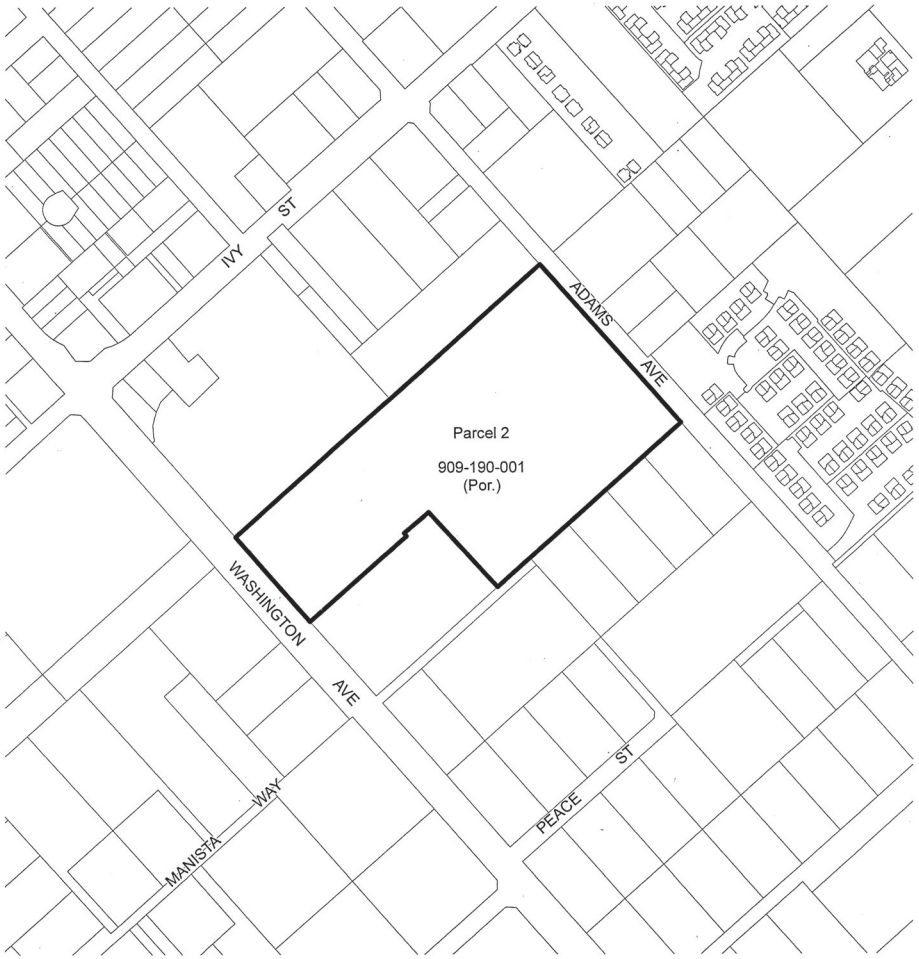
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH), OF THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA AT A REGULAR MEETING THEREOF, HELD ON 17th DAY OF March, 2026, BY RESOLUTION NO. 26-4915

CITY CLERK, Cristal McDonald
CITY OF MURRIETA

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF MURRIETA, THIS 20th DAY OF March, 2026.

CITY CLERK, Cristal McDonald
CITY OF MURRIETA





RECORDED THIS 27th DAY OF March, 2026 AT THE HOUR OF 11:43 O'CLOCK AM IN BOOK 99 PAGE 20 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: $ 9.00 NO.: 2026-0092328
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: Gutierrez
DEPUTY

THE BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 INCLUDES PARCEL 2 OF CITY OF MURRIETA PARCEL MAP NO. 38310 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON THE 12TH DAY OF DECEMBER, 2025, IN BOOK 261 OF MAPS, AT PAGES 74 - 76, AS DOCUMENT NO. 2025-0386550.

LEGEND

▬▬▬	CITY BOUNDARY
▬▬▬	CFD BOUNDARY
———	PARCEL LINE
XXX-XXX-XXX	ASSESSOR PARCEL NUMBER

THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2025-26.

SPICER CONSULTING GROUP

N W E S

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Appendix C:
Resolution of Intention

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RESOLUTION NO. 26-4915

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA, TO AUTHORIZE THE LEVY OF A SPECIAL TAX TO PAY THE COSTS OF ACQUIRING OR CONSTRUCTING CERTAIN FACILITIES AND TO PAY DEBT SERVICE ON BONDED INDEBTEDNESS

WHEREAS, the City of Murrieta (the "City") received a petition signed by the owners of all of the land within the boundaries of the territory which is proposed for inclusion in a proposed community facilities district, which petition meets the requirements of Sections 53318 and 53319 of the Government Code of the State of California; and

WHEREAS, the City Council of the City (the "City Council") desires to adopt this resolution of intention as provided in Section 53321 of the Government Code of the State of California to establish a community facilities district consisting of the territory described in Exhibit "A" hereto and incorporated herein by this reference, which the City Council hereby determines shall be known as "Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta" ("Community Facilities District No. 2026-1" or the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code (the "Act") to finance (1) the purchase, construction, modification, expansion, improvement or rehabilitation of certain real or other tangible property described in Exhibit "B" hereto and incorporated herein by this reference, including all furnishings, equipment and supplies related thereto (collectively, the "Facilities"), which Facilities have a useful life of five years or longer, and (2) the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District (the "Incidental Expenses"); and

WHEREAS, the City Council further intends to approve an estimate of the costs of the Facilities and the Incidental Expenses for Community Facilities District No. 2026-1; and

WHEREAS, it is the intention of the City Council to consider financing the Facilities and the Incidental Expenses through the formation of Community Facilities District No. 2026-1 and the issuance of bonded indebtedness in one or more series in an aggregate maximum principal amount of $8,000,000 with respect to the Facilities and the Incidental Expenses and the levy of a special tax to pay for the Facilities and the Incidental Expenses (the "Special Tax") and to pay debt service on the bonded indebtedness, provided that the bond sale and such Special Tax levy are approved at an election to be held within the boundaries of Community Facilities District No. 2026-1;

WHEREAS, the City desires to enter into a reimbursement agreement with Century Communities of California, LLC, a Delaware limited liability company (the "Developer"), the form of which is on file with the City Clerk (the "Reimbursement Agreement"), to provide for the reimbursement of certain amounts advanced by the Developer in connection with the formation of the District;

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WHEREAS, the District and the Developer propose to enter into a joint community facilities agreement (the "School District JCFA") with Murrieta Valley Unified School District (the "School District") relating to certain facilities proposed to be financed by the District and owned and operated by the School District, and the District expects to enter into the School District JCFA prior to the approval of the issuance of bonds pursuant to the Act;

WHEREAS, the District and the Developer propose to enter into a joint community facilities agreement (the "Water District JCFA") with Western Municipal Water District (the "Water District") relating to certain facilities proposed to be financed by the District and owned and operated by the Water District, and the District expects to enter into the Water District JCFA prior to the approval of the issuance of bonds pursuant to the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. A community facilities district is proposed to be established under the terms of the Act. It is further proposed that the boundaries of the community facilities district shall be the legal boundaries as described in Exhibit "A" hereto, which boundaries shall, upon recordation of the boundary map for the District, include the entirety of any parcel subject to taxation by the District, and as depicted on the map of the proposed Community Facilities District No. 2026-1 which is on file with the City Clerk. The City Clerk is hereby directed to sign the original map of the District and record it with all proper endorsements thereon with the Assessor-County Clerk-Recorder of the County of Riverside within 15 days after the adoption of this resolution, all as required by Section 3111 of the Streets and Highways Code of the State of California.

Section 3. The name of the proposed community facilities district shall be "Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta."

Section 4. The Facilities proposed to be provided within Community Facilities District No. 2026-1 are public facilities as defined in the Act, which the City, the School District, and the Water District, with respect to certain school facilities and water facilities, respectively, are authorized by law to construct, acquire, own and operate. The City Council hereby finds and determines that the description of the Facilities herein is sufficiently informative to allow taxpayers within the proposed District to understand what the funds of the District may be used to finance. The Incidental Expenses expected to be incurred include the cost of planning and designing the Facilities, the costs of forming the District, issuing bonds and levying and collecting the Special Tax within the proposed District. The Facilities may be acquired from one or more of the property owners within the District as completed public improvements or may be constructed from bond or Special Tax proceeds.

All or a portion of the Facilities may be purchased with District funds as completed public facilities pursuant to Section 53314.9 or as discrete portions or phases pursuant to Section 53313.51 of the Act and/or constructed with District funds pursuant to Section 53316.2 of the Act. Any portion of the Facilities may be financed through a lease or lease-purchase

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arrangement if the District hereafter determines that such arrangement is of benefit to the District.

Section 5. Except where funds are otherwise available, it is the intention of the City Council to levy annually in accordance with the procedures contained in the Act the Special Tax, secured by recordation of a continuing lien against all nonexempt real property in the District, sufficient to pay for: (i) the Facilities and Incidental Expenses; and (ii) the principal and interest and other periodic costs on bonds or other indebtedness issued to finance the Facilities and Incidental Expenses, including the establishment and replenishment of any reserve funds deemed necessary by the District, and any remarketing, credit enhancement and liquidity facility fees (including such fees for instruments which serve as the basis of a reserve fund in lieu of cash). The rate and method of apportionment and manner of collection of the Special Tax are described in detail in Exhibit "C" attached hereto, which Exhibit "C" is incorporated herein by this reference. Exhibit "C" allows each landowner within the District to estimate the maximum amount of the Special Tax that may be levied against each parcel. In the first year in which such Special Tax is levied, the levy shall include an amount sufficient to repay to the District all amounts, if any, transferred to the District pursuant to Section 53314 of the Act and interest thereon.

If the Special Tax is levied against any parcel used for private residential purposes, (i) the maximum Special Tax rate shall be specified as a dollar amount which shall be calculated and established not later than the date on which the parcel is first subject to the Special Tax because of its use for private residential purposes and shall not be increased over time, except as set forth in Exhibit "C" hereto, (ii) such Special Tax shall not be levied after fiscal year 2067-2068, as described in Exhibit "C" hereto, and (iii) under no circumstances will the Special Tax levied in any fiscal year against any such parcel used for private residential uses be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the District by more than ten percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults.

The Special Tax is based on the expected demand that each parcel of real property within proposed Community Facilities District No. 2026-1 will place on the Facilities and on the benefit that each parcel derives from the right to access the Facilities. The City Council hereby determines that the proposed Facilities are necessary to meet the increased demand placed upon the City and the existing infrastructure in the City as a result of the development of the land proposed for inclusion in the District. The City Council hereby determines the rate and method of apportionment of the special tax with respect to the Special Tax set forth in Exhibit "C" to be reasonable. The Special Tax is apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act and such special tax is not on or based upon the value or ownership of real property. In the event that a portion of the property within Community Facilities District No. 2026-1 shall become for any reason exempt, wholly or partially, from the levy of the Special Tax specified on Exhibit "C," the City Council shall, on behalf of Community Facilities District No. 2026-1, cause the levy to be increased, subject to the limitation of the maximum Special Tax for a parcel as set forth in Exhibit "C," to the extent necessary upon the remaining property within proposed Community Facilities District No. 2026-1 which is not exempt in order to yield the Special Tax revenues required for the purposes described in this Section 5. The obligation to pay the Special Tax may be prepaid only as set forth in Section G of Exhibit "C" hereto.

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Section 6. A public hearing (the "Hearing") on the establishment of the proposed Community Facilities District No. 2026-1, the proposed rate and method of apportionment of the Special Tax and the proposed issuance of bonds to finance the Facilities and the Incidental Expenses shall be held at 6:00 p.m., or as soon thereafter as practicable, on April 21, 2026, at the City of Murrieta Council Chambers, 1 Town Square, Murrieta, California. Should the City Council determine to form the District, a special election will be held to authorize the issuance of the bonds and the levy of the special tax in accordance with the procedures contained in Government Code Section 53326. If held, the proposed voting procedure at the election will be a landowner vote with each landowner who is the owner of record of land within the District at the close of the Hearing, or the authorized representative thereof, having one vote for each acre or portion thereof owned within the proposed District. Ballots for the special election may be distributed by mail or by personal service.

Section 7. At the time and place set forth above for the Hearing, the City Council will receive testimony as to whether the proposed Community Facilities District No. 2026-1 shall be established and as to the method of apportionment of the special tax and shall consider:

(a) if an ad valorem property tax is currently being levied on property within proposed Community Facilities District No. 2026-1 for the exclusive purpose of paying principal of or interest on bonds, lease payments or other indebtedness incurred to finance construction of capital facilities; and

(b) if the capital facilities to be financed and constructed by Community Facilities District No. 2026-1 will provide the same services as were provided by the capital facilities mentioned in subsection (a); and

(c) if the City Council makes the findings specified in subsections (a) and (b) above, it will consider appropriate action to determine whether the total annual amount of ad valorem property tax revenue due from parcels within Community Facilities District No. 2026-1, for purposes of paying principal and interest on the debt identified in subsection (a) above, shall not be increased after the date on which Community Facilities District No. 2026-1 is established, or after a later date determined by the City Council with the concurrence of the legislative body which levied the property tax in question.

Section 8. At the time and place set forth above for the Hearing, any interested person, including all persons owning lands or registered to vote within proposed Community Facilities District No. 2026-1, may appear and be heard.

Section 9. Each City officer who is or will be responsible for providing the Facilities within proposed Community Facilities District No. 2026-1, if it is established, is hereby directed to study the proposed District and, at or before the time of the above-mentioned Hearing, file a report with the City Council containing a brief description of the public facilities by type which will in his or her opinion be required to meet adequately the needs of Community Facilities District No. 2026-1 and an estimate of the cost of providing those public facilities, including the cost of environmental evaluations of such facilities and an estimate of the fair and reasonable cost of any Incidental Expenses to be incurred.

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Section 10. The District may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities, for any authorized purpose, including, but not limited to, paying any cost incurred in creating Community Facilities District No. 2026-1. The District may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the City Council, with or without interest.

Section 11. The City Clerk is hereby directed to publish a notice (the "Notice") of the Hearing pursuant to Section 6061 of the Government Code in a newspaper of general circulation published in the area of proposed Community Facilities District No. 2026-1. The City Clerk is further directed to mail a copy of the Notice to each of the landowners within the boundaries of the District at least 15 days prior to the Hearing. The Notice shall contain the text or a summary of this Resolution, the time and place of the Hearing, a statement that the testimony of all interested persons or taxpayers will be heard, a description of the protest rights of the registered voters and landowners in the proposed district and a description of the proposed voting procedure for the election required by the Act. Such publication shall be completed at least seven (7) days prior to the date of the Hearing.

Section 12. The reasonably expected aggregate maximum principal amount of the bonded indebtedness to be incurred by the District for the Facilities and Incidental Expenses is Eight Million Dollars ($8,000,000).

Section 13. The form of the Reimbursement Agreement is hereby approved. The Mayor, the City Manager, the Assistant City Manager, or their written designees are hereby authorized and directed to execute and deliver the Reimbursement Agreement in the form on file with the City Clerk with such changes, insertions and omissions as may be approved by the officer or officers executing such agreement, said execution being conclusive evidence of such approval.

Section 14. Except to the extent limited in any bond resolution or trust indenture related to the issuance of bonds, the City Council hereby reserves to itself all rights and powers set forth in Section 53344.1 of the Act (relating to tenders in full or partial payment).

Section 15. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the City Council at a regular meeting held on the 17th day of March, 2026.

Jon Levell, Mayor

ATTEST:

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Cristal McDonald, City Clerk

APPROVED AS TO FORM:

Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4915 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 17th day of March, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES: Warren, Stone, Holliday, Levell

NOES: None

ABSENT: None

RECUSAL: DeForest

Cristal McDonald, City Clerk

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EXHIBIT A

BOUNDARY MAP

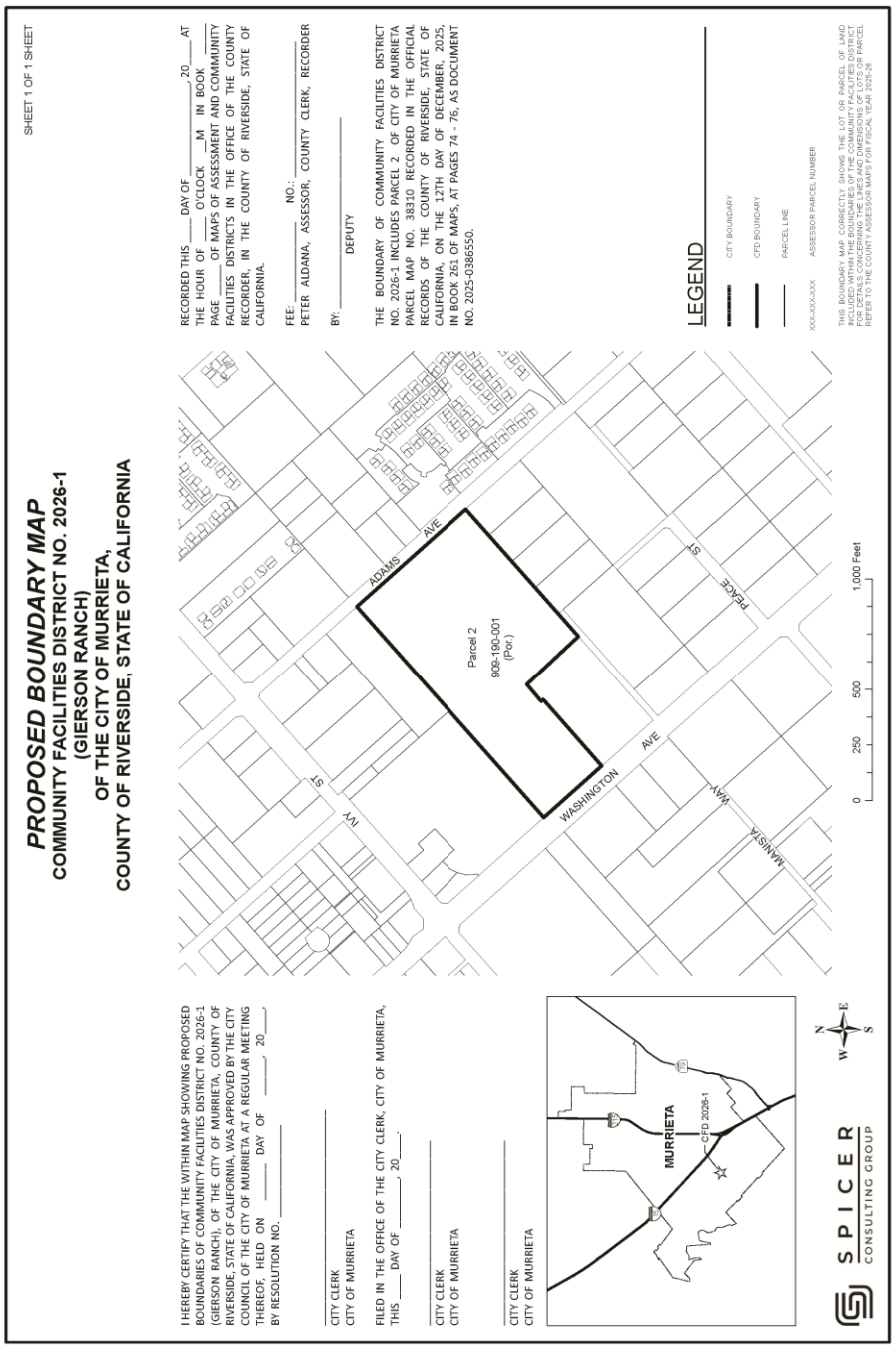

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EXHIBIT B

Types of Facilities to Be Financed by Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta

The proposed types of public facilities and expenses to be financed by the District include:

The construction, purchase, modification, expansion, rehabilitation and/or improvement of (i) storm drainage, library, park, law enforcement, fire, streets and bridges, traffic, administration and community center facilities, and other public facilities of the City, including the foregoing public facilities which are included in the City's fee programs with respect to such facilities and authorized to be financed under the Act (the "City Facilities"), (ii) interim and permanent school facilities of Murrieta Valley Unified School District, including classrooms, multi-purpose facilities, administration and auxiliary space at school facilities, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, furniture, equipment and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five (5) years at such school facilities, including such school facilities Murrieta Valley Unified School District which are included in Murrieta Valley Unified School District's school fee program (the "School Facilities") and (iii) water and sewer facilities to be owned and operated by Western Municipal Water District including the acquisition of capacity in the sewer system and/or water system of Western Municipal Water District (the "Water Facilities" and together, with the City Facilities and the School Facilities, the "Facilities"), and all appurtenances and appurtenant work in connection with the foregoing Facilities, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such Facilities, and to finance the incidental expenses to be incurred, including:

a. The cost of engineering, planning and designing the Facilities;

b. All costs, including costs of the property owner petitioning to form the District, associated with the creation of the District, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District; and

c. Any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

Capitalized terms used and not defined herein shall have the meaning set forth in the Rate and Method of Apportionment of Special Taxes for the District.

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EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES FOR COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA

A Special Tax (all capitalized terms are defined in Section A, "Definitions", below) shall be applicable to each Assessor's Parcel of Taxable Property located within the boundaries Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta ("CFD No. 2026-1"). The amount of Special Tax to be levied in each Fiscal Year on an Assessor's Parcel shall be determined by the City Council of the City of Murrieta, acting in its capacity as the legislative body of CFD No. 2026-1, by applying the appropriate Special Tax for Developed Property, Approved Property, Undeveloped Property, and Provisional Undeveloped Property that is not Exempt Property as set forth below. All of the real property, unless exempted by law or by the provisions hereof in Section F, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Dwelling Unit" means a residential unit of limited size including a smaller second unit that shares an Assessor's Parcel with Single Family Residential Property that has a stand-alone Residential Unit.

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map or instrument. The square footage of an Assessor's Parcel is equal to the Acreage multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2026-1: the costs of computing the Special Taxes and preparing the Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs of remitting Special Taxes to the Trustee; the costs of the Trustee (including legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2026-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the City, CFD No. 2026-1 or any designee thereof of complying with disclosure requirements of the City, CFD No. 2026-1 and any major property owner associated with applicable federal and state securities laws and the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2026-1 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account; and the City's annual administration fees and third

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party expenses. Administrative Expenses shall also include amounts estimated by the CFD Administrator or advanced by the City or CFD No. 2026-1 for any other administrative purposes of CFD No. 2026-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Approved Property" means all Assessor's Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, (ii) that have an assigned Assessor's Parcel Number from the County shown on an Assessor's Parcel Map for the individual lot included on the Final Map, and (iii) that have not been issued a building permit on or before May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means that number assigned to an Assessor's Parcel by the County for purposes of identification.

"Assigned Special Tax" means the Special Tax of that name described in Section D below.

"Backup Special Tax" means the Special Tax of that name described in Section D below.

"Bonds" means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which Special Tax of CFD No. 2026-1 have been pledged.

"Boundary Map" means a recorded map of the CFD which indicates the boundaries of the CFD.

"Building Permit" means the first legal document issued by a local agency giving official permission for new construction. For purposes of this definition, "Building Permit" may or may not include any subsequent building permit document(s) authorizing new construction on an Assessor's Parcel that are issued or changed by the City after the first original issuance, as determined by the CFD Administrator as necessary to fairly allocate Special Tax to the Assessor's Parcel, provided that following such determination the Maximum Special Tax that may be levied in each Fiscal Year on all Assessor's Parcels of Taxable Property will be at least 1.1 times annual debt service on all outstanding CFD No. 2026-1 Bonds plus the estimated annual Administrative Expenses for such Fiscal Year.

"Building Square Footage" or **"BSF"** means the square footage of assessable internal living space, including the square footage of any Accessory Dwelling Unit, exclusive of garages or other structures not used as living space, as determined by reference to the Building Permit for such Assessor's Parcel.

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"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"CFD" or **"CFD No. 2026-1"** means Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta established by the City under the Act.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement, and providing for the levy and collection of the Special Taxes.

"City" means the City of Murrieta.

"City Council" means the City Council of the City of Murrieta, acting as the Legislative Body of CFD No. 2026-1.

"Condominium Plan" means a condominium plan as set forth in California Civil Code, Section 4285.

"County" means the County of Riverside.

"Developed Property" means all Assessor's Parcels: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, (ii) that have an Assessor's Parcel Number from the County shown on an Assessor's Parcel Map for the individual lot included on the Final Map, and (iii) for which a Building Permit for new construction was issued on or before May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes as provided for in Section F.

"Final Map" means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a Condominium Plan pursuant to California Civil Code Section 4285 that creates individual lots for which Building Permits may be issued without further subdivision.

"Fiscal Year" means the period commencing on July 1st of any year and ending the following June 30th.

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which CFD No. 2026-1 Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Land Use Category" means any of the categories listed in Table 1 of Section D.

"Maximum Special Tax" means for each Assessor's Parcel, the maximum Special Tax, determined in accordance with Section D below, that can be levied by CFD No. 2026-1 in any Fiscal Year on such Assessor's Parcel.

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"Multifamily Property" means all Assessor's Parcels of Developed Property for which a Building Permit has been issued for the purpose of constructing a building or buildings comprised of attached Residential Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the CFD Administrator.

"Non-Residential Property" or **"NR"** means all Assessor's Parcels for which a building permit(s) was issued or will be issued for a non-residential use. The CFD Administrator shall make the determination if an Assessor's Parcel is Non-Residential Property.

"Partial Prepayment Amount" means the amount required to prepay a portion of the Special Tax obligation for an Assessor's Parcel, as described in Section G.2.

"Prepayment Amount" means the amount required to prepay the Special Tax obligation in full for an Assessor's Parcel, as described in Section G.1.

"Proportionately" means for Taxable Property that is (i) Developed Property, that the ratio of the actual Special Tax levy to the Assigned Special Tax is the same for all Assessor's Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Assessor's Parcels of Approved Property, and (iii) Undeveloped Property, or Provisional Undeveloped Property, that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Assessor's Parcels of Undeveloped Property, or Provisional Undeveloped Property, as applicable.

"Provisional Undeveloped Property" means all Assessor's Parcels of Taxable Property that would otherwise be classified as Exempt Property pursuant to the provisions of Section F, but cannot be classified as Exempt Property because to do so would be reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section F.

"**Rate and Method of Apportionment**" means this Rate and Method of Apportionment of Special Tax for CFD No. 2026-1.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more Residential Units.

"Residential Unit" or **"RU"** means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the CFD Administrator. An Accessory Dwelling Unit that shares an Assessor's Parcel with a Single Family Residential Property shall not be considered a Residential Unit for purposes of this Rate and Method of Apportionment.

"Single Family Residential Property" means all Assessor's Parcels of Residential Property other than Multifamily Property.

"Special Tax" or **"Special Taxes"** means any of the special taxes authorized to be levied within CFD No. 2026-1 pursuant to the Act to fund the Special Tax Requirement.

"Special Tax Requirement " means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences

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in such Fiscal Year, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to replenish any reserve funds established in association with the Bonds, (v) an amount equal to any anticipated shortfall due to Special Tax delinquencies, (vi) for debt service on Bonds anticipated to be issued, and (vii) for the collection or accumulation of funds for the acquisition or construction of facilities authorized by CFD No. 2026-1, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax on Approved Property or Undeveloped Property as set forth in Steps Two or Three of Section E., less (vii) any amounts available to pay debt service or other periodic costs on the Bonds pursuant to the Indenture.

"Taxable Property" means all Assessor's Parcels within CFD No. 2026-1 which are not Exempt Property.

"Taxable Unit" means either a Residential Unit or an Acre.

"Trustee" means the trustee, fiscal agent, or paying agent under the Indenture.

"Undeveloped Property" means all Assessor's Parcels of Taxable Property which are not Developed Property, Approved Property, or Provisional Undeveloped Property.

B. SPECIAL TAX

Commencing Fiscal Year 2025-2026 and for each subsequent Fiscal Year, the City Council shall levy Special Taxes on all Taxable Property, up to the applicable Maximum Special Tax, to fund the Special Tax Requirement.

C. ASSIGNMENT TO LAND USE CATEGORY FOR SPECIAL TAX

Each Fiscal Year, beginning with Fiscal Year 2025-2026, each Assessor's Parcel within CFD No. 2026-1 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property or Provisional Undeveloped Property.

Assessor's Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property. Each Assessor's Parcel of Residential Property shall further be classified as Single Family Residential Property or Multifamily Property. Each Assessor's Parcel of Single Family Residential Property shall be further categorized into Land Use Categories based on its Building Square Footage and assigned to its appropriate Assigned Special Tax rate.

In the event that an Assessor's Parcel for which one or more Building Permits have been issued and the County has not yet assigned final Assessor's Parcel Number(s) to the Residential Unit(s) (in accordance with the Final Map or Condominium Plan) on such Assessor's Parcel, the amount of the Special Tax levy on such Assessor's Parcel for each Fiscal Year shall be determined as follows: (1) the CFD Administrator shall first determine an amount of the Maximum Special Tax levy for such Assessor's Parcel, based on the classification of such Assessor's Parcel as Undeveloped Property; (2) the amount of the Special Tax levy for the Residential Units on such Assessor's Parcel for which Building Permits have been issued shall be determined based on the Assigned Special Tax rates for Developed Property and shall be taxed as Developed Property in

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accordance with Step 1 of Section E below; and (3) the amount of the Special Tax levy on the Acreage of Taxable Property in such Assessor's Parcel not subject to the Special Tax levy in clause (2) shall be equal to: (A) the percentage of the Maximum Special Tax rate levied on all other Undeveloped Property pursuant to Step 3 of Section E below, multiplied by the total of the amount determined in clause (1), less (B) the amount determined in clause (2).

D. MAXIMUM SPECIAL TAX

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel of Single Family Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Special Tax or (ii) the Backup Special Tax.

The Maximum Special Tax for each Assessor's Parcel of Non-Residential or Multifamily Residential Property shall be the applicable Assigned Special Tax described in Table 1 of Section D.

a. Assigned Special Tax

Each Fiscal Year, each Assessor's Parcel of Single Family Residential Property, Multifamily Property or Non-Residential shall be subject to an Assigned Special Tax. The Assigned Special Tax applicable to an Assessor's Parcel of Developed Property shall be determined pursuant to Table 1 below.

TABLE 1
ASSIGNED SPECIAL TAX FOR DEVELOPED PROPERTY
(FISCAL YEAR 2025-2026)

Land Use Category	Taxable Unit	Building Square Footage	Assigned Special Tax Per Taxable Unit
1. Single Family Residential Property	RU	Less than 1,950 sq. ft	$3,956.00
2. Single Family Residential Property	RU	1,950 sq. ft to 2,150 sq. ft	$4,067.00
3. Single Family Residential Property	RU	Greater than 2,150 sq. ft	$4,179.00
4. Multifamily Property	Acre	N/A	$51,476.00
5. Non-Residential Property	Acre	N/A	$51,476.00

On each July 1, commencing July 1, 2026, the Assigned Special Tax rate for Developed Property in shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

b. Multiple Land Use Categories

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In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax for all Land Use Categories located on the Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

c. Backup Special Tax

When a Final Map is recorded, the Administrator shall determine which Tax Zone the Final Map area lies within and the Backup Special Tax for an Assessor's Parcel within the Final Map classified or to be classified as Single Family Property shall calculated according to the following formula.

B = (U x A) / L

The terms above have the following meanings:

B = Backup Special Tax per per Assessor's Parcel within the Final Map

U = Maximum Special Tax per Acre of Undeveloped Property per Section D.3 below

A = Acreage of Single Family Residential Property expected to exist in such Final Map at the time of calculation, as determined by the Administrator

L = Number of Residential Units expected to exist in such Final Map at the time of calculation, as determined by the Administrator.

In the event any portion of the Final Map is changed or modified, the Backup Special Tax for all Assessor's Parcels within such changed or modified area shall be determined by Table 3 below:

Notwithstanding the foregoing, the Backup Special Tax for an Assessor's Parcel of Developed Property for which a certificate of occupancy has been granted may not be revised.

In the event any superseding Final Map is recorded as a Final Map within the boundaries of the CFD, the Backup Special Tax for all Assessor's Parcels within such Final Map shall be $51,476 per Acre. The Backup Special Tax shall not apply to Multifamily Residential Property or Non-Residential Property.

On each July 1, commencing July 1, 2026, the Backup Special Tax rate shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

2. Approved Property

The Maximum Special Tax for each Assessor's Parcel of Approved Property expected to be classified as Single Family Residential Property shall be the Backup Special Tax computed pursuant to Section D.1.c above.

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The Maximum Special Tax for each Assessor's Parcel of Approved Property not expected to be classified as Single Family Residential Property shall be $51,476 per Acre.

On each July 1, commencing July 1, 2026, the Maximum Special Tax rate for Approved Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

3. <u>Undeveloped Property and Provisional Undeveloped Property that is not Exempt Property pursuant to the provisions of Section F</u>

The Maximum Special Tax for each Assessor's Parcel of Undeveloped Property and Provisional Undeveloped Property that is not Exempt Property shall be equal to the product of $51,476 per Acre multiplied by the Acreage of such Assessor's Parcel.

On each July 1, commencing July 1, 2026, the Maximum Special Tax rate for Undeveloped Property and Provisional Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

E. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing Fiscal Year 2025-2026 and for each subsequent Fiscal Year, the City Council shall levy Special Taxes on all Taxable Property in accordance with the following steps:

Step One: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax rate to satisfy the Special Tax Requirement.

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Three: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Four: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax levy on each Assessor's Parcel of Developed Property for which the Maximum Special Tax is the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to 100% of the Backup Special Tax as needed to satisfy the Special Tax Requirement.

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Step Five: If additional moneys are needed to satisfy the Special Tax Requirement after the first four steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Assessor's Parcel of Residential Property as a result of a delinquency in the payment of the Special Tax applicable to any other Assessor's Parcel be increased by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.

F. EXEMPTIONS

The City shall classify as Exempt Property, in the following order of priority, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, (vi) Assessor's Parcels which are classified as Non-Residential Property or (vii) Assessor's Parcels restricted to other types of public uses determined by the City Council, provided that no such classification would reduce the sum of all Taxable Property to less than 8.48 Acres.

Notwithstanding the above, the City Council shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than 8.48 Acres. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than 8.48 Acres will be classified as Provisional Undeveloped Property, and will be subject to Special Tax pursuant to Step Five in Section E.

G. PREPAYMENT OF SPECIAL TAX

The following additional definitions apply to this Section G:

"CFD Public Facilities" means $6,000,000 expressed in 2026 dollars, which shall increase by the Construction Inflation Index on July 1, 2026, and on each July 1 thereafter, or such lower amount (i) determined by the City Council as sufficient to provide the public facilities under the authorized bonding program for CFD No. 2026-1, or (ii) determined by the City Council concurrently with a covenant that it will not issue any more CFD No. 2026-1 Bonds to be supported by Special Tax levied under this Rate and Method of Apportionment.

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"Construction Fund" means an account specifically identified in the Indenture or functionally equivalent to hold funds, which are currently available for expenditure to acquire or construct public facilities eligible to be financed by CFD No. 2026-1.

"Construction Inflation Index" means the annual percentage change in the Engineering News-Record Building Cost Index for the City of Los Angeles, measured as of the Calendar Year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the City that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

"Future Facilities Costs" means the CFD Public Facilities minus (i) public facility costs previously funded from the Construction Fund, (ii) public facility costs available to be funded through existing construction or escrow accounts funded by the Outstanding Bonds, and minus (iii) public facility costs funded by interest earnings on the Construction Fund actually earned prior to the date of prepayment.

"Outstanding Bonds" means all previously issued CFD No. 2026-1 Bonds issued and secured by the levy of Special Tax which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding CFD No. 2026-1 Bonds to be redeemed at a later date with the proceeds of prior prepayments of Special Tax.

1. Prepayment in Full

The Maximum Special Tax obligation may be prepaid and permanently satisfied for (i) Assessor's Parcels of Developed Property, (ii) Assessor's Parcels of Approved Property or Undeveloped Property for which a Building Permit has been issued, (iii) Approved Property or Undeveloped Property for which a Building Permit has not been issued and (iv) Assessor's Parcels of Public Property or Property Owner's Association Property, or Provisional Undeveloped Property that are not Exempt Property pursuant to Section F. The Maximum Special Tax obligation applicable to an Assessor's Parcel may be fully prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Special Tax obligation for such Assessor's Parcel shall provide the CFD Administrator with written notice of intent to prepay, and within 5 business days of receipt of such notice, the CFD Administrator shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by the CFD in calculating the Prepayment Amount (as defined below) for the Assessor's Parcel. Within 15 days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the Prepayment Amount for the Assessor's Parcel. Prepayment must be made not less than 60 days prior to the redemption date for any Outstanding Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

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The Prepayment Amount (defined below) shall be calculated as follows (capitalized terms are defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
Equals:	Prepayment Amount

The Prepayment Amount shall be determined as of the proposed prepayment date as follows:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.

2. For an Assessor's Parcel of Developed Property, compute the Maximum Special Tax for the Assessor's Parcel. For an Assessor's Parcel of Approved Property or Undeveloped Property for which a Building Permit has been issued, compute the Maximum Special Tax for the Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit which has been issued for the Assessor's Parcel. For an Assessor's Parcel of Approved Property or Undeveloped Property for which a Building Permit has not been issued or Provisional Undeveloped Property to be prepaid compute the Maximum Special Tax for the Assessor's Parcel.

3. Divide the Maximum Special Tax derived pursuant to paragraph 2 by the total amount of Special Taxes that could be levied at the Maximum Special Tax at build out of all Assessor's Parcels of Taxable Property based on the applicable Maximum Special Tax for Assessor's Parcels of Developed Property not including any Assessor's Parcels for which the Special Tax obligation has been previously prepaid.

4. Multiply the quotient derived pursuant to paragraph 3 by the principal amount of the Outstanding Bonds to determine the amount of Outstanding Bonds to be redeemed with the Prepayment Amount (the "Bond Redemption Amount").

5. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").

6. Determine the Future Facilities Costs.

7. Multiply the quotient derived pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to determine the amount of Future Facilities Costs for the Assessor's Parcel (the "Future Facilities Amount").

8. Determine the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds on which Outstanding Bonds can be redeemed from Special Tax prepayments.

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9. Determine the Special Taxes levied on the Assessor's Parcel in the current Fiscal Year which have not yet been paid.

10. Determine the amount the CFD Administrator reasonably expects to derive from the investment of the Bond Redemption Amount and the Redemption Premium from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the Prepayment Amount.

11. Add the amounts derived pursuant to paragraphs 8 and 9 and subtract the amount derived pursuant to paragraph 10 (the "Defeasance Amount").

12. Verify the administrative fees and expenses of the CFD, including the cost of computation of the Prepayment Amount, the cost to invest the Prepayment Amount, the cost of redeeming the Outstanding Bonds, and the cost of recording notices to evidence the prepayment of the Maximum Special Tax obligation for the Assessor's Parcel and the redemption of Outstanding Bonds (the "Administrative Fees and Expenses").

13. The reserve fund credit (the "Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero.

14. The Prepayment Amount is equal to the sum of the Bond Redemption Amount, the Redemption Premium, the Future Facilities Amount, the Defeasance Amount and the Administrative Fees and Expenses, less the Reserve Fund Credit.

15. From the Prepayment Amount, the Bond Redemption Amount, the Redemption Premium, and Defeasance Amount shall be deposited into the appropriate fund as established under the Indenture and be used to redeem Outstanding Bonds or make debt service payments. The Future Facilities Amount shall be deposited into the Construction Fund. The Administrative Fees and Expenses shall be retained by CFD No. 2026-1.

The Prepayment Amount may be sufficient to redeem other than a $5,000 increment of Outstanding Bonds. In such event, the increment above $5,000 or an integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next redemption from other Special Tax prepayments of Outstanding Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined pursuant to paragraph 9 above, the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for the Assessor's Parcel from the County tax roll. With respect to any Assessor's Parcel for which the Maximum Special Tax obligation is prepaid, the City Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Maximum Special Tax obligation and the release of the Special Tax lien for the Assessor's Parcel, and the obligation to pay the Special Tax for such Assessor's Parcel shall cease.

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Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Tax that may be levied each Fiscal Year on all Assessor's Parcels of Taxable Property after the proposed prepayment will be at least 1.1 times annual debt service for such Fiscal Year on the Outstanding Bonds that will remain outstanding after the prepayment plus the estimated annual Administrative Expenses.

Tenders of Outstanding Bonds in prepayment of the Maximum Special Tax obligation may be accepted upon the terms and conditions established by the City Council pursuant to the Act. However, the use of Bond tenders shall only be allowed on a case-by-case basis as specifically approved by the City Council.

2. Prepayment in Part

The Maximum Special Tax obligation for an Assessor's Parcel of Developed Property, Approved Property or Undeveloped Property may be partially prepaid. For purposes of determining the partial prepayment amount, the provisions of Section G.1 shall be modified as provided by the following formula:

$$PP = ((P_E - A) \times F) + A$$

These terms have the following meaning:

PP = Partial Prepayment Amount
P_E = the Prepayment Amount calculated according to Section G.1
F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Maximum Special Tax obligation
A = the Administrative Fees and Expenses determined pursuant to Section G.1

The owner of an Assessor's Parcel who desires to partially prepay the Maximum Special Tax obligation for the Assessor's Parcel shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Maximum Special Tax obligation, (ii) the percentage of the Maximum Special Tax obligation such owner wishes to prepay, and (iii) the company or agency that will be acting as the escrow agent, if any. Within 5 days of receipt of such notice, the CFD Administrator shall notify such property owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by the CFD in calculating the amount of a partial prepayment. Within 15 business days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the amount of the Partial Prepayment Amount for the Assessor's Parcel. A Partial Prepayment Amount must be made not less than 60 days prior to the redemption date for the Outstanding Bonds to be redeemed with the proceeds of the Partial Prepayment Amount.

With respect to any Assessor's Parcel for which the Maximum Special Tax obligation is partially prepaid, the CFD Administrator shall (i) distribute the Partial Prepayment Amount as provided in Paragraph 15 of Section G.1, and (ii) indicate in the records of the CFD that there has been a Partial Prepayment for the Assessor's Parcel and that a portion of the Maximum Special Tax obligation equal to the remaining percentage (1.00 - F) of the Maximum Special Tax obligation will continue to be levied on the Assessor's Parcel pursuant to Section E.

H. TERMINATION OF SPECIAL TAX

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For each Fiscal Year that any CFD No. 2026-1 Bonds are outstanding the Special Tax shall be levied on all Assessor's Parcels subject to the Special Tax. The Special Tax shall cease not later than the 2067-2068 Fiscal Year, however, Special Tax will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined (i) that all the required interest and principal payments on the CFD No. 2026-1 Bonds have been paid; (ii) all authorized facilities of CFD No. 2026-1 have been acquired and all reimbursements to the developer have been paid, (iii) no delinquent Special Taxes remain uncollected and (iv) all other obligations of CFD No. 2026-1 have been satisfied.

I. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that CFD No. 2026-1 may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

J. APPEALS OF SPECIAL TAXES

Any taxpayer may file a written appeal of the Special Taxes on his/her Assessor's Parcel(s) with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall grant a credit to eliminate or reduce future Special Taxes on the appellant's Assessor's Parcel(s). No refunds of previously paid Special Taxes shall be made.

The CFD Administrator shall interpret this Rate and Method of Apportionment and make determinations relative to the annual levy and administration of the Special Taxes and any taxpayer who appeals, as herein specified.

K. INTERPRETATION

Interpretations may be made by the Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

SPICER

CONSULTING GROUP

RESOLUTION NO. 26-4939

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA, AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN, CALLING AN ELECTION AND APPROVING AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO

WHEREAS, the City Council (the "City Council") of the City of Murrieta (the "City") has heretofore adopted Resolution No. 26-4915 stating its intention to form Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta ("Community Facilities District No. 2026-1" or the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, a copy of Resolution No. 26-4915 setting forth a description of the proposed boundaries of Community Facilities District No. 2026-1, the facilities and incidental expenses to be financed by the District and the rate and method of apportionment of the special tax proposed to be levied within the District is on file with the City Clerk; and

WHEREAS, notice was published and mailed to all landowners of the land proposed to be included within the District as required by law relative to the intention of this City Council to form proposed Community Facilities District No. 2026-1 and to levy a special tax (the "Special Tax") and to incur bonded indebtedness in one or more series in the maximum aggregate principal amount of $8,000,000 therein to finance the facilities and incidental expenses described in Resolution No. 26-4915; and

WHEREAS, due to certain complexities of the proposed formation of Community Facilities District No. 2026-1 (Gierson Ranch), on April 21, 2026, the public hearing called for such date relative to the proposed formation of Community Facilities District No. 2026-1 (Gierson Ranch) and the levy of the special tax therein was opened and continued to June 2, 2026; and

WHEREAS, on June 2, 2026, this City Council conducted a noticed public hearing as required by law relative to the proposed formation of Community Facilities District No. 2026-1, the levy of the Special Tax therein and the issuance of bonded indebtedness by the District; and

WHEREAS, at the June 2, 2026, public hearing there was filed with this City Council a report containing a description of the facilities necessary to meet the needs of the District and an estimate of the cost of such facilities as required by Section 53321.5 of the Act (the "Engineer's Report"); and

WHEREAS, at the June 2, 2026, public hearing all persons desiring to be heard on all matters pertaining to the formation of Community Facilities District No. 2026-1, the levy of the Special Tax and the issuance of bonded indebtedness were heard and full and fair hearings were held; and

WHEREAS, following the public hearing, this City Council has determined to authorize the formation of the District to finance the types of facilities (the "Facilities") and the incidental expenses (the "Incidental Expenses") set forth in Exhibit A hereto, which are described in more detail in the Engineer's Report; and

WHEREAS, at the public hearing evidence was presented to this City Council on the matters before it, and the proposed Special Tax to be levied within the District was not precluded by a majority protest of the type described in Section 53324 of the Act, and this City Council at the conclusion of the hearing was fully advised as to all matters relating to the formation of the District, the levy of the Special Tax and the issuance of bonded indebtedness therein; and

WHEREAS, this City Council has determined, based on a Certificate of Registrar of Voters of the County of Riverside on file in the office of the City Clerk, that no registered voters have been residing in the proposed boundaries of Community Facilities District No. 2026-1 for each of the 90 days prior to June 2, 2026 and that the qualified electors in Community Facilities District No. 2026-1 are the landowners within the District; and

WHEREAS, on the basis of all of the foregoing, this City Council has determined to proceed with the establishment of Community Facilities District No. 2026-1 and to call an election therein to authorize (i) the levy of Special Tax pursuant to the rate and method of apportionment of the special tax, as set forth in Attachment C to Resolution No. 26-4915 (the "Rate and Method"), (ii) the issuance of bonds to finance the Facilities and Incidental Expenses, and (iii) the establishment of an appropriations limit for Community Facilities District No. 2026-1; and

WHEREAS, in order to facilitate the funding of the Facilities, the legislative body of the District desires to enter into an Acquisition, Construction and Funding Agreement (the "Acquisition Agreement") with Century Communities of California, LLC, a Delaware limited liability company (the "Developer") and the form of the Acquisition Agreement is on file with the City Clerk; and

WHEREAS, in connection with the proposed formation of the District, the City proposes to enter into a Joint Community Facilities Agreement (the "School District JCFA") with the Murrieta Valley Unified School District (the "School District") and the Developer, relating to certain facilities proposed to be financed by the District and owned and operated by the School District and the form of the School District JCFA is on file with the City Clerk;

WHEREAS, in connection with the proposed formation of the District, the City proposes to enter into a Joint Community Facilities Agreement (the "Water District JCFA") with Western Municipal Water District (the "Water District"), relating to certain facilities proposed to be financed by the District and owned and operated by the Water District and the form of the Water District JCFA is on file with the City Clerk;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA AS FOLLOWS:

Section 1. The above recitals is true and correct.

Section 2. A community facilities district to be designated "Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta" is hereby established pursuant to the Act. The City Council hereby finds and determines that all prior proceedings taken with respect to the establishment of the District were valid and in conformity with the requirements of law, including the Act. This finding is made in accordance with the provisions of Section 53325.1(b) of the Act.

Section 3. The boundaries of Community Facilities District No. 2026-1 are established as shown on the map designated "Proposed Boundary Map Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta, County of Riverside, State of California", which map is on file in the office of the City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the County Book of Maps of Assessment and Community Facilities Districts in the Assessor-County Clerk-Recorder's office of the County of Riverside in Book No. 99 Page No. 20 on March 27, 2026 as Instrument No. 2026-0092328.

Section 4. The types of Facilities and Incidental Expenses authorized to be provided for Community Facilities District No. 2026-1 are those set forth in Exhibit A attached hereto. The estimated cost of the Facilities and Incidental Expenses to be financed is set forth in the Engineer's Report, which estimates may change as the Facilities are designed and bid for construction and acquisition, as applicable.

The City is authorized by the Act to contribute revenue to, or to construct or acquire the Facilities, all in accordance with the Act. The City Council finds and determines that the proposed Facilities are necessary to meet the increased demand that will be placed upon local agencies and public infrastructure as a result of new development within the District and that the Facilities to be financed, including those to be financed pursuant to the School District JCFA to be entered into with the School District and those to be financed pursuant to the Water District JCFA to be entered into with the Water District, benefit residents of the City and the future residents of the District.

Section 5. Except where funds are otherwise available, it is the intention of this City Council, subject to the approval of the eligible voters of the District, to levy annually a Special Tax at the rates set forth in the Rate and Method on all non-exempt property within the District sufficient to pay for (i) the Facilities, (ii) the principal and interest and other periodic costs on the bonds proposed to be issued to finance the Facilities and Incidental Expenses, including the establishment and replenishment of reserve funds, any remarketing, credit enhancement and liquidity facility fees and other expenses of the type permitted by Section 53345.3 of the Act; and (iii) the Incidental Expenses. The District expects to incur, and in certain cases has already incurred, Incidental Expenses in connection with the creation of the District, the issuance of bonds, the levying and collecting of the Special Tax, the completion and inspection of the Facilities and the annual administration of the bonds and the District. The Rate and Method is described in detail in Attachment C to Resolution No. 26-4915 and incorporated herein by this reference, and the City Council hereby finds that the Rate and Method contains sufficient detail to allow each landowner within the District to estimate the maximum amount that may be levied against each parcel. As described in greater detail in the Engineer's Report, which is incorporated by reference herein, the Special Tax is based on the expected demand that each

parcel of real property within Community Facilities District No. 2026-1 will place on the Facilities and on the benefit that each parcel will derive from the right to access the Facilities and, accordingly, is hereby determined to be reasonable. The Special Tax shall be levied on each assessor's parcel in accordance with the Rate and Method provided, however, that the Special Tax shall not be levied after Fiscal Year 2067-68. The Special Tax is apportioned to each parcel on the foregoing bases pursuant to Section 53325.3 of the Act and such Special Tax is not on or based upon the ownership of real property or the assessed value of real property.

If Special Taxes of the District are levied against any parcel used for private residential purposes, (i) the maximum Special Tax rate shall be specified as a dollar amount which shall be calculated and established not later than the date on which the parcel is first subject to the Special Tax because of its use for private residential purposes and shall not be increased over time except as authorized under the Rate and Method, (ii) the Special Tax shall not be levied after Fiscal Year 2067-68, and (iii) under no circumstances will the Special Tax levied against any such parcel used for private residential uses be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the District by more than ten percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults.

The City Manager of the City of Murrieta, will be responsible for preparing annually, or authorizing a designee to prepare, a current roll of special tax levy obligations by assessor's parcel number and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Act.

Section 6. In the event that a portion of the property within Community Facilities District No. 2026-1 shall become for any reason exempt, wholly or partially, from the levy of the Special Tax specified in the Rate and Method, or in the event of delinquencies in the payment of Special Taxes levied, the City Council shall, on behalf of Community Facilities District No. 2026-1, increase the levy to the extent necessary and permitted by law and these proceedings (including the maximum special tax set forth in the Rate and Method) upon the remaining property within Community Facilities District No. 2026-1 which is not exempt or delinquent in order to yield the required debt service payments on any outstanding bonds of the District, or to prevent the District from defaulting on any of its other obligations or liabilities; provided, however, under no circumstances will the Special Tax levied against any parcel used for private residential uses be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the District by more than ten percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. The amount of the Special Tax will be set in accordance with the Rate and Method. The obligation to pay Special Taxes may be prepaid only as set forth in Section G of the Rate and Method.

Section 7. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the Special Tax shall attach to all non-exempt real property in the District and this lien shall continue in force and effect until the Special Tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the Special Tax by the District ceases.

Section 8. Consistent with Section 53325.6 of the Act, the City Council finds and determines that the land within Community Facilities District No. 2026-1, if any, devoted primarily to agricultural, timber or livestock uses and being used for the commercial production of agricultural, timber or livestock products is contiguous to other land within Community Facilities District No. 2026-1 and will be benefited by the Facilities proposed to be provided within Community Facilities District No. 2026-1.

Section 9. It is hereby further determined that there is no *ad valorem* property tax currently being levied on property within proposed Community Facilities District No. 2026-1 for the exclusive purpose of paying the principal of or interest on bonds or other indebtedness incurred to finance the construction of capital facilities which provide the same services to the territory of Community Facilities District No. 2026-1 as are proposed to be provided by the Facilities to be financed by Community Facilities District No. 2026-1.

Section 10. Written protests against the establishment of the District have not been filed by one-half or more of the registered voters within the boundaries of the District or by the property owners of one-half (1/2) or more of the area of land within the District. The City Council hereby finds that the proposed Special Tax has not been precluded by a majority protest pursuant to Section 53324 of the Act.

Section 11. An election is hereby called for Community Facilities District No. 2026-1 on the propositions of levying the Special Tax on the property within Community Facilities District No. 2026-1 and establishing an appropriations limit for the District pursuant to Section 53325.7 of the Act and shall be consolidated with the election on the proposition of incurring bonded indebtedness, pursuant to Sections 53351 and 53353.5 of the Act. The language of the propositions to be placed on the ballot is attached hereto as Exhibit B.

Section 12. The date of the election for Community Facilities District No. 2026-1 on the propositions of incurring the bonded indebtedness, authorizing the levy of the Special Tax and establishing an appropriations limit for the District shall be June 2, 2026, or such later date as is consented to by the City Clerk or Deputy City Clerk (referred to herein as the "City Clerk") of the City of Murrieta; provided that, if the election is to take place sooner than 90 days after June 2, 2026, then the unanimous written consent of each qualified elector within the District to such election date must be obtained. The polls shall be open for said election immediately following the close of the public hearing on June 2, 2026. The election shall be conducted by the City Clerk. Except as otherwise provided by the Act, the election shall be conducted in accordance with the provisions of law regulating elections of the City of Murrieta insofar as such provisions are determined by the City Clerk to be applicable. The City Clerk is authorized to conduct the election following the adoption of this resolution, and all ballots shall be received by, and the City Clerk shall close the election by, 11:00 p.m. on the election day; provided the election shall be closed at such earlier time as all qualified electors have voted as provided in Section 53326(d) of the Act. Pursuant to Section 53326 of the Act, the ballots for the special election shall be distributed in person, or by mail with return postage prepaid, to the qualified electors within Community Facilities District No. 2026-1. The City Clerk has secured a certificate from the Registrar of Voters of the County of Riverside certifying that there were no registered voters within the District. Accordingly, since there were fewer than 12 registered voters within the District for each of the 90 days preceding June 2, 2026, the qualified electors

shall be the landowners within the District and each landowner, or the authorized representative thereof, shall have one vote for each acre or portion thereof that such landowner owns within Community Facilities District No. 2026-1, as provided in Section 53326 of the Act. Each landowner within the District has executed and delivered a waiver of certain election law requirements and consenting to the holding of the election on June 2, 2026, which waiver is on file with the City Clerk.

Section 13. The preparation of the Engineer's Report is hereby ratified. The Engineer's Report, as submitted, is hereby approved and was made a part of the record of the public hearing regarding the formation of Community Facilities District No. 2026-1. The Engineer's Report is ordered to be kept on file with the transcript of these proceedings and open for public inspection.

Section 14. The District may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities, for any authorized purpose, including, but not limited to, paying any cost incurred in creating Community Facilities District No. 2026-1. The District may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the City Council, with or without interest.

Section 15. The form of the Acquisition Agreement on file with the City Clerk is approved as to form, and each of the Mayor, the City Manager, the Assistant City Manager, or their written designees, are authorized to execute the Acquisition Agreement in substantially the form on file with the City Clerk, together with such changes as are approved by the officer executing the same, with the approval of such changes to be conclusively evidenced by the execution and delivery thereof.

Section 16. The form of the School District JCFA on file with the City Clerk is approved as to form, and each of each of the Mayor, the City Manager, the Assistant City Manager, or their written designees, are authorized to execute the School District JCFA in substantially the form on file with the City Clerk, together with such changes as are approved by the officer executing the same, with the approval of such changes to be conclusively evidenced by the execution and delivery thereof.

Section 17. The form of the Water District JCFA on file with the City Clerk is approved as to form, and each of each of the Mayor, the City Manager, the Assistant City Manager, or their written designees, are authorized to execute the Water District JCFA in substantially the form on file with the City Clerk, together with such changes as are approved by the officer executing the same, with the approval of such changes to be conclusively evidenced by the execution and delivery thereof.

Section 18. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4939 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

EXHIBIT A

TYPES OF FACILITIES TO BE FINANCED BY COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA

The proposed types of public facilities and expenses to be financed by the District include:

The construction, purchase, modification, expansion, rehabilitation and/or improvement of (i) storm drainage, library, park, law enforcement, fire, streets and bridges, traffic, administration and community center facilities, and other public facilities of the City, including the foregoing public facilities which are included in the City's fee programs with respect to such facilities and authorized to be financed under the Act (the "City Facilities"), (ii) interim and permanent school facilities of Murrieta Valley Unified School District, including classrooms, multi-purpose facilities, administration and auxiliary space at school facilities, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, furniture, equipment and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five (5) years at such school facilities, including such school facilities Murrieta Valley Unified School District which are included in Murrieta Valley Unified School District's school fee program (the "School Facilities") and (iii) water and sewer facilities to be owned and operated by Western Municipal Water District including the acquisition of capacity in the sewer system and/or water system of Western Municipal Water District (the "Water Facilities" and together, with the City Facilities and the School Facilities, the "Facilities"), and all appurtenances and appurtenant work in connection with the foregoing Facilities, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such Facilities, and to finance the incidental expenses to be incurred, including:

a. The cost of engineering, planning and designing the Facilities;

b. All costs, including costs of the property owner petitioning to form the District, associated with the creation of the District, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District; and

c. Any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

Capitalized terms used and not defined herein shall have the meaning set forth in the Rate and Method of Apportionment of Special Taxes for the District.

EXHIBIT B

BALLOT PROPOSITIONS

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA

SPECIAL TAX AND SPECIAL BOND ELECTION

June 2, 2026

PROPOSITION A: Shall Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta (the "District") incur an indebtedness and issue bonds in one or more series in the maximum aggregate principal amount of $8,000,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 26-4915 of the City Council of the City of Murrieta?	YES_____ NO_____
PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Resolution No. 26-4915 of the City Council of the City of Murrieta be levied to pay for the Facilities, Incidental Expenses and other purposes described in Resolution No. 26-4915, including the payment of the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses?	YES_____ NO_____
PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the District be an amount equal to $8,000,000?	YES_____ NO_____

RESOLUTION NO. 26-4940

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED $8,000,000 WITHIN COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA AND CALLING AN ELECTION THEREIN

WHEREAS, on March 17, 2026, the City Council of the City of Murrieta (the "City Council") adopted Resolution No. 26-4915 stating its intention to form Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta ("Community Facilities District No. 2026-1" or the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"); and

WHEREAS, on March 17, 2026, the City Council also adopted Resolution No. 26-4916 stating its intention to incur bonded indebtedness in the maximum aggregate principal amount of $8,000,000 within proposed Community Facilities District No. 2026-1 to finance (1) the purchase, construction, modification, expansion, improvement or rehabilitation of public facilities identified in Exhibit B to Resolution No. 26-4915, and (2) the incidental expenses to be incurred in financing such public facilities and services and forming and administering the District, as identified in Exhibit B to Resolution No. 26-4915; and

WHEREAS, notice was published as required by law relative to the intention of the City Council to form proposed Community Facilities District No. 2026-1 and to incur bonded indebtedness in the maximum aggregate principal amount of $8,000,000 within the boundaries of proposed Community Facilities District No. 2026-1; and

WHEREAS, due to certain complexities of the proposed formation of Community Facilities District No. 2026-1 (Gierson Ranch), on April 21, 2026, the public hearing called for such date relative to the proposed formation of Community Facilities District No. 2026-1 (Gierson Ranch) and the levy of the special tax therein was opened and continued to June 2, 2026; and

WHEREAS, on June 2, 2026, this City Council conducted a noticed public hearing to determine whether it should proceed with the formation of Community Facilities District No. 2026-1, issue bonds to pay for the facilities and incidental expenses described in Resolution No. 26-4915 and authorize the rate and method of apportionment of a special tax to be levied within Community Facilities District No. 2026-1 for the purposes described in Resolution No. 26-4915; and

WHEREAS, at said hearing all persons desiring to be heard on all matters pertaining to the formation of Community Facilities District No. 2026-1, the levy of a special tax and the issuance of bonds to pay for the cost of the proposed facilities and incidental expenses were heard and a full and fair hearing was held; and

WHEREAS, the City Council subsequent to such hearing adopted Resolution No. _____ establishing Community Facilities District No. 2026-1 (the "Resolution of Formation") and authorizing the financing of the public facilities (the "Facilities") and the incidental expenses (the "Incidental Expenses") described in Exhibit A thereto; and

WHEREAS, the City Council desires to make the necessary findings to incur bonded indebtedness within the District, to declare the purpose for said debt, and to authorize the submittal of a proposition to issue bonded indebtedness to the voters of the District, being the landowners within the proposed District, all as authorized and required by law;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. It is necessary to incur bonded indebtedness in one or more series in a maximum aggregate principal amount of $8,000,000 within Community Facilities District No. 2026-1.

Section 2. The indebtedness is to be incurred for the purpose of financing the costs of purchasing, constructing, modifying, expanding, improving, or rehabilitating the Facilities and financing the Incidental Expenses, as described in the Resolution of Formation, and carrying out the powers and purposes of Community Facilities District No. 2026-1, including, but not limited to, financing the costs of selling the bonds, establishing and replenishing bond reserve funds and paying remarketing, credit enhancement and liquidity facility fees and other expenses of the type authorized by Section 53345.3 of the Act.

Section 3. The whole of the property within Community Facilities District No. 2026-1, other than property exempted from the special tax pursuant to the provisions of the rate and method of apportionment attached to Resolution No. 26-4915 as Exhibit C, shall pay for the bonded indebtedness pursuant to the levy of the special tax authorized by the Resolution of Formation.

Section 4. The maximum term of the bonds to be issued shall in no event exceed 35 years or such longer term as is then permitted by law.

Section 5. The bonds shall bear interest at the rate or rates not to exceed the maximum interest rate permitted by law, payable annually or semiannually, or in part annually and in part semiannually, except the first interest payment may be for a period of less than six months, with the actual rate or rates and times of payment to be determined at the time or times of sale thereof.

Section 6. The bonds may bear a variable or fixed interest rate, provided that such variable rate or fixed rate shall not exceed the maximum rate permitted by Section 53531 of the Act, or any other applicable provision of law limiting the maximum interest rate on the bonds.

Section 7. Pursuant to Section 53351 of the Act, a special election is hereby called for Community Facilities District No. 2026-1 on the proposition of incurring the bonded indebtedness. The proposition relative to incurring bonded indebtedness in the maximum aggregate principal amount of $8,000,000 shall be in the form of Proposition A set forth in Exhibit A hereto. In accordance with Sections 53351(h) and 53353.5 of the Act, the election shall be consolidated with the special election called on the proposition of levying a special tax within the District as described in the Resolution of Formation, which proposition shall be in the form of Proposition B set forth in Exhibit A, and on the proposition of establishing an appropriations limit for the District, which proposition shall be in the form of Proposition C set forth in Exhibit A.

Section 8. The date of the special election for Community Facilities District No. 2026-1 on the propositions of incurring the bonded indebtedness, authorizing the levy of the special tax and setting an appropriations limit shall be June 2, 2026, or such later date as is consented to by the City Clerk, or a Deputy City Clerk of the City (referred to herein as the "City Clerk"); provided that, if the election is to take place sooner than 90 days after June 2, 2026, then the unanimous written consent of each qualified elector within the District to such election date must be obtained. The polls shall be open for said election immediately following the public hearing on June 2, 2026. The election shall be conducted by the City Clerk. Except as otherwise provided by the Act, the election shall be conducted in accordance with the provisions of law regulating elections of the City of Murrieta insofar as such provisions are determined by the City Clerk to be applicable. The City Clerk is authorized to conduct the election following the adoption of the Resolution of Formation, and this resolution and all ballots shall be received by and the City Clerk shall close the election by 11:00 p.m. on the election day; provided the election shall be closed at such earlier time as all qualified electors have voted as provided in Section 53326(d) of the Act. Pursuant to Section 53326 of the Act, the ballots for the special election shall be distributed in person, or by mail with return postage prepaid, to the qualified electors within Community Facilities District No. 2026-1. The City Clerk has secured a certificate of the Registrar of Voters of the County of Riverside certifying that there were no registered voters within the District. Accordingly, since there were fewer than 12 registered voters within the District for each of the 90 days preceding June 2, 2026, the qualified electors shall be the landowners within the District and each landowner, or the authorized representative thereof, shall have one vote for each acre or portion thereof that such landowner owns within Community Facilities District No. 2026-1, as provided in Section 53326 of the Act. Each landowner within the District has executed and delivered a waiver of certain election law requirements and consenting to the holding of the election on June 2, 2026, which waiver is on file with the City Clerk.

Section 9. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____

Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4940 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

EXHIBIT A

BALLOT PROPOSITIONS

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA

SPECIAL TAX AND SPECIAL BOND ELECTION

June 2, 2026

PROPOSITION A: Shall Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta (the "District") incur an indebtedness and issue bonds in one or more series in the maximum aggregate principal amount of $8,000,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 26-4915 of the City Council of the City of Murrieta?	YES_____ NO_____
PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Resolution No. 26-4915 of the City Council of the City of Murrieta be levied to pay for the Facilities, Incidental Expenses and other purposes described in Resolution No. 26-4915, including the payment of the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses?	YES_____ NO_____
PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the District be an amount equal to $8,000,000?	YES_____ NO_____

RESOLUTION NO. 26-4941

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA CERTIFYING ELECTION RESULTS

WHEREAS, the City Council of the City of Murrieta called and duly held an election on June 2, 2026 within the boundaries of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta ("Community Facilities District No. 2026-1" or the "District") pursuant to Resolution Nos. 26-4939 and 26-4940 for the purpose of presenting to the qualified electors within the District Propositions A, B and C, attached hereto as Exhibit A; and

WHEREAS, there has been presented to this City Council a certificate of the City Clerk or Deputy City Clerk (referred to herein as the "City Clerk") canvassing the results of the election, a copy of which is attached hereto as Exhibit B;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA AS FOLLOWS:

Section 1. Each of the above recitals is true and correct and is adopted by the legislative body of the District.

Section 2. Propositions A, B and C presented to the qualified electors of the District on June 2, 2026 were approved by more than two-thirds of the votes cast at said election and Propositions A, B and C each has carried. The City Council, acting as the legislative body of the District, is hereby authorized to levy on the land within the District the special tax described in Proposition B for the purposes described therein and to take the necessary steps to levy the special tax authorized by Proposition B and to issue bonds in one or more series in the maximum aggregate principal amount of $8,000,000 specified in Proposition A.

Section 3. The City Clerk is hereby directed to record in the Assessor-County Clerk-Recorder's office of the County of Riverside within fifteen days of the date hereof a notice of special tax lien with respect to the District which Bond Counsel to the District shall prepare in the form required by Streets and Highways Code Section 3114.5.

Section 4. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____

Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4941 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

EXHIBIT A

BALLOT PROPOSITIONS

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA

SPECIAL TAX AND SPECIAL BOND ELECTION

June 2, 2026

PROPOSITION A: Shall Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta (the "District") incur an indebtedness and issue bonds in one or more series in the maximum aggregate principal amount of $8,000,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 26-4915 of the City Council of the City of Murrieta?	YES_____ NO_____
PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Resolution No. 26-4915 of the City Council of the City of Murrieta be levied to pay for the Facilities, Incidental Expenses and other purposes described in Resolution No. 26-4915, including the payment of the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses?	YES_____ NO_____
PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the District be an amount equal to $8,000,000?	YES_____ NO_____

EXHIBIT B

CERTIFICATE OF CITY CLERK
AS TO THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

I, Cristal McDonald, City Clerk of the City of Murrieta, do hereby certify that I have examined the returns of the Special Tax and Bond Election for Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta. The election was held in the City of Murrieta Council Chambers, 1 Town Square, Murrieta, California, on June 2, 2026. I caused to be delivered ballots to each qualified elector. One (1) ballot was returned.

I further certify that the results of said election and the number of votes cast for and against Propositions A, B, and C are as follows:

PROPOSITION A	PROPOSITION B	PROPOSITION C
YES:	YES:	YES:
NO:	NO:	NO:
TOTAL:	TOTAL:	TOTAL:

Dated this 2nd day of June, 2026.

_____
CRISTAL MCDONALD, CITY CLERK

ORDINANCE NO. 636-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA AUTHORIZING THE LEVY OF SPECIAL TAXES

WHEREAS, on March 17, 2026, the City Council (the "City Council") of the City of Murrieta (the "City") adopted Resolution No. 26-4915 declaring its intention to form Community Facilities District No. 2026-1 of the City of Murrieta (Gierson Ranch) (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, comprising Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the "Act"), and its Resolution No. 26-4916 declaring its intention to incur bonded indebtedness for the District; and

WHEREAS, due to certain complexities of the proposed formation of Community Facilities District No. 2026-1 (Gierson Ranch), on April 21, 2026, the public hearing called for such date relative to the proposed formation of Community Facilities District No. 2026-1 (Gierson Ranch) and the levy of the special tax therein was opened and continued to June 2, 2026; and

WHEREAS, on June 2, 2026, after providing all notice required by the Act, the City Council conducted a noticed public hearing required by the Act relative to the proposed formation of the District, the proposed levy of a special tax therein to finance certain public facilities described in Resolution No. 26-4915 and to secure the payment of any bonded indebtedness of the District, and the proposed issuance of bonded indebtedness in one or more series in the maximum aggregate principal amount of $8,000,000, as described in Resolution No. 26-4916; and

WHEREAS, at the June 2, 2026 public hearing, all persons desiring to be heard on all matters pertaining to the formation of the District and the proposed levy of the special tax to finance the facilities described in Resolution No. 26-4915 and to secure the payment of bonded indebtedness in the maximum aggregate principal amount of $8,000,000 of the District as described in Resolution No. 26-4915 (the "Bonds") were heard and a full and fair hearing was held; and

WHEREAS, on June 2, 2026, the City Council adopted Resolution Nos. 26-4939 and 26-4940 which formed the District and called a special election within the District on June 2, 2026 on three propositions relating to the levy of a special tax within the District, the issuance of the Bonds and the establishment of an appropriations limit within the District; and

WHEREAS, on June 2, 2026, a special election was held within the District at which the qualified electors approved by more than a two thirds vote Propositions A, B, and C authorizing the levy of a special tax within the District for the purposes described in Resolution No. 26-4939, the issuance of the Bonds as described in Resolution No. 26-4940 and establishing an appropriations limit for the District; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The above recitals are all true and correct.

Section 2. By the passage of this Ordinance, the City Council authorizes and levies special taxes within the District pursuant to Sections 53328 and 53340 of the Act at the rates and in accordance with the rate and method of apportionment set forth in Attachment C to Resolution No. 26-4915, which is incorporated by reference herein (the "Rate and Method"). The special taxes are hereby levied commencing in the fiscal year specified in the Rate and Method and in each fiscal year thereafter until payment in full of the Bonds (including any bonds issued to refund the Bonds), payment of all costs of the public facilities and services authorized to be financed by the District, and payment of all costs of administering the District.

Section 3. Each of the Mayor, the City Manager, the Assistant City Manager, the Director of Finance, or their written designees (each, an "Authorized Officer"), acting alone, is hereby authorized and directed each fiscal year to determine the specific special tax rates and amounts to be levied in such fiscal year on each parcel of real property within the District, in the manner and as provided in the Rate and Method. The special tax rate levied on a parcel pursuant to the Rate and Method shall not exceed the maximum rate set forth in the Rate and Method for such parcel, but the special tax may be levied at a lower rate. Each Authorized Officer is hereby authorized and directed to provide all necessary information to the Treasurer-Tax Collector of the County of Riverside and to otherwise take all actions necessary in order to effect proper billing and collection of the special tax, so that the special tax shall be levied and collected in sufficient amounts and at times necessary to satisfy the financial obligations of the District in each fiscal year, and with respect to Special Tax, until the Bonds are paid in full, the facilities have been paid for, and provision has been made for payment of all of the administrative costs of the District.

Section 4. Properties or entities of the state, federal or other local governments shall be exempt from the special tax, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act and Section F of the Rate and Method. No other properties or entities are exempt from the special tax unless the properties or entities are expressly exempted in Resolution No. 26-4939 or in a resolution of consideration to levy a new special tax or special taxes or to alter the rate or method of apportionment or an existing special tax as provided in Section 53334 of the Act.

Section 5. All of the collections of the special tax shall be used as provided for in the Act, the Rate and Method and Resolution No. 26-4939.

Section 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes (which such procedures include the exercise of all rights and remedies permitted by law to make corrections, including, but not limited to, the issuance of amended or supplemental tax bills), as such procedure may be modified by law or by this City Council from time to time.

Section 7. As a cumulative remedy, if any amount levied as a special tax for payment of the interest or principal of the Bonds (including any bonds issued to refund the Bonds), together with any penalties and other charges accruing under this Ordinance, are not paid when due, the City Council may, not later than four years after the due date of the last installment of principal on the Bonds (including any bonds issued to refund the Bonds), order that the same be collected by an action brought in the superior court to foreclose the lien of such special tax, as authorized by the Act.

Section 8. The Mayor of the City shall sign this Ordinance and the City Clerk or Deputy City Clerk (referred to herein as the "City Clerk") shall attest to the Mayor's signature and then cause the same to be published within fifteen (15) days after its passage at least once in The Press Enterprise, a newspaper of general circulation published and circulated in the City of Murrieta.

Section 9. The specific authorization for adoption of this Ordinance is pursuant to the provisions of Section 53340 of the Act.

Section 10. The City Clerk is hereby authorized to transmit a certified copy of this ordinance to the Treasurer-Tax Collector of the County of Riverside, and to perform all other acts which are required by the Act, this Ordinance or by law in order to accomplish the purpose of this Ordinance.

Section 11. A full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 12. This Ordinance shall take effect thirty days after its final passage after its passage and adoption, and within fifteen (15) days after its final passage and the City Clerk shall cause it to be posted and published in a newspaper of general circulation, printed, published and circulated in the City in the manner required by law and shall cause a copy of this Ordinance and its certification, to be entered in the Book of Ordinances of the City.

PASSED AND ADOPTED this ___ day of _____, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Ordinance No. 636-26 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the ___th day of _____, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

I, Cristal McDonald, City Clerk of the City of Murrieta, California further certify that Ordinance No. 636-26 was duly published according to law and the order of the City Council of said City and the same was so published in Press Enterprise, a newspaper of general circulation on the following date(s):

Introduced Ordinance:
Adopted Ordinance:

In witness whereof, I have hereunto subscribed my name this __ day of _____, 2026.

_____
Cristal McDonald, City Clerk

Registrar of Voters

RivCo VOTE

Your Voice. Every Vote. Our Future.

ART TINOCO
REGISTRAR OF VOTERS

MATTHEW CEBALLOS
ASSISTANT REGISTRAR OF VOTERS

State of California)
) ss
County of Riverside)

I, **Art Tinoco**, Registrar of Voters of said County, hereby certify that:

(A) I have been furnished a map describing the proposed boundary of Community Facilities District No. 2026-1 (Gierson Ranch), to the City of Murrieta, of the County of Riverside, State of California.

(B) On March 19, 2026, I conducted, or caused to be conducted, a review of the voter registration records of the County of Riverside for the purpose of determining the number of voters registered to vote within the proposed boundary of Community Facilities District No. 2026-1 (Gierson Ranch), to the City of Murrieta, of the County of Riverside.

(C) There are 0 registered voters residing within the proposed boundary of Community Facilities District No. 2026-1 (Gierson Ranch), to the City of Murrieta, of the County of Riverside.

IN WITNESS WHEREOF, I have executed this Certificate on this March 19, 2026.

Art Tinoco
Registrar of Voters

By: _____
Alice Kim
Chief Deputy Registrar of Voters

2724 GATEWAY DRIVE
RIVERSIDE, CA 92507-0918
MAIN (951) 486-7200
FAX (951) 486-7335
CA RELAY SERVICE (DIAL 711)
VOTEINFO.NET

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH)
OF THE CITY OF MURRIETA

ACQUISITION, CONSTRUCTION AND FUNDING AGREEMENT

THIS ACQUISITION, CONSTRUCTION AND FUNDING AGREEMENT (the "Agreement") is made and entered into by and between CITY OF MURRIETA (the "City"), acting for and on behalf of itself and COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA (the "Community Facilities District" or "CFD") and CENTURY COMMUNITIES OF CALIFORNIA, LLC, a Delaware limited liability company (the "Developer"), each individually a "Party" and collectively the "Parties."

WHEREAS, Developer has requested that the City consider the formation of the CFD pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), and undertake proceedings for the authorization of special taxes and issuance of bonded indebtedness for the payment of the construction and/or acquisition of certain improvements to be owned, operated or maintained by the City, the Murrieta Valley Unified School District (the "School District") and the Western Municipal Water District (the "Water District"), and incidental expenses in accordance with the Act; and

WHEREAS, in order to proceed in a timely way with development of the property within the CFD which is described in the attached **Exhibit "A"** (the "Developer Property"), Developer desires to fund through the Community Facilities District (i) the City's acquisition or construction of certain improvements that are to be owned, operated and maintained by the City or are otherwise required to be constructed by the City ("City Improvements"), as more particularly set forth and described in the Description of Cost Estimates attached hereto as **Exhibit "B,"** if any (ii) improvements included in the City's fee programs (the "City Fee Facility Improvements"), as more particularly set forth and described in **Exhibit "B,"** and (iii) the improvements of the School District and the Water District described in **Exhibit "C"** hereto (the "Miscellaneous Improvements" and together with the City Improvements and the City Fee Facilities Improvements, collectively the "Improvements"); and

WHEREAS, the City is authorized by the Act to form the CFD and to issue bonds secured by Special Taxes (as defined in Section 2.2) of the CFD (the "Bonds") to fund the Improvements; and

WHEREAS, the City Council has adopted the its City Council Policy No. 100-24 dated October 3, 2023 and entitled "Community Facilities District Goals and Policies" (the "Policy"); and

WHEREAS, the purpose of this Agreement is to constitute a formal understanding between Developer and the City (pursuant to the requirements of Government Code Section 53313.51 and other provisions of the Act and the Policy) concerning financial and other obligations and responsibilities related to the formation of the Community Facilities District and the Improvements to be financed by the Community Facilities District, when and if formed, to the extent funds are available, and to set forth the conditions upon which (1) the Community Facilities District will reimburse Developer or its designee for the cost of the City Improvements constructed by or on behalf of the Developer and (2) the Community Facilities District will fund the City Fee Facility Improvements thereby satisfying corresponding City fees; and (3) the Community Facilities District will also fund the Miscellaneous Improvements described in **Exhibit "C."**

NOW, THEREFORE, it is mutually agreed between the respective Parties as follows:

1. Feasibility Study. The City has retained, at the Developer's expense, the necessary consultants to analyze the proposed formation of the CFD to finance the Improvements, including a special tax consultant, bond counsel, and other consultants deemed necessary by the City. The Developer has advanced to the City a sum of money for such costs. From time to time, Developer will make additional advances, within 10 business days following receipt from the City of a request for an additional advance, to cover the costs of the formation proceedings and any change proceedings under the Act requested by the Developer. The City will provide to Developer on request a summary of how the advances have been spent and the unexpended balance remaining. The amounts advanced by the Developer, other than $5,000 (which is non reimbursable) and, to the extent determined reasonable and appropriate by the City, expenses incurred by the Developer for legal and other consultant costs in connection with the formation proceedings, any change proceedings and the issuance of Bonds, will be reimbursable to the Developer, without interest, from the proceeds of Bonds. In the event that Bonds are not issued to provide a source of reimbursement to Developer, the City shall not have any liability to Developer to reimburse it for any of the amounts previously advanced by Developer and expended by the City.

Prior to the issuance of the Bonds, the City will request a final advance for any unpaid expenses incurred during preparatory technical, financial and legal work; and following payment of such expenses, the City shall promptly release the balance, if any, of the advance to the Developer. Should the City's expenses exceed the remaining balance, the City will bill the Developer for the difference, which the Developer agrees to pay within 10 days following receipt of such billing, subject to the conditions of paragraph one of this section.

2. Sale of Bonds.

2.1 City Policies. The City Council has adopted the Policy, setting forth the City's policies and procedures concerning the use of special district financing programs to finance the Improvements. Pursuant to the Policy, the total annual amount of the special taxes to be collected with respect to a parcel within the CFD and all other taxes and assessments which will be collected with respect to such parcel from the secured tax roll must not exceed two percent (2%) of the Fair Market Value (as defined in the Policy) of such parcel at the time of CFD formation.

The Parties hereby agree that, unless waived by the City, at the time of issuance of the Bonds the ratio of the value of all parcels of property within the CFD to the amount of outstanding community facilities district or assessment district bonds attributable to such parcels (the "Value-to-Lien Ratio") may not be less than four-to-one (4:1). Unless waived by the City, the Fair Market Value of the property within the CFD for purposes of determining the foregoing ratio will be determined based on the appraised value of the property determined by appraisal made by an appraiser selected by the City with a valuation date within three (3) months of the issuance of the Bonds, or, with respect to completed homes (as determined in the sole discretion of the City) or issuance of refunding bonds, the assessed value of the property, or some combination thereof. Subject to satisfaction of the Policy and the requirements of this Agreement, the City shall use reasonable efforts to issue and sell the Bonds in one or more series in an amount sufficient to fund the Improvements in accordance with the schedule for development of the Developer Property. The ultimate decision as to issuance and sizing lies in the sole legislative discretion of the City.

2.2 Security for Payment of Special Taxes.

(a) Concurrently with the issuance and sale of each series of the Bonds, the owner of any land within the CFD which the City has determined, in its sole discretion, to use in the sizing of such series of Bonds (the "Sizing Property"), together with any Sizing Property owned by any affiliate or land bank entity (collectively, an "Account Party"), for which the Maximum Special Taxes for the then-current fiscal year (as defined in the Rate and Method of Apportionment of Special Tax for the CFD ("Rate and Method") and such Special Tax referred to herein as the "Special Tax" or "Special Taxes"), are equal to or exceed 20% of the aggregate Maximum Special Taxes authorized to be levied on the Sizing Property in such fiscal year, shall cause to be delivered to the City either (i) a renewable irrevocable instrument of credit from a financial institution (rated "A" or better, or otherwise approved by the City) and approved by the City, or (ii) cash in-lieu thereof (a "Security"). The Security shall be in an amount calculated by multiplying the Special Tax Requirement (as defined in the Rate and Method) for the then current and following fiscal year, by the percentage of the Maximum Special Taxes for the current fiscal year allocable to the Developer Property owned by the Account Party (the "Stated Amount). The Security shall be maintained by the Account Party in each fiscal year until terminated in accordance with Section 2.2(c) below. While the Security is still required the Stated Amount of such Security shall be reduced as set forth in a Certificate of Reduction or Termination (as defined in Section 2.2(c) below).

The Security shall name the Fiscal Agent as a beneficiary and shall provide that the Fiscal Agent may draw an amount equal to any delinquencies in payment of semiannual installments of the Special Taxes levied on property owned by the Account Party. The total amount to be drawn under the Security shall not exceed an amount equal to the Special Taxes owed by the Account Party that is delinquent at the time the draw is made. The amount drawn on the Security shall be applied in the same manner and for the same purposes as the delinquent Special Taxes would have been applied; provided, however the payment of a draw under the Security will not be deemed to cure the delinquency in payment of the Special Taxes.

If, subsequent to a draw on the Security and prior to the satisfaction of any reimbursements due to the institution providing the Security (the "Security Provider") pursuant to this Agreement, the City receives payment of all or a portion of the delinquent Special Taxes or the proceeds of a sale of delinquent real property pursuant to foreclosure proceedings ("Delinquency Proceeds") for a parcel for which the Security has been drawn, the Security Provider (or its designee, which may be the Developer) shall be reimbursed for such draws to the extent of Delinquency Proceeds net of the City's costs of collection. The Security Provider is intended by the Parties to be a third party beneficiary of this Section 2.2.

(b) The Security shall be renewed, or a substitute Security reasonably satisfactory to the City (a "Substitute Security") provided, not less than thirty (30) calendar days prior to the expiration of the Security or Substitute Security then in effect. If the Account Party provides a Substitute Security to the City, then the Fiscal Agent shall return any existing Security on the effective date of the Substitute Security to the Security Provider.

If the Security is not renewed within thirty (30) days prior to its expiration date and the requirements for release or termination of the Security as set forth in Section 2.2(c) below have not then been met, the full amount of the Security may be drawn by the Fiscal Agent and deposited in an account established under the Indenture (as hereinafter defined) or in such account established with a financial institution selected by the City. Thereafter, amounts in such account

shall be held as security, and if Special Taxes owed by the Account Party are not paid prior to delinquency, then such amounts in such account may be applied by the City to pay the delinquent Special Taxes owed by the Account Party with respect to such property on the same terms and conditions applicable hereunder to draws on the Security.

At such time as the Security is renewed, or a Substitute Security is accepted by the Fiscal Agent, or the requirement for the Security has been terminated pursuant to this section, the City or its designee, shall release all amounts in the Security account to the Security Provider (or its designee, which may be the Developer) within ten (10) calendar days from the date of renewal or acceptance.

(c) Following the sale or transfer by the Account Party of any property to a person other than the Account Party, or upon the prepayment of the Special Tax obligation for a parcel owned by the Account Party, the Account Party shall notify the Community Facilities District of such event, in writing, and, if requested by the Account Party, the Stated Amount of the Security shall be reduced and be recalculated in accordance with this Section 2.2; provided, however, that any costs associated with the recalculation and reduction shall be borne by the Account Party. Subject to Section 2.2(d) below, the Stated Amount may be reduced to an amount determined by the method of calculation set forth in Section 2.2(a) hereof. The Security shall be terminated upon the earlier of (i) when the Sizing Property owned by, or under option to, the Account Party is responsible for less than 20% of the Maximum Special Taxes applicable to all of the Sizing Property or (ii) when the Account Party has paid (or cause to be paid) all Special Taxes owed by the Account Party in the current fiscal year and the Sizing Property owned by, or under option to, the Account Party is expected to be responsible for less than 20% of the Maximum Special Taxes in the next fiscal year.

Reduction or termination of a Security shall occur automatically upon submission to the Security Provider by the Fiscal Agent of a "Certificate of Reduction or Termination" upon valuation of the Certificate of Reduction or Termination by the City. The City shall direct that the Fiscal Agent deliver to the Security Provider such Certificate of Reduction or Termination promptly upon receiving from the Account Party a certification which shall be made under penalty of perjury and which shall indicate (i) the legal description of all Sizing Property owned by the Account Party, and either (ii) a recalculation of the new Stated Amount that the Account Party proposes be applicable to the Security or (iii) if termination of the Security is requested, a statement that one of the requirements set forth in the preceding paragraph for termination of the Security has been satisfied.

The Account Party shall notify the City of any events that will result in a reduction of the Stated Amount of the Security and shall provide the City with verification of said events. The Account Party may provide the Fiscal Agent with a Substitute Security in the reduced amount, and the Fiscal Agent shall release and return to the Security Provider the Security then in effect. The Parties expressly acknowledge that the Account Party's failure to so notify the City or to reduce the Security at the times prescribed herein shall in no way effect or invalidate sale or transfer of property, or recordation of maps on property.

(d) If any Sizing Property is sold or transferred by an Account Party with the result that the Sizing Property owned by the transferee together with any of its affiliates ("Transferee") is responsible for 20% or more of the aggregate Maximum Special Taxes of all Sizing Property, a Security on the same terms specified in Section 2.2(a) above will be furnished by Transferee with respect to all Sizing Property owned by such Transferee. Any applicable purchase

and sale agreement and/or escrow instructions shall notify the Transferee of this Security requirement and obligate the Transferee to provide such Security, if applicable. The Security of the Account Party will not be reduced to reflect the sale or transfer of such Sizing Property until a Security is furnished by the Transferee and accepted by the Fiscal Agent. The issuing financial institution and the form and terms of said Security will be subject to reasonable prior approval by the City. All terms provided in this Section 2.2 are applicable to the Transferee by replacing the term "Account Party" at each place where it occurs in each section with the term "Transferee." Each provider of a Security for a Transferee shall be an express third party beneficiary of the provisions of this Section 2.2.

Any costs related to the holding or maintaining the Security, including any fees of a fiscal agent, trustee or other depository shall be borne by the Account Party.

2.3 Major Landowner Initial and Continuing Disclosure. An owner of land which is responsible for twenty percent (20%) or more of the Special Tax levy applicable to the Sizing Property in the fiscal year in which the Bonds are issued or in the fiscal year following the fiscal year in which the Bonds are issued (a "Major Landowner") will be required to provide all information regarding the development of its property, including the financing plan for such development, which is necessary to ensure that the official statement for such Bonds complies with the requirements of Rule 15c2-12 and Rule 10b-5 of the Securities and Exchange Commission (the "Rule") and all other applicable federal and state securities laws. Additionally, Developer acknowledges that, if it is a Major Landowner at the time of issuance of the Bonds, it will be necessary that Developer enter into a continuing disclosure agreement to provide such continuing disclosure pertaining to the development of the land owned by Developer to assist in the marketing of the Bonds.

2.4 Bond Issuance Parameters. The terms and conditions upon which each series of the Bonds shall be issued and sold, the method of sale of the Bonds and the pricing of the Bonds shall be determined solely by the City in its legislative discretion in conformance with the Act, the Policy, and this Agreement. Each series of Bonds shall be issued with a term not to exceed 35 years from the date of issuance of the Bonds. The proceeds of the Bonds shall be used in the following priority to (1) fund a reserve fund for the payment of principal and interest with respect to the Bonds in an amount equal to the least of (i) ten percent (10%) of the total bond issue, (ii) maximum annual debt service on Bonds, or (iii) 125% of average annual debt service; (2) fund capitalized interest through the interest payment date on the Bonds for which Special Taxes are not available for payment of debt service on the Bonds or such longer period as requested by the Developer and approved by the City, subject to the Act; (3) reimburse the Developer or its designee pursuant to Section 1 hereof for CFD formation costs advanced by the Developer which have not already been reimbursed to the Developer from collected Special Tax; (4) pay for costs of issuance of the Bonds including, without limitation, underwriter's discount, bond counsel and disclosure counsel fees, appraisal and special tax consultant fees, printing, fiscal agent fees, and reasonable Developer legal and financial consultant costs; (5) pay for the costs of forming the Community Facilities District; and (6) pay for the actual costs of the Improvements. At the request of the Developer, the City, in consultation with the underwriter of the Bonds, may consider providing for surety or bond insurance in lieu of all or a portion of the reserve fund in order to generate additional proceeds to fund Improvements. The Community Facilities District shall maintain records relating to the disbursements of proceeds of the sale of the Bonds. The Indenture or Resolution or Fiscal Agent Agreement (hereinafter "Indenture") for the Bonds shall establish an acquisition and construction fund or improvement fund (herein, the "Improvement Fund") to be held by the fiscal agent ("Fiscal

Agent") into which shall be deposited initially the proceeds of the Bonds net of the amount of proceeds required to fund items (1) through (5) in the second preceding sentence. The Indenture shall also establish separate accounts of the Improvement Fund designated the "City Improvements Account," "City Fee Facility Improvements Account," and any Miscellaneous Improvement Account(s) for the Miscellaneous Improvements described in **Exhibit "C,"** into which shall be deposited such portions of the Improvement Fund as agreed by the Parties and directed by the City in writing at or subsequent to the closing of the sale of the Bonds consistent with the following priorities:

(a) An amount sufficient to fund the reasonable, current estimated cost of the City Fee Facility Improvements anticipated to be funded out of the Bonds being issued shall be deposited in the City Fee Facility Improvements Account (any Special Taxes collected by the CFD remaining after the payment of administrative expenses of the CFD and the reimbursement of the Developer for CFD formation costs and Improvements pursuant to Section 3 hereof shall be deposited into the City Fee Facility Improvements Account at the time of Bond issuance, unless otherwise directed in writing by the Developer);

(b) An amount equal to 20% of the amount funded in (a) shall be deposited in the City Fee Facility Improvements Account;

(c) If applicable, an amount to be agreed upon between Developer and the CFD prior to the issuance of Bonds sufficient to fund the reasonable, current estimated costs of the City Improvements shall be deposited, or later transferred, to the City Improvements Account; and

(d) If applicable, an amount to be agreed upon between Developer and the CFD prior to the issuance of Bonds sufficient to fund the reasonable, current estimated cost of the Miscellaneous Improvements described in **Exhibit "C"** hereto, anticipated to be funded out of the Bonds being issued shall be deposited, or later transferred, to the applicable Miscellaneous Improvement Account(s).

Interest earned on moneys deposited in each of the City Fee Facility Improvements Account, the City Improvements Account and the Miscellaneous Improvements Account(s) shall remain in such accounts until such time as all of the Improvements have been funded. Additionally, the Developer may direct the CFD to transfer excess moneys in any of the City Fee Facility Improvements Account, the City Improvements Account or the Miscellaneous Improvements Account(s) to another Account. The Indenture shall provide that amounts remaining in the Improvement Fund after funding all proposed Improvements (such completion of funding to be agreed by the City and the Developer) shall be deposited in the special tax fund or bond service fund and be applied to pay debt service on the Bonds and/or to call Bonds in advance of maturity.

3. Allocation of Special Taxes. Prior to the issuance of Bonds, the City Council of the City, acting as the legislative body of the Community Facilities District, may levy Special Taxes on all parcels classified as Developed Property pursuant to the Rate and Method. Such Special Taxes collected by the City shall first be applied to fund annual administrative expenses of the Community Facilities District and then to fund Improvements in the same manner as the proceeds of Bonds as set forth herein. Upon sale and delivery of the Bonds, the City shall annually levy the Special Tax as provided for in documents pursuant to which the Bonds were issued. Following the issuance of the

last series of Bonds, the City shall have no obligation to levy Special Taxes to reimburse the Developer for the costs of any Improvements not paid for from Bond proceeds.

4. Notice of Special Tax. Developer shall provide written notice to all potential initial purchasers of lots advising of the special tax obligation applicable to the Developer Property in the form required by Section 53341.5 of the Government Code.

5. Design Plans and Specifications. The requirements of this Section shall not apply to any City Improvement that was complete (as determined by the City Council) prior to the adoption by the City Council of the resolution forming the CFD, but they shall apply to all other City Improvements for which the Acquisition Price is paid. All plans, specifications and bid documents for the City Improvements ("Plans") constructed or to be constructed by the Developer shall be prepared by the Developer at the Developer's initial expense, subject to approval by the applicable public agency. Costs for preparation of the Plans will be eligible for reimbursement, conditioned upon the final approval of the applicable public agency and the availability of funds. Reimbursement of costs for plan revisions will be considered on a case by case basis. All facilities which were not complete prior to the formation of the District, as determined by the City, shall be bid in accordance with "public works" requirements of Section 7 to be eligible for reimbursement.

6. Construction of Improvements. The requirements of this Section shall not apply to any City Improvement that was complete (as determined by the City Council) prior to the adoption by the City Council of the resolution forming the CFD, but they shall apply to all other City Improvements for which the Acquisition Price is paid.

6.1 Acquisition of City Improvements. Upon the approval of Plans for a City Improvement, the Developer will provide for construction of such City Improvement in accordance with Sections 6.2 and 7 of this Agreement. Sections 6.2 and 7 specify the requirements for construction of the City Improvements that the City believes are necessary to ensure that such City Improvements are constructed as if they had been constructed under the direction and supervision, or under the authority of the City.

6.2 Acquisition. With respect to City Improvements, a qualified engineering firm (the "Field Engineer") shall be employed by the Developer to provide all field engineering surveys determined to be necessary by the City's inspection personnel. Field Engineer shall promptly furnish to City a complete set of grade sheets listing all locations, offsets, etc., in accordance with good engineering practices, and attendant data and reports resulting from Field Engineer's engineering surveys and/or proposed facility design changes. City shall have the right, but not the obligation, to review, evaluate and analyze whether such results comply with applicable specifications.

As necessary as determined by City, a full-time soil-testing firm, approved by City, shall be employed by the Developer to conduct soil compaction testing and certification. The Developer shall promptly furnish results of all such compaction testing to the City for its review, evaluation and decision as to compliance with applicable specifications. In the event the compaction is not in compliance with applicable specifications, the Developer shall be fully liable and responsible for the costs of achieving compliance. A final report certifying all required compaction in accordance with the specifications shall be a condition of final approval of facilities.

The costs of all surveying, testing and reports associated with the City Improvements furnished and constructed by the Developer's contractor(s) shall be eligible to be paid from funds in the City Improvements Account.

The City shall not be responsible for conducting any environmental, archaeological, biological, or cultural studies or any mitigation requirements that may be requested by appropriate Federal, State, and/or local agencies. Any such work shall be paid for and conducted by the Developer and reimbursed out of the City Improvements Account.

Should the Developer notify the City that the Developer is unable to complete such City Improvement, the City shall have the right but not the obligation to require the Developer to make an irrevocable offer of dedication to the City of the land owned by the Developer for the City Improvement identified in the notice and to assume responsibility for the work to be performed thereunder. In the event the City elects to assume the responsibility for any work on a previously awarded contract as described in the preceding sentence, the following will occur: (i) the Developer will make an irrevocable offer of dedication to the City of the land owned by the Developer for such City Improvement identified in the notice; (ii) to the extent permitted by law and the applicable contract, the Developer will assign all of the contracts for the work performed to date on the City Improvement identified in the notice to the City, if requested to do so by the City Manager; the City will use its best efforts to complete the City Improvement within a reasonable time frame; and upon completion of the City Improvement, to the extent there are Special Taxes or proceeds of the Bonds available following payment to the City for the costs of completing such City Improvement, the Developer will be reimbursed for the lesser of the cost or value of the previously unreimbursed satisfactory work performed or paid for by the Developer. The cost of such work will be determined by taking the unreimbursed amounts expended by the Developer under the contract(s) taken over by the City and deducting any incremental cost incurred by the City to complete the work under the contracts in question. Incremental cost shall be costs in excess of the sum of the original contract cost plus change orders approved by the City.

7. Public Works Requirements.

7.1 City Requirements. In order that the City Improvements for which the Acquisition Price is paid may be properly and readily acquired by the City, the Developer shall comply with all of the requirements in this Section 7.1 with respect to any such City Improvements to be acquired with funds in the City Improvements Account and the Developer shall provide such proof to the City as the City may reasonably require and at such intervals and in such form as the City may reasonably require, that the requirements under this Section 7.1 have been satisfied as to all such City Improvements. Notwithstanding the foregoing, City Improvements shall only be eligible for financing by the CFD if the City determines that the conditions under Section 53313.5 have been satisfied with respect to such City Improvements.

(a) The Developer shall prepare a bid package for review, comment and approval by the City Manager or his or her designee (the "City Representative") for any City Improvements bid after the effective date of this Agreement.

(b) For any City Improvements bid after the effective date of this Agreement, the Developer shall, after obtaining sealed bids for the construction of the City Improvements in conformance with the procedures and requirements of the City, submit to the City written evidence of such competitive bidding procedure, including evidence of the means by which

bids were solicited, a listing of all responsive bids and their amounts, and the name or names of the contractor or contractors to whom the Developer proposes to award the contracts for such construction, which shall be the lowest responsible bidder.

(c) For any City Improvements bid after the effective date of this Agreement, the following provisions apply: the City Representative shall attend the bid opening for such City Improvements. If unable to attend the bid opening, the City Representative shall approve or disapprove of a contractor or contractors, in writing, within five (5) business days after receipt from the Developer of the name or names of such contractor or contractors recommended by the Developer. If the City Representative disapproves of any such contractor, the Developer shall select the next lowest responsible bidder from the competitive bids received who is acceptable to the City Representative.

(d) The specifications and bid and contract documents shall require all such contractors to pay prevailing wages and to otherwise comply with applicable provisions of the Labor Code, the Government Code and the Public Contract Code relating to public works projects and as required by the procedures and standards of the City with respect to the construction of its public works projects.

(e) The Developer shall submit faithful performance and payment bonds in form and substance reasonably acceptable to the City with respect to the City Improvements.

(f) The Developer and its contractor and subcontractors shall be required to provide proof of insurance coverage throughout the term of the construction of the City Improvements, which they will construct in conformance with the City's standard procedures and requirements. The City's insurance requirements are set out in Section 21 herein.

(g) The Developer and all such contractors shall comply with such other requirements relating to the construction of the City Improvements which the City may impose by written notification delivered to the Developer and each such contractor at the time either prior to the receipt of bids by the Developer for the construction of such City Improvements or, to the extent required as a result of changes in applicable laws, during the progress of construction thereof; provided that such other requirements shall only be imposed to the extent the City reasonably determines they are required in order to comply with applicable law. In accordance with Section 7, the Developer shall be deemed the awarding body and shall be solely responsible for compliance and enforcement of the provisions of the Labor Code, Government Code, and Public Contract Code.

(h) A "Change Order" is an order from the Developer to a contractor authorizing a change in the work to be performed and a "Significant Change Order" is an order from the Developer to a contractor authorizing a change in the work to be performed where such Change Order is larger than 10% of the contract amount for such City Improvement. After the effective date of this Agreement, the Developer shall receive comments from the City Representative prior to the Developer's approval of any Significant Change Order. The City Representative shall comment on or deny the Significant Change Order request within ten (10) calendar days of receipt of all necessary information. The City's comments to a Significant Change Order shall not be unreasonably delayed, conditioned or withheld. After the effective date of this Agreement, field verification that the work was performed in accordance with a Change Order or a Significant Change Order shall be required, which verification shall be demonstrated by the signature of a City Representative on the Change Order or Significant Change Order. The Developer shall not be entitled to be compensated for costs

associated with a Change Order or a Significant Change Order that has not been approved or if the work has not been verified, as applicable, by the City Representative in accordance with this Section 7(h).

Developer shall provide proof to the City, at such intervals and in such form as the City may reasonably require, that the foregoing requirements have been satisfied as to all of the City Improvements which are funded through Bond proceeds.

8. Inspection; Completion of Construction. The requirements of this Section shall not apply to any City Improvement that was complete (as determined by the City Council) prior to the adoption by the City Council of the resolution forming the CFD, but they shall apply to all other City Improvements for which the Acquisition Price is paid.

The City shall have primary responsibility for inspecting the City Improvements to assure that the work is being accomplished in accordance with the Plans. Such inspection does not include inspection for compliance with safety requirements by the Developer's contractor(s). The City's personnel shall be granted access to each construction site at all reasonable times for the purpose of accomplishing such inspection. Upon satisfaction of the City's inspectors, the Developer shall notify the City in writing that a City Improvement has been completed in accordance with the Plans. Any actual costs reasonably incurred by the City for inspection not previously paid by the Developer shall be reimbursed from funds in the City Improvements Account.

Within three (3) business days of receipt of written notification from City inspectors that a City Improvement has been completed in accordance with the Plans, the City Representative shall notify the Developer in writing that such City Improvement has been satisfactorily completed. Upon receiving such notification, the Developer shall file a Notice of Completion with the County of Riverside Recorders Office, pursuant to the provisions of Section 3093 of the Civil Code. The Developer shall furnish to the City a duplicate copy of each such Notice of Completion showing thereon the date of filing with the County of Riverside (the "County"). City will in turn file a notice with the County for acceptance.

9. Liens. With respect to any City Improvement that was complete (as determined by the City Council) prior to the adoption by the City Council of the resolution forming the CFD, prior to any payment by the CFD to the Developer for such City Improvement, the Developer shall provide to the City such evidence or proof as the City shall require that all persons, firms and corporations supplying work, labor, materials, supplies and equipment for the construction of the City Improvements have been paid, and that no claims of liens have been recorded by or on behalf of any such person, firm or corporation. With respect to City Improvements, upon the earlier of (i) receipt of all applicable lien releases, or (ii) expiration of the time for the recording of claim of liens as prescribed by Sections 3115 and 3116 of the Civil Code the Developer shall provide to the City such evidence or proof as the City shall require that all persons, firms and corporations supplying work, labor, materials, supplies and equipment for the construction of the City Improvements have been paid, and that no claims of liens have been recorded by or on behalf of any such person, firm or corporation.

10. Acquisition; Acquisition Price; Source of Funds. The acquisition price of a City Improvement that was complete (as determined by the City Council) prior to the adoption by the City Council of the resolution forming the CFD shall be its fair market value, as determined by the City Manager or his or her designee, as of the date of acquisition. The City shall consider input and data

provided by the Developer prior to determining the final fair market value. The Actual Cost (as defined below) of the City Improvement shall be presumed to be its fair market value unless there is reasonable evidence that a lower amount is the fair market value.

The costs eligible to be included in the acquisition price of a City Improvement that is not described in the preceding paragraph (the "Actual Costs") shall include:

(i) The actual hard costs for the construction of such City Improvement as established by the City-approved construction contracts, Change Orders, and approved Significant Change Orders, including costs of payment, performance and maintenance bonds and insurance costs, pursuant to this Agreement;

(ii) The design and engineering costs of such City Improvement including, without limitation, the costs incurred in preparing the Plans;

(iii) The costs of environmental evaluations and public agency permits and approvals attributable to the City Improvement;

(iv) Costs incurred by the Developer for construction management and supervision of such City Improvement, not to exceed five percent (5%) of the actual construction cost;

(v) Professional costs associated with the City Improvement such as engineering, inspection, construction staking, materials, testing and similar professional services; and

(vi) Costs approved by the City in accordance with the Act of acquiring any real property or interests therein required for the City Improvement including, without limitation, temporary construction easements, temporary by-pass road and maintenance easements.

Provided the Developer has complied with the requirements of this Agreement, the City agrees to pay the acquisition price of a completed City Improvement to the Developer or its designee within thirty (30) days after the Developer's satisfaction of the preconditions to such payment stated herein, but only to the extent there are sufficient funds available in the City Improvements Account. Except in the case of a City Improvement described in the first paragraph of this Section, the acquisition price to be paid from Bond proceeds for the acquisition of a City Improvement by the City shall be the least of (1) the value of the City Improvement; or (2) the total of the Actual Costs of the City Improvement ("Acquisition Price"). The Actual Cost of the City Improvement shall be presumed to be its Acquisition Price unless there is reasonable evidence that a lower amount is the actual value.

As a condition to the payment of the Acquisition Price, the ownership of the completed City Improvement shall be transferred to the City by grant deed, bill of sale or such other documentation as such public agency may require free and clear of all taxes, liens, encumbrances, and assessments, but subject to any exceptions determined by the City to not interfere with the actual or intended use of the land or interest therein (including the lien of a community facilities district so long as the subject property is exempt from taxation or is otherwise not taxable by such community facilities district). Upon the transfer of ownership of City Improvements or any portion thereof to the City, the City shall be responsible for the maintenance of such City Improvements or the portion transferred. Notwithstanding the foregoing, the Acquisition Price of a City Improvement may be paid prior to

transfer of ownership and acceptance of the City Improvement if it is substantially completed at the time of payment. The City Improvement shall be considered "substantially complete" when it has been reasonably determined by the City to be usable, subject to final completion of such items as the final lift or any other items not essential to the primary use or operation of the City Improvement.

For purposes of determining the Acquisition Price to be paid by the Community Facilities District for the acquisition of the City Improvements by the City (other than City Improvements described in the first paragraph of this Section), the value of such City Improvements shall include the construction costs specified in the City-approved contracts (subject to the next sentence), Change Orders, and City-approved Significant Change Orders conforming to Section 6, as hereinbefore specified. City approval is a condition prior to initiation of contract work for City Improvements bid after the effective date of this Agreement. However, if the City reasonably determines that the additional Actual Costs are excessive and that the value of the City Improvements is less than the total amount of such Actual Costs and such construction costs, the price to be paid for the acquisition of the City Improvements shall be the value thereof as determined by the Engineer, subject, however, to the Developer's right to appeal to the City Council.

Upon completion of the construction of a City Improvement, the Developer shall deliver or cause to be delivered to the City a Disbursement Request Form in substantially the form of **Exhibit "D,"** attached hereto, copies of the contract(s) with the contractor(s) who have constructed the City Improvement and other relevant documentation with regard to the payments made to such contractor(s) and each of them for the construction of the City Improvement, documentation evidencing payment of prevailing wages, and shall also provide to the City invoices and purchase orders with respect to all equipment, materials and labor purchased for the construction of the City Improvements. The City shall require the Engineer to complete its determination of the value of the City Improvements as promptly as is reasonably possible.

The payment of the Acquisition Price of any City Improvement that is included in the City's fee program shall not preclude the grant of City fee credits to the Developer for such City Improvements.

Notwithstanding the preceding provisions of this Section, the source of funds for the acquisition of the City Improvements or any portion thereof shall be funds in the City Improvements Account. If for any reason beyond the City's control the Bonds are not sold, the City shall not be required to acquire the City Improvements from the Developer, except to the extent of funds from the collection of Special Taxes. In such event, the Developer shall complete the design and construction and offer to the City ownership of such portions of the City Improvements as are required to be constructed by the Developer as a condition to recordation of subdivision maps for the Developer Property (but only at such times as required by such condition), but need not construct any portion of the City Improvements which it is not so required to construct. Reimbursement for these facilities would be made from the collection of Special Taxes over time.

In addition to the foregoing, the City shall have the right to withhold payment for acquisition of a City Improvement, if:

(a) the Developer or any of its affiliates is delinquent in the payment of any Special Taxes levied by the Community Facilities District on properties then owned by the Developer or any of its affiliates within the CFD, or

(b) the Developer is not then in substantial compliance with a condition or obligation imposed upon the Developer Property by the City, including but not limited to, payment of all applicable fees, dedication of all applicable rights-of-way or other property and construction requirements.

The City shall immediately provide written notice to the Developer of the decision to withhold any such payment and shall specify the reason for such decision. If the payment is withheld as a result of the delinquency in the payment of Special Taxes, the notice shall identify the delinquent parcels and the amount of such delinquency. If the payment is withheld as a result of substantial non-compliance with a condition or obligation, the notice shall specify such condition or obligation and what action will be necessary by the Developer to substantially comply with such condition or obligation. Upon receipt of evidence reasonably satisfactory to the City that the Developer has paid the delinquent Special Taxes or complied with the subject condition or obligation, the City shall forthwith make all payments which have been withheld pursuant to the provisions of this Section.

11. Easements and/or Fee Title Ownership Deeds. Without limiting the Developer's rights to reimbursement for such grants pursuant to Section 10 above, the Developer shall, at the time the City acquires the City Improvements as provided in Section 10 hereof, grant or cause to be granted to the City, by appropriate instruments prescribed by the City, all easements across private property and/or fee title ownership deeds which may be reasonably necessary for the proper operation and maintenance of such City Improvements, or any part thereof, but only to the extent located within the Developer Property.

12. Permits. The Developer shall be responsible for obtaining all necessary construction permits from the City and/or the County (as appropriate) covering construction and installation of the City Improvement.

13. Maintenance. Prior to the transfer of ownership of a City Improvement by the Developer to the City, as provided in Section 10 hereof, the Developer shall be responsible for the maintenance thereof and shall require its contractor(s) to repair all facilities damaged by any party other than the City, prior to acceptance by the City and/or make corrections determined to be necessary by the City's inspection personnel. The City shall not be permitted to place any City Improvement in service prior to acceptance of the same, unless the Developer otherwise consents in writing.

14. Inspection of Records. The City shall have the right to review all books and records of the Developer pertaining to the costs and expenses incurred by the Developer for the design and construction of the City Improvements during normal business hours by making arrangements with the Developer. The Developer shall have the right to review all books and records of the City pertaining to costs and expenses incurred by the City for services of the Engineer by making arrangements with the City.

15. Ownership of Improvements. Notwithstanding the fact that some or all of the City Improvements may be constructed in dedicated street rights-of-way or on property which has been or will be dedicated to the City, each City Improvement shall be and remain the property of the Developer until acquired by the City as provided in this Agreement.

16. Materials and Workmanship Warranty. The requirements of this Section shall not apply to any City Improvement that was complete (as determined by the City Council) prior to the

adoption by the City Council of the resolution forming the CFD, but they shall apply to all other City Improvements.

Upon the completion of the acquisition of a City Improvement by the City, the performance bond related to such individual City Improvement provided by the Developer pursuant to Section 7.1(e) hereof, shall be reduced by 90%, and the remaining 10% shall serve as a maintenance bond to guarantee that such City Improvement will be free from defects due to faulty workmanship or materials for a period of one year.

17. City Fee Facility Improvements. The Developer may be required pursuant to the conditions of development or the fee ordinance to pay certain City fees (the "City Fees") relating to the City Fee Facility Improvements prior to the availability of proceeds of the Bonds to pay for such City Fee Facility Improvements. In the event such City Fees are paid prior to the availability of Bond proceeds, the amounts paid to the City shall be deemed to be deposits (each a "Deposit") that are subject to refund by the City to the Developer in accordance with this Agreement. The City shall place each Deposit in a capital facilities account(s). If the Developer has made any Deposits to the City, then following deposit of Bond proceeds in the City Fee Facility Improvements Account, the City shall return to the Developer, from the capital account in which the Deposits were deposited the Deposits not previously returned, without interest or other earnings thereon. The City shall be so obligated to return such Deposits only to the extent that an equivalent amount of the Deposits to be returned is deposited in the City Fee Facility Improvements Account from Bond proceeds or Special Tax collections prior to the issuance of Bonds.

Bond proceeds used to finance City Fee Facility Improvements which relate to the City Fees shall be allocated first for return of all Deposits prior to being allocated to the payment of City Fees not previously deposited by the Developer. Any Deposits that have not been returned to the Developer at the time it is determined that there will be no further Bond proceeds available (i.e. the final series of Bonds to finance the Improvements have been issued) shall be retained by the City and may be used for the purposes for which the City Fee was required, and the unrefunded Deposits shall constitute full and final payment for such City Fees, without any increase of any kind.

18. Miscellaneous Improvements. Improvements unrelated to the City Improvements and the City Fee Facility Improvements are described in **Exhibit "C"** attached hereto. The amounts deposited in the applicable Miscellaneous Improvements Account(s), if any, will be disbursed for the acquisition or construction of Miscellaneous Improvements in accordance with the provisions in the applicable Joint Community Facilities Agreement. Any amounts in the applicable Miscellaneous Improvements Account(s) shall be disbursed at the written direction of the City upon Developer's submittal of a payment request which will be based upon applicable entity's payment request form as provided for in the applicable Joint Community Facilities Agreement. Upon receipt of such payment request, the City shall submit a written requisition for payment of the requested amount to the Fiscal Agent for the Bonds, who shall directly pay the amount requested to the applicable entity.

19. Independent Contractor. In performing this Agreement, Developer is an independent contractor and not the agent of the City. The City shall not have any responsibility for payment to any contractor or supplier of Developer. It is not intended by the Parties that this Agreement create a partnership or joint venture among them and this Agreement shall not otherwise be construed.

20. Indemnification. Developer shall assume the defense of, indemnify and save harmless, the City, its officers, employees and agents, and the Community Facilities District, its officers, employees and agents, from and against all actions, damages, claims, losses or expenses of every type and description to which they may be subject or put, by reason of, or resulting from such person's or entity's performance of its obligations under this Agreement and the construction of the City Improvements and the Miscellaneous Improvements, the failure of the Developer to provide notice of the Special Tax to be levied by the Community Facilities District pursuant to Section 53341.5 of the Act (but only if the Developer is required by law to provide such notice), or arising out of any alleged misstatements of fact or alleged omission of a material fact made by the Developer, its officers, directors, employees or agents to the City, the Community Facilities District, the underwriter of the Bonds and its counsel, the appraiser, the special tax consultant, the market absorption consultant or bond counsel regarding the Developer, its proposed developments, its property ownership, and any contractual arrangement it may enter into in a disclosure document describing the Community Facilities District and the risks relating to the Bonds. No provision of this Agreement shall in any way limit the extent of Developer's responsibility for payment of damages resulting from the operations of Developer and its contractors; provided, however that Developer shall not be required to assume the defense or indemnify and save harmless any person or entity as to actions, damages, claims, losses or expenses resulting from the breach of this Agreement, the willful misconduct of such person or entity or their officers, agents, consultants or employees.

21. Insurance Requirements. For City Improvements bid after the effective date of this Agreement for which the Acquisition Price is paid, the Developer shall not commence work on such City Improvement under this Agreement prior to obtaining insurance with a company or companies acceptable to the City, nor shall the Developer allow any contractor or subcontractor to commence work on their respective contracts until all insurance required by this Agreement have been obtained. The required insurance, endorsements and policy limits shall be as follows:

A. GENERAL LIABILITY

Developer shall obtain and maintain Commercial General Liability Insurance covering all operations by or on behalf of Contractor or their subcontractors providing insurance for bodily injury liability and property damage liability for the limits of liability indicated below and including coverage for:

- Premises and Operations
- Products and Completed Operations
- Contractual Liability
- Explosion, collapse and Underground Hazards, including subsidence and any other form of earth movement (if applicable)
- Personal Injury Liability
- Independent Contractors

NOTE: Claims-made or Modified Occurrence Policy are NOT ACCEPTABLE.

1. LIMITS—Limits of liability shall be no less than:

a. Each Occurrence	$2,000,000
b. Personal & Advertising Injury	$2,000,000
c. Products/Completed Operations Aggregate	$4,000,000

d. General Aggregate $4,000,000

2. ENDORSEMENTS—Endorsements MUST be attached to certificate and added to your policy:

a. Additional Insured endorsement naming City as additional insureds.
b. Primary and non-contributory wording endorsement stating that the Contractor's insurance is primary and any insurance maintained by the additional insureds is non-contributory.
c. A Waiver of Subrogation or Waiver of Transfer of Rights of Recovery Against Others To Us shall be issued in favor of those additional insureds named in A.2.a. above.

B. WORKERS COMPENSATION

Workers' Compensation insurance shall be provided with statutory limits as required by applicable state law of regulation. If the Contractor is self-insured, it must provide proof of that fact.

1. LIMITS—Employer's Liability Limits shall be no less than:

a. Each Accident for Bodily Injury by Accident $1,000,000
b. Each Employee for Bodily Injury by Disease $1,000,000
c. Policy Limit for Bodily Injury by Disease $1,000,000

2. ENDORSEMENTS—Endorsements MUST be attached to certificate and added to your policy:

a. WAIVER OF SUBROGATION—A Waiver of Subrogation or Waiver of Transfer of Rights of Recovery Against Others to Us shall be issued in favor of those additional insureds named in A.2.a. above.

C. AUTOMOBILE

Automobile Liability insurance shall include coverage for all owned (if any), hired and non-owned automobiles.

1. LIMITS—Limits of Liability shall be no less than:

a. Combined Single Limit $1,000,000

or

b. Bodily Injury Each Person Limit $1,000,000
c. Bodily Injury Per Occurrence Limit $1,000,000
d. Property Damage Per Occurrence Limit $1,000,000

2. ENDORSEMENTS—Endorsements MUST be attached to certificate and added to your policy:

a. Additional Insureds as provided in ISO form CA 00 01 or its equivalent naming those additional insureds named in A.2.a. above.
b. Primary and non-contributory wording endorsement stating that the contractor's insurance is primary and any insurance maintained by the additional insureds is non-contributory.

c. Waiver of Subrogation as provided in ISO form CA 00 01 or its equivalent in favor of those additional insureds named in A.2.a. above.

22. Conflict With Other Agreements. Except as specifically provided herein, nothing contained herein shall be construed as releasing Developer from any condition of development or requirement imposed by any other agreement with City. In the event of a conflicting provision, such other agreement shall prevail unless such conflicting provision is specifically waived or modified in writing by City.

23. Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to either Party shall be deemed to have been received when personally delivered or seventy-two (72) hours following deposit of the same in any United States Post Office in California, registered or certified, postage prepaid. Any notice to the Community Facilities District or the City shall be addressed to City of Murrieta, 1 Town Square, Murrieta, CA 92562, Attention: City Manager. Any notice to Developer shall be addressed to Century Communities of California, LLC, 4695 MacArthur Court, Suite 300, Newport Beach, CA, 92660, Attention: Justin Brewer, Executive Vice President.

Each Party may change its address for delivery of notice by delivering written notice of such change of address to the other Party hereto.

24. No Gift or Waiver.

24.1 No Gift or Waiver for City Improvements. The Developer and the City acknowledge that:

(a) The Developer or its predecessor may have constructed or may be constructing City Improvements before funds that will be used to acquire them are available with the expectation that the Developer will be reimbursed for such City Improvements to the extent and in the manner set forth in this Agreement.

The City may inspect City Improvements and process Disbursement Request Forms even if funds from the proceeds of Bonds available at the time of such inspection and processing do not exist or are not then sufficient to satisfy the Disbursement Request in full.

(b) The Developer may convey City Improvements to the City and the City may accept such City Improvements even if funds from the proceeds of Bonds available at the time of such conveyance and acceptance do not exist or are not then sufficient to satisfy the Disbursement Request in full.

If the City accepts City Improvements before a Disbursement Request is paid in full, the unpaid balance of the Disbursement Request will be paid from time to time, in any number of installments and irrespective of the length of time payment is deferred, as funds from the proceeds of Bonds become available.

(c) The Developer's conveyance or dedication of City Improvements to the City before the availability of funds from the proceeds of Bonds to acquire the City Improvements is not and shall not be deemed, a gift or a waiver of the Developer's right to payment of the purchase price of such City Improvements pursuant to this Agreement.

24.2 No Gift or Waiver for City Fees. The Developer and the City acknowledge that:

(a) Prior to the availability of funds from the proceeds of Bonds, the Developer or its predecessor may have been or may be required to deposit funds to assure payment of applicable City Fees of the City.

The Developer or its predecessor has deposited or will be depositing such funds with the expectation that the Developer will be reimbursed for these Deposits to the extent and in the manner set forth in this Agreement.

(b) The reimbursement of such Deposits pursuant to Section 17 of this Agreement may occur from time to time, in any number of installments and irrespective of the length of time payment is deferred, as funds become available.

The Developer's deposit of such funds to the City before the availability of funds to reimburse the Developer is not, and shall not be deemed, a gift or a waiver of the Developer's right to reimbursement of such Deposits pursuant to this Agreement.

25. General Provisions.

25.1 Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the City and the Developer and their respective heirs, executors, legal representatives, successors, and authorized assigns.

25.2 Amendment. This Agreement may be amended at any time but only in writing signed by each Party hereto.

25.3 Entire Agreement. This Agreement, and the agreements referenced herein, contains the entire understanding and agreement between the Parties with respect to the matters provided for herein and supersedes all prior agreements and negotiations between the Parties with respect to the subject matter of this Agreement. There are no oral or written representations, understanding, undertakings or agreements which are not contained or expressly referred to herein, and any such representations, understandings or agreements are superseded by this Agreement. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Parties hereto, or the failure by a Party to exercise its rights upon the default of another Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Parties with the terms of this Agreement thereafter. This Agreement shall be binding upon, and enforceable by and against the Community Facilities District upon the establishment of the Community Facilities District.

25.4 Exhibits. All exhibits attached hereto are incorporated into this Agreement by reference.

25.5 Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

25.6 Waiver. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Parties hereto, or the failure by a Party to exercise its rights

upon the default of another Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Parties with the terms of this Agreement thereafter.

25.7 No Third Party Beneficiaries. Except as provided explicitly in this Agreement, no person or entity shall be deemed to be a third party beneficiary hereof, and nothing in this Agreement (either express or implied) is intended to confer upon any person or entity, other than the City, the Community Facilities District, the Developer, and the Security Provider (and their respective successors and assigns), any rights, remedies, obligations or liabilities under or by reason of this Agreement.

25.8 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute but one instrument.

25.9 Assignment. Developer may assign all or any of its rights pursuant to this Agreement to a purchaser of all or any portion of the Developer Property. Such a purchaser and assignee shall, as a condition to taking an assignment of such rights, enter into an assignment and assumption agreement with the City and Developer, in a form reasonably acceptable to Developer and the City, whereby such rights assigned are specified and such purchaser agrees, except as may be otherwise specifically provided therein, to assume the obligations of Developer pursuant to this Agreement and to be bound thereby. A company that acquires all of the assets of the Developer, including ownership of the Developer itself, shall be deemed a successor and shall not require an assignment or assumption agreement to be bound by, and enjoy the benefits of, this Agreement.

25.10 Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

25.11 Construction of Agreement. This Agreement has been reviewed by legal counsel for both the City and Developer and shall be deemed for all purposes to have been jointly drafted by the City and Developer. No presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

25.12 Termination. The provisions of this Agreement related to the acquisition and financing of the Improvements shall terminate and be of no further force or effect if the first series of Bonds for the CFD are not sold within ten years from the date of this Agreement unless extended by agreement of all the Parties. If the City is unable to sell the first series of Bonds for the CFD after diligent, commercially reasonable efforts to do so, this Agreement shall terminate and be of no further force and effect; provided, however, in such event, any collected Special Taxes remaining after the payment of administrative expenses of the CFD and reimbursement to the Developer of CFD formation costs shall be used to pay for Improvements in accordance with this Agreement and Developer shall receive a credit against City Fees otherwise payable to City in the amount so used to pay for City Fee Facility Improvements.

25.13 Attorneys' Fees. In the event of any action or proceeding, including an arbitration or a reference pursuant to Section 638 et seq., of the Code of Civil Procedure brought by any Party against any other under this Agreement, the prevailing Party shall be entitled to recover its actual attorneys' fees and all fees, costs and expenses incurred for prosecution, defense, consultation, or advice in such action or proceeding. In addition to the foregoing, the prevailing Party shall be entitled to its actual attorneys' fees and all fees, costs and expenses incurred in any post-judgment

proceedings to collect or enforce the judgment. This provision is separate and several and shall survive the merger of this Agreement into any judgment on this Agreement.

25.14 Venue and Forum. Any action at law or in equity arising under this Agreement brought by any Party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Riverside, State of California, and the Parties waive all provisions of law providing for the filing removal or change of venue to any other Court.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year written below.

DATED: June 2, 2026

CITY OF MURRIETA, a political subdivision of the State of California

By:_____
Justin Clifton, City Manager

ATTEST:

By:_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

CITY ATTORNEY FOR THE CITY OF MURRIETA

By:_____
Tiffany Israel, City Attorney

CENTURY COMMUNITIES OF CALIFORNIA, LLC, a Delaware limited liability company

By: _____
Name: _____
Its: _____

LIST OF EXHIBITS

EXHIBIT A - DESCRIPTION OF DEVELOPER PROPERTY

EXHIBIT B - DESCRIPTION OF COST ESTIMATES

EXHIBIT C - MISCELLANEOUS IMPROVEMENTS

EXHIBIT D - DISBURSEMENT REQUEST FORM

EXHIBIT A

DESCRIPTION OF DEVELOPER PROPERTY

Real property in the City of Murrieta, County of Riverside, State of California, described as follows:

Assessor's Parcel No. 909-190-001

EXHIBIT B

DESCRIPTION OF COST ESTIMATES OF THE IMPROVEMENTS [(1)]

I. CITY FEE FACILITY IMPROVEMENTS.

Estimated Cost of the City Fee Facility Improvements

Description	***Estimated Cost***
Law Enforcement	$ 63,879
Fire Facilities	67,838
Streets & Bridges	586,467
Traffic Signals	112,457
Storm Drainage	35,738
General Facilities	25,787
Park Land Facilities	466,841
Community Center	81,748
Public Library	41,516
Total City Fees Facility Improvements	**$ 1,482,271**

II. CITY IMPROVEMENTS.

Estimated Cost of the City Facility Improvements

Description	***Estimated Cost***
Offsite Street Improvements - Washington Ave	$ 927,897
Offsite Street Improvements - Vertical Curve	413,800
Total City Facility Improvements	**$ 1,341,697**

[(1)] *Amounts are estimates and subject to change. The Acquisition Price will be funded with Bond proceeds.*

EXHIBIT C

DESCRIPTION OF THE MISCELLANEOUS IMPROVEMENTS

School District facilities included in the School District's school fee programs, including but not limited to the following:

Description	Estimated Cost
Level I School Developer Fee	$ 1,179,495
CFD Premium	294,874
Total Estimated School District Facilities Fees	**$ 1,474,369**

Water District facilities included in the Water District's fee programs, including but not limited to the following:

Description	Estimated Cost
Water Capacity Charge	$ 646,419
Water Meter, Residential	8,528
Water Capacity, Irrigation	82,034
Water Meter, Irrigation	1,011
Sewer Capacity Fees	864,603
Total Estimated Water District Facilities Fees	**$ 1,602,595**

EXHIBIT D

CFD NO. 2026-1 (GIERSON RANCH) OF THE CITY OF MURRIETA

DISBURSEMENT REQUEST FORM

1. Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta (the "CFD") is hereby requested to pay from the _____ Account, or any applicable account or sub-account thereof, established by the CFD in connection with its 20__ Special Tax Bonds (the "Bonds") to City of Murrieta (the "City") as payee, the sum set forth below:

$_____ (the Requested Amount")

2. The Requested Amount represents the payment of City Fees for ___ lot(s) within the boundaries of the CFD (the "Property").

(Tract No. _____, Lot Nos. _____).

Or, City Improvements as supported by attached documentation.

3. The Requested Amount is due and payable, and has not formed the basis of any prior request or disbursement.

4. The City, as payee, is hereby directing payment of the Requested Amount be payable to _____ (the "Developer"), pursuant to the wiring instructions attached hereto.

5. The Requested Amount is authorized and payable pursuant to the terms of the certain Acquisition, Construction and Funding Agreement (the "Agreement") between the City of Murrieta, acting for and on behalf of itself and the CFD and Developer.

6. Capitalized undefined terms used herein shall have the meaning ascribed to them in the Agreement.

Dated: DEVELOPER:

_____

By:_____
Name:_____
Title:_____

Dated: CITY OF MURRIETA

By:_____
Its:_____

[ATTACH WIRING INSTRUCTIONS]

JOINT COMMUNITY FACILITIES AND SCHOOL FACILITIES MITIGATION AGREEMENT

BY AND AMONG

CITY OF MURRIETA, MURRIETA VALLEY UNIFIED SCHOOL DISTRICT AND CENTURY COMMUNITIES OF CALIFORNIA, LLC

(Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta)

THIS JOINT COMMUNITY FACILITIES AND SCHOOL FACILITIES MITIGATION AGREEMENT ("Agreement") is made and entered into as of the 1st day of June, 2026, by and among THE CITY OF MURRIETA, a general law city organized and existing under the laws and Constitution of the State of California ("City"), the MURRIETA VALLEY UNIFIED SCHOOL DISTRICT, a California public school district organized and operating pursuant to the applicable provisions of the California Education Code ("School District"), and CENTURY COMMUNITIES OF CALIFORNIA, LLC, a Delaware limited liability company ("Developer").

R E C I T A L S:

A. Developer intends to develop certain real property (the "Property") located within the boundaries of the City and School District, consisting of approximately 16 gross acres within Tract Map 39271 (the "Project") to be developed with approximately 107 dwelling units, as more fully depicted in Exhibit "A" attached hereto.

B. The Project will require the payment to School District of all or a part of Statutory School Fees (defined below) required to finance School Facilities (defined below). In lieu of the Statutory School Fees, the Mitigation Amount (as defined below) is expected to be paid to School District, in whole or in part, from Bond Proceeds (defined below) of Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta (the "CFD"). The City Facilities (defined below) and School Facilities are sometimes collectively referred to herein as the "Facilities."

C. Pursuant to Developer's request, the City Council of the City is in the process of forming the CFD pursuant to the Act to finance all or a portion of the Facilities. The City will have responsibility for the formation and administration of the CFD.

D. The City is authorized by Section 53313.5 of the Act to finance, by means of the CFD, the School Facilities. This Agreement constitutes a "joint community facilities agreement" ("JCFA") within the meaning of Section 53316.2 of the Act by and among the City, School District and Developer, pursuant to which the CFD will be authorized to finance the School Facilities. Pursuant to Section 53316.2(b) of the Act, a JCFA may be approved by two or more public agencies prior to the adoption of a resolution authorizing the issuance of bonds. As provided by Section 53316.6 of the Act, City is responsible for constructing, providing, maintaining and operating the City Facilities and the School District is responsible for constructing, providing, maintaining and operating the School Facilities.

E. The provision of the City Facilities and School Facilities is necessitated by the Project, and the Parties hereto find and determine that the residents of the City, School District and CFD will be benefited by the financing of the City Facilities and School Facilities, and that this Agreement is beneficial to the interests of such residents.

ARTICLE I
GENERAL PROVISIONS

Section 1.1. Recitals

The above recitals are true and correct and are hereby incorporated by this reference.

Section 1.2. Definitions

Unless the context clearly otherwise requires, the terms defined in this Section shall, for all purposes of this Agreement, have the meanings herein specified.

(a) **"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, commencing with California Government Code Section 53311, *et seq.*

(b) **"Agreement"** means this Joint Community Facilities and School Facilities Mitigation Agreement.

(c) **"Amount per Square Foot"** means 125% of the amount per square foot authorized to be used by the School District to calculate the then applicable Statutory School Fees. As of the date of this Agreement, that amount is $6.46 (1.25 x $5.17 per square foot).

(d) **"Assessable Square Feet"** means the square footage within the perimeter of a residential structure, excluding any carport, walkways, garages, overhangs, enclosed patios, detached necessary structures or similar areas. For purposes of determining the Assessable Square Feet of a dwelling unit, the School District may rely on the square footage contained on the building permit issued for the dwelling unit.

(e) **"Bond Proceeds"** shall mean those net funds generated by the sale of the Bonds.

(f) **"Bond Resolution"** means that Resolution, Resolution Supplement, Fiscal Agent Agreement, Indenture of Trust or other equivalent document(s) providing for the issuance of the Bonds.

(g) **"Bonds"** shall mean those bonds, or other securities, issued by, or on behalf of the CFD, as authorized by the qualified electors within the CFD.

(h) **"Certificates of Compliance"** means those certificates issued by School District pursuant to Education Code Section 17620(b) to Developer certifying that Developer has paid the Deposit in order to obtain a building permit for a dwelling unit.

(i) **"CFD"** means Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta.

(j) **"City Facilities"** means storm drainage, library, park, law enforcement, fire, streets and bridges, traffic, administration and community center facilities, and other public facilities of the City, including the foregoing public facilities which are included in the City's fee programs with respect to such facilities and authorized to be financed under the Act.

(k) **"Deposits"** shall mean all amounts advanced to School District by Developer prior to the issuance and sale of the Bonds, as security for the future payment, with Bond Proceeds, of the Statutory School Fees due in connection with Certificates of Compliance issued by School District for dwelling units within the Project prior to the issuance and sale of the Bonds and the funding of the School Fee Fund.

(l) **"Disbursement Request"** means a request for payment relating to School Facilities in the form attached hereto as Exhibit "B."

(m) **"Mitigation Amount"** means for each dwelling unit within the Project, the Amount per Square Foot multiplied by the Assessable Square Feet of the dwelling unit.

(n) **"Party"** or **"Parties"** shall mean any one or all of the parties to this Agreement and the CFD.

(o) **"Rate and Method"** means the Rate and Method of Apportionment of the Special Tax authorizing the levy and collection of special taxes within the CFD pursuant to proceedings undertaken for the formation of the CFD pursuant to the Act.

(p) **"School Facilities"** means those TK-12 school sites, preschool facilities, school facilities, including classrooms, on-site office space at a school, central support and administrative facilities, interim housing, furniture, equipment, technology, buses, and transportation facilities needed by School District in order to serve the student population to be generated as a result of development of the property within the CFD, and also includes costs associated with the maintenance and operation of school facilities in accordance with the Act.

(q) **"School Fee Fund"** means the fund(s), account(s) or sub-account(s) of the CFD (regardless of its designation within the Bond Resolution) into which a portion of the Bond Proceeds may be deposited in accordance with the Bond Resolution to finance the School Facilities.

(r) **"Statutory School Fees"** means the then-current applicable fee levied on new residential development (known as "Level 1" Fees) pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. or as "alternative school fees" pursuant to Government Code Section 65995.5 (also known as "Level 2 Fees").

(s) **"State"** means the State of California.

(t) **"Special Taxes"** means the special taxes authorized to be levied and collected pursuant to the Rate and Method.

ARTICLE II
FORMATION OF THE CFD AND ISSUANCE OF BONDS

Section 2.1. Formation of the CFD

The City, pursuant to the written request of the Developer, initiated proceedings pursuant to the Act for the formation of the CFD, the authorization of the Special Taxes within the CFD and the authorization of Bonds on behalf of the CFD, with the qualified electors approving the levy of the Special Taxes and the sale of the Bonds.

Section 2.2. Statutory School Fee Deposits

Subsequent to the execution of this Agreement and prior to School District's receipt of Bond Proceeds, Developer may obtain Certificates of Compliance for dwelling units within the Project by posting Deposits equivalent to the Statutory School Fees due with respect to such dwelling units.

Deposits posted prior to the issuance of Bonds will be held unexpended by School District and then released to Developer upon the sale of Bonds to the extent the Mitigation Amounts for such dwelling units have been satisfied by the deposit of Bond Proceeds in the School Fee Fund. After the issuance of the last series of Bonds (other than Bonds issued for refunding purposes only), to the extent that all Bond Proceeds deposited into the School Fee Fund are not sufficient to satisfy the Mitigation Amounts for such dwelling units, the portion of the Deposits not satisfied with Bond Proceeds shall be retained and used by School District to construct School Facilities.

Section 2.3. Issuance and Sale of Bonds

The City Council of the City, acting as the legislative body of the CFD, may, in its sole discretion, in accordance with its adopted policies, adopt the Bond Resolution and issue the Bonds. Prior to the City Council of the City adopting the Bond Resolution, Developer shall notify School District, as soon as practicable, of: i) the estimated issuance date for the Bonds and ii) the estimated amount of proceeds to be deposited in the School Fee Fund. Such initial notification to District shall include a copy of the proposed financing schedule and, when available, information (including pricing information) relating to the sale of the Bonds.

Section 2.4. Bond Proceeds

In the event that the CFD is formed and Bonds are issued, the City, or the CFD (as may be applicable), and Developer shall determine the amount of Bond Proceeds to be deposited into the School Fee Fund or any applicable accounts or subaccounts thereof. The Parties hereby acknowledge and agree that, in the event Bonds are issued, Bond Proceeds, to the extent available after the funding of the City Facilities, will be utilized to fund School Facilities in an amount up to the Mitigation Amount for all dwelling units planned for the Project, and prior to and with priority over the funding of fees and facilities of any other public agency participating as a joint community facilities agreement partner with the CFD. As Bond Proceeds are deposited in the School Fee Fund, Developer shall receive an Assessable Square Feet credit calculated by dividing the amount deposited into the School Fee Fund by the Amount per Square Foot as of the date of issuance of the Bonds. The purpose of this Agreement is to provide a mechanism by which the CFD may levy Special Taxes and issue Bonds to provide a source of funds to finance School Facilities in lieu of the payment of Statutory School Fees. In the event that Bond Proceeds, including investment earnings

thereon, are not available or sufficient to satisfy the obligation, then Developer shall remain obligated to satisfy the Mitigation Amount due to School District.

Section 2.5. Assessable Square Feet Credit Account

(a) After being notified by Developer that Bond Proceeds have been deposited into the School Fee Fund, School District will establish a credit account ("Credit Account") in the amount of Assessable Square Feet for which the Mitigation Amount is deemed satisfied. Such determination shall be made by dividing the amount deposited in the School Fee Fund by the Amount per Square Foot as of the date of issuance of the Bonds.

(b) Once established, School District shall deduct from the Credit Account the Assessable Square Feet of dwelling units for which Deposits had been made pursuant to Section 2.2 and return the corresponding Deposits to Developer. If such deduction would result in a negative balance within the Credit Account, School District shall retain a portion of the Deposits such that when added to the Bond Proceeds deposited in the School Fee Fund would result in a balance of zero (0) Assessable Square Feet within the Credit Account. Such retained Deposits may then be used by School District to fund School Facilities.

(c) Developer may obtain Certificates of Compliance for dwelling units within the Project by requesting that School District deduct from the Credit Account the Assessable Square Feet of the dwelling unit for which the Certificate of Compliance is being sought. In the event that there is an insufficient balance in the Credit Account to cover a request for a Certificate of Compliance, Developer may only obtain a Certificate of Compliance by paying the remaining Mitigation Amount in cash.

Section 2.6. Disbursements for School Facilities

(a) From time to time following the funding of the School Fee Fund, School District may notify the City in writing and request a disbursement from the School Fee Fund to fund School Facilities by executing and submitting an executed Disbursement Request to the City. Upon receipt of such Disbursement Request completed in accordance with the terms of this Agreement, the CFD shall wire transfer or otherwise pay to School District, or the designated payee as identified by the School District, such requested funds to the extent that Bond Proceeds are available in the School Fee Fund for such purpose.

(b) School District agrees that prior to submitting a Disbursement Request requesting payment from the CFD, it shall review and approve all costs included in its request and will have already paid or incurred such costs of School Facilities from its own funds subsequent to the date of this Agreement or will disburse such amounts to pay the costs of School Facilities following receipt of funds from the CFD. In the event that School District does not disburse any Bond Proceeds received by it to third parties within five banking days of receipt, it will trace and report to the CFD all earnings, if any, earned by School District, from the date of receipt of such Bond Proceeds by School District to the date of expenditure by School District for capital costs of the School Facilities. School District agrees that in processing the above disbursements it will comply with all legal requirements for the expenditure of Bond Proceeds under the Internal Revenue Code of 1986 and any amendments thereto.

Section 2.7. Responsibility for Mitigation Amounts

(a) The Parties hereto acknowledge and agree that the final responsibility for the payment of the Mitigation Amount for each dwelling unit within the Project lies with Developer.

(b) If the amounts derived from Bond Proceeds for School Facilities deposited in the School Fee Fund, including investment earnings thereon, if any, are not sufficient to fund the total cost of the Mitigation Amounts, the Parties hereto agree that all responsibility and liability for the amount of such shortfall shall be and remain with Developer, and shall not lie with the CFD, School District, or the City.

(c) School District agrees to utilize or apply funds provided to it by the CFD, in accordance with the Act, the Local Agency Special Tax and Bond Accountability Act (described in Section 4.1 hereof), the requirements of federal tax law compliance with which is necessary in order for interest on the Bonds to be excluded from the gross income of the recipients for federal income tax purposes and other applicable law, and as set forth herein.

(d) School District shall indemnify, defend, and hold harmless, the City and the CFD for any act or omission of the School District with respect to this Agreement; provided, however, that the School District shall not be required to indemnify any person or entity as to damages resulting from negligence or willful misconduct of such person or entity or their officers, agents or employees.

Section 2.8. Mitigation of Statutory School Fee Obligations of Project

Developer and School District agree that payment of the Mitigation Amount to School District with respect to any dwelling unit within the Project, whether with Bond Proceeds or otherwise, shall constitute full mitigation of the obligations due School District in connection with the issuance of a Certificate of Compliance with respect to such dwelling unit.

School District shall have no obligation, responsibility, or authority with respect to the issuance and sale of the Bonds, the Bond Proceeds available to finance the construction of School Facilities, the payment of the principal and interest on the Bonds, or for the levy of the Special Taxes to provide for the payment of principal and interest thereon. The City shall have the sole authority and responsibility for all such matters.

The Parties hereto specifically agree that, except as otherwise provided for in Section 2.4, the liabilities of the CFD, including liabilities, if any, of the CFD pursuant to the documents providing for the issuance of Bonds, including the Bond Resolution, shall not be or become liabilities of School District.

Section 2.9. Waiver of State and Local Funding Credits and Right to Protest

In consideration of School District's agreement with respect to the Project to accept the Mitigation Amounts as full mitigation of the impact of the students generated by the Project upon the School Facilities, and provided School District does not breach such agreement, Developer agrees to waive all past, present and future credit against, or fair share reduction in, Mitigation Amounts based upon State matching funding provided to School District or the proceeds from a District-wide special tax or general obligation bond authorization, or School Facilities Improvement District ("SFID") bond authorization for school facilities. In addition, Developer knowingly waives its right of protest as may be afforded by Government Code Section 66020 or any other provision of law, so long as School District is not in breach of this Agreement.

Section 2.10. Developer Advance

Within ten (10) business days of execution of this Agreement by School District, if not previously provided, Developer agrees to deposit with School District the amount of Fifteen Thousand Dollars ($15,000) to be used to advance fund School District's costs in entering into and administering the terms of this Agreement. Such advance by Developer may be reimbursed from the proceeds of the sale of the Bonds, but under no circumstances shall School District or the City be obligated to pay Developer from any other source of funds. Should this Agreement not be approved for any reason, any remaining balance of the amounts advanced by Developer pursuant to this Section shall be refunded to Developer upon written notice to School District from City or Developer that that this Agreement will not be approved and after application of such advance to the payment of District's costs incident to entry into this Agreement, including without limitation, legal fees associated with the negotiation hereof.

Section 2.11. Administration of the CFD

The City shall have the power and duty to provide for the administration of the CFD, subject to the terms hereof and the Bond Resolution, including employing and compensating all consultants and providing for the various other administration duties set forth in this Agreement. It is understood and agreed by Parties hereto that School District was not or will not be considered a participant in the proceedings relative to formation of the CFD or the issuance of the Bonds, other than as a Party to this Agreement.

ARTICLE III
TERM AND TERMINATION

Section 3.1. Effective Date

This Agreement shall become effective and of full force and effect as of the date ("Effective Date") it is approved and executed by the last of the Governing Board of School District, Developer and the City Council of the City, to be confirmed by the execution hereof by the authorized representatives of the Parties hereto.

Section 3.2. Termination

If the CFD is unable to complete the sale of the Bonds prior to January 1, 2040, any obligation of the Parties, if any, to finance all or any portion of the Mitigation Amounts with CFD bond proceeds pursuant to this Agreement shall automatically terminate and be of no further force or effect. In such event, School District shall retain all Deposits related to the dwelling units within the Project for which Certificates of Compliance were issued based upon the posting of such Deposits; thereafter, in order to obtain an additional Certificate of Compliance for a unit within the Project, Developer shall be required to pay School District the Mitigation Amount for such unit.

ARTICLE IV
ARTICLE IV ADDITIONAL GENERAL PROVISIONS

Section 4.1. Recordkeeping; Inspection of Records

School District hereby agrees to keep and maintain full and accurate records of all amounts, if any, paid to School District for Deposits, Mitigation Amounts and investment earnings thereon and the City or CFD, or the Fiscal Agent on their behalf, hereby agrees to

keep and maintain full and accurate records of all amounts, and investment earnings, if any, disbursed to School District from the School Fee Fund. Each Party further agrees to make such records available to any other Party hereto, including Developer, during normal business hours upon reasonable prior notice. All such records shall be kept and maintained by the appropriate Party as provided by applicable law and their respective policies. School District and Developer agree that they will cooperate with the CFD and the City in providing documentation, reports or other data reasonably required and requested by the City or the CFD in meeting the reporting requirements of the CFD under Sections 50075.1, 50075.3, and 50075.5 and Article 1.5 (commencing with Section 53410) of Chapter 3 of Part 1 of Division 2 of Title 5 of, the Government Code (collectively, the "Local Agency Special Tax and Bond Accountability Act"). School District's reporting obligations pursuant to this Section shall be limited to providing reports or other data detailing the following: (A) the amount of CFD funds received by School District to fund School Facilities, (B) the amount of such CFD funds deposited in separate funds or accounts of School District reflecting Deposits, Mitigation Amounts and the number of dwelling units for which such amounts apply, and (C) School Facilities that have been acquired or constructed, in whole or in part, with CFD funds. School District's reporting obligation shall terminate when all CFD funds have been disbursed from the School Fee Fund, or from any account or subaccount thereof that has been allocated Bond Proceeds to finance Mitigation Amounts, and School District has provided to the City a report for the last disbursement received by School District. If no CFD funds have been received by School District or used to finance School Facilities since the previous report, no report shall be required to be delivered by School District and the City may rely upon the previous reports so delivered.

Section 4.2. Partial Invalidity

If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 4.3. Successors and Assigns

Developer may assign its rights pursuant to this Agreement to a purchaser of the Property, or any portion thereof, and such purchaser, assignee and property owner shall assume the obligations of Developer pursuant to this Agreement and to be bound thereby. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties hereto.

Section 4.4. Notice

Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any Party or other person shall be deemed to have been received when personally delivered or upon deposit of the same in the United States Post Office registered or certified, postage prepaid, addressed as follows:

City: City of Murrieta
1 Town Square
Murrieta, CA 92562
Attention: Director of Finance

With a copy to:	Stradling Yocca Carlson & Rauth 660 Newport Center Drive, Suite 1600 Newport Beach, CA 92660 Attention: Brian Forbath
School District:	Murrieta Valley Unified School District 41870 McAlby Court Murrieta CA 92562 Attention: Deputy Superintendent, Business and Operations
With a copy to:	Dannis Woliver Kelley 750 B Street, Suite 2600 San Diego, CA 92101 Attention: Meredith Johnson, Esq.
Developer:	Century Communities of California, LLC 4695 MacArthur Court, Suite 300 Newport Beach, CA 92660 Attention: Justin Brewer, Executive Vice President
With a copy to:	O'Neil LLP 19800 MacArthur Blvd., Suite 650 Irvine, CA 92612 Attention: John P. Yeager, Esq.

Each Party can change its address for delivery of notice by delivering written notice of such change or address to the other Parties within ten (10) calendar days prior to such change.

Section 4.5. Captions

The captions to Sections used herein are for convenience purposes only and are not part of this Agreement.

Section 4.6. Governing Law

This Agreement shall be governed by, and construed in accordance with, the laws of the State of California applicable to contracts made and performed in said State.

Section 4.7. Entire Agreement

This Agreement contains the entire agreement between the Parties with respect to the matters provided for herein and supersedes all prior agreements and negotiations between the Parties with respect to the subject matter of this Agreement.

Section 4.8. Amendments

This Agreement may be amended or modified only in writing executed by the authorized representative(s) of each of the Parties hereto.

Section 4.9. Section 4.9 Waiver

The failure of any Party hereto to insist on compliance within any of the terms, covenants or conditions of this Agreement by any other Party hereto, shall not be deemed a waiver of such terms, covenants or conditions of this Agreement by such other Party, nor shall any waiver constitute a relinquishment of any other right or power for all or any other times.

Section 4.10. Cooperation and Execution of Documents

The Parties hereto agree to complete and execute any further or additional documents which may be necessary to complete or further the terms of this Agreement.

Section 4.11. Attorneys' Fees

In the event of the bringing of any action or suit by any Party against any other Party arising out of this Agreement, the Party in whose favor final judgment shall be entered shall be entitled to recover from the losing Party all costs and expenses of suit, including reasonable attorneys' fees.

Section 4.12. Section 4.12 Exhibits

The following exhibits attached hereto are incorporated into this Agreement by reference.

Exhibit	Description
"A"	Property Depiction
"B"	Disbursement Request Form

Section 4.13. Signatories

The signatories hereto represent that they have been appropriately authorized to enter into this Agreement on behalf of the Party for whom they sign.

Section 4.14. Execution in Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Community Facilities and School Facilities Mitigation Agreement as of the day and year written above.

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

By: _____
Dr. Ward Andrus, Superintendent

ATTEST:

By: _____
Christine Schmidt, Clerk of the Board of Education
of the Murrieta Valley Unified School District

Developer:

CENTURY COMMUNITIES OF CALIFORNIA, LLC,
a Delaware limited liability company

By: _____
Name:
Its:

CITY OF MURRIETA

By: _____
Justin Clifton, City Manager

ATTEST:

By _____
Cristal McDonald, City Clerk

EXHIBIT "A"

PROPERTY DEPICTION

COPY

99
20

SHEET 1 OF 1 SHEET

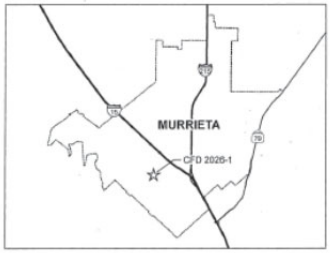
PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2026-1
(GIERSON RANCH)
OF THE CITY OF MURRIETA,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

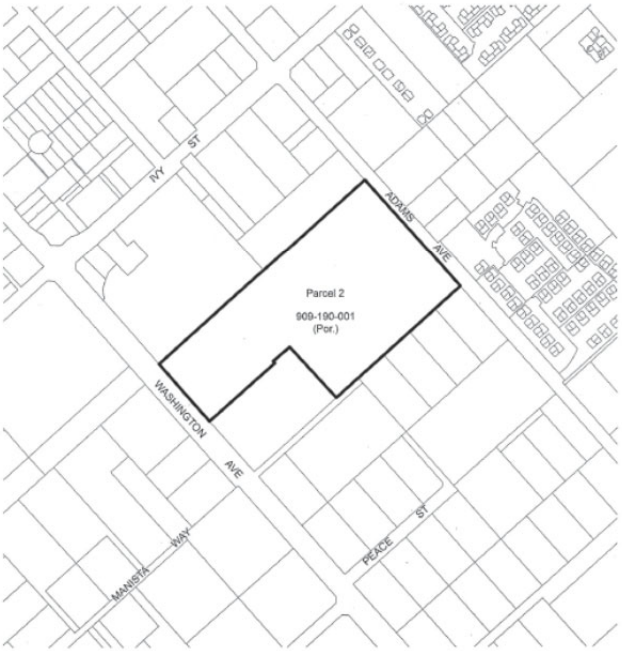
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH), OF THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA AT A REGULAR MEETING THEREOF, HELD ON 17th DAY OF March, 2026, BY RESOLUTION NO. 26-4915

CITY CLERK, Cristal McDonald
CITY OF MURRIETA

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF MURRIETA, THIS 18th DAY OF March, 2026.

CITY CLERK, Cristal McDonald
CITY OF MURRIETA





RECORDED THIS 27th DAY OF March, 2026 AT THE HOUR OF 11:43 O'CLOCK A M IN BOOK 99 PAGE 20 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: $9.00 NO.: 2026-0092328
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: C Gutierrez
DEPUTY

THE BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 INCLUDES PARCEL 2 OF CITY OF MURRIETA PARCEL MAP NO. 38310 RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON THE 12TH DAY OF DECEMBER, 2025, IN BOOK 261 OF MAPS, AT PAGES 74 - 76, AS DOCUMENT NO. 2025-0386550.

LEGEND

- CITY BOUNDARY
- CFD BOUNDARY
- PARCEL LINE
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER

THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2025-26.

SPICER CONSULTING GROUP

N
W E
S

EXHIBIT "B"

DISBURSEMENT REQUEST FORM

1. Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta ("CFD No. 2026-1") is hereby requested to pay from the School Fee Fund, or any applicable account or subaccount thereof, established by CFD No. 2026-1 in connection with its Special Tax Bonds (the "Bonds") to Murrieta Valley Unified School District ("MVUSD"), as payee, the sum set forth below:

$ _____ (the "Requested Amount")

2. The Requested Amount is due and payable, has not formed the basis of any prior request or disbursement and is being made with respect to the obligation of the Property to pay Mitigation Amounts to _____ ("Payee") as detailed below:

Payment Instructions:_____

3. The Requested Amount is authorized and payable pursuant to the terms of that certain Joint Community Facilities and School Facilities Mitigation Agreement, dated as of _____, 2026, by and among Murrieta Valley Unified School District, Century Communities of California, LLC, a Delaware limited liability company, and the City of Murrieta (the "JCFA"). By requisitioning Bond proceeds as described above, MVUSD is not passing upon, determining or assuming the tax-exempt status of the Bonds for federal or California income tax purposes.

4. Capitalized undefined terms used herein shall have the meanings ascribed to them in the JCFA.

Date: _____ Murrieta Valley Unified School District

By:_____

JOINT COMMUNITY FACILITIES AGREEMENT

THIS JOINT COMMUNITY FACILITIES AGREEMENT (the "**Agreement**") is entered into effective as of the 1st day of June, 2026, by and among THE CITY OF MURRIETA, a general law city organized and existing under the laws and Constitution of the State of California ("**City**"), the WESTERN MUNICIPAL WATER DISTRICT, a public agency organized and existing pursuant to Division 20 of the California Water Code ("**WMWD**"), and CENTURY COMMUNITIES OF CALIFORNIA, LLC, a Delaware limited liability company ("**Developer**"). This Agreement is being made in connection with and for the purpose of financing certain public facilities to be owned, operated or maintained by WMWD from proceeds of bonds issued by Community Facilities District No. 2026-1 (Gierson Ranch) of the City (the "**CFD**"). Capitalized terms used in the Agreement that are not defined in this preamble or in the Recitals shall have the meanings given such terms in Section 2 of this Agreement.

R E C I T A L S:

A. The property depicted in Exhibit "A" hereto, which is located in the City of Murrieta, State of California, constitutes the land within the boundaries of the CFD (the "**Property**"). The Property is described in Exhibit "B" hereto.

B. Developer intends to develop the Property into approximately 107 dwelling units pursuant to Tract Map 39271 ("**Project**").

C. The City is forming, or has formed, the CFD for the purpose of financing, among other things, certain facilities to be owned, operated or maintained by the City as well as facilities to be owned and operated by WMWD (the "**WMWD Facilities**") in satisfaction of the payment of WMWD Fees (defined herein).

D. In conjunction with the issuance of building permits for the construction of homes on the Property and/or receipt of water meters for such homes, the Developer has elected to advance WMWD Facilities costs in satisfaction of payment of WMWD Fees (the "**Advances**") before CFD Proceeds are available in sufficient amounts to pay for WMWD Facilities. In such case, the Developer (i) shall be entitled to reimbursement of such Advances solely from CFD Proceeds allocated to WMWD by the City and (ii) shall be deemed to have satisfied WMWD Fees in the amount of such Advances which would otherwise be due to WMWD for WMWD Facilities, all as further described herein.

E. The City will have sole discretion and responsibility for the administration of the CFD.

F. The City is authorized by Section 53313.5 of the Act to assist in the financing of the acquisition and/or construction of the WMWD Facilities. This Agreement constitutes a joint community facilities agreement, within the meaning of Section 53316.2 of the Act, by and among WMWD, the City (on behalf of itself and the CFD) and the Developer, pursuant to which the CFD will be authorized to finance the acquisition and/or construction of all or a portion of

the WMWD Facilities. As authorized by Section 53316.6 of the Act, responsibility for constructing, providing for and operating the WMWD Facilities is delegated to WMWD.

G. The Parties hereto find and determine that the residents residing within the boundaries of WMWD, the City and the CFD will be benefited by the construction and/or acquisition of the WMWD Facilities and that this Agreement is beneficial to the interests of such residents.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the Parties hereto agree as follows:

1. Recitals. Each of the above recitals is incorporated herein and is true and correct.

2. Definitions. Unless the context clearly otherwise requires, the terms defined in this Section shall, for all purposes of this Agreement, have the meanings herein specified.

a. "**Act**" means the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the California Government Code.

b. "**Advances**" means an amount paid by Developer for WMWD Facilities in satisfaction of payment of WMWD Fees prior to the availability of sufficient CFD Proceeds.

c. "**Agreement**" means this Joint Community Facilities Agreement, dated as of June 1, 2026, by and among WMWD, the City (for itself and on behalf of the CFD), and the Developer.

d. "**Bond Proceeds**" shall mean those net funds generated by the sale of the Bonds and investment earnings thereon.

e. "**Bond Resolution**" means that Resolution, Resolution Supplement, Fiscal Agent Agreement, Indenture of Trust or other equivalent document(s) providing for the issuance of the Bonds.

f. "**Bonds**" shall mean those bonds, or other securities, issued by, or on behalf of the CFD in one or more series, as authorized by the qualified electors within the CFD.

g. **"CFD"** means Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta.

h. "**CFD Proceeds**" shall mean one or more of the following sources of funds: (i) Bond Proceeds; (ii) any prepayments of special taxes in the CFD that are to be applied to authorized facilities of the CFD, including WMWD Facilities, pursuant to the Rate and Method; and (iii) the proceeds of special taxes levied to pay directly for WMWD Facilities.

i. "**Developer**" means Century Communities of California, LLC, a Delaware limited liability company, and its successors and assigns.

j. "**Disbursement Request**" means a request for payment relating to WMWD Facilities in the form attached hereto as Exhibit "D."

k. "**Other Facilities Accounts of the Improvement Fund**" means the funds, accounts or sub-accounts of the CFD (regardless of their designation within the Bond Resolution or otherwise) into which the CFD Proceeds may be deposited in accordance with the Bond Resolution to finance WMWD Facilities.

l. "**Party**" or "**Parties**" shall mean anyone or all of the parties to this Agreement.

m. "**Project**" means the development by the Developer of approximately 107 residential units on the Property.

n. "**Property**" means the property that is contemplated to be in the CFD, as depicted in Exhibit "A" attached hereto and described in Exhibit "B" attached hereto.

o. "**Rate and Method**" means the Rate and Method of Apportionment of the Special Tax for the CFD.

p. "**Special Taxes**" means the special taxes authorized to be levied and collected within the CFD pursuant to the Rate and Method.

q. "**State**" means the State of California.

r. "**WMWD**" means the Western Municipal Water District, a public agency organized and existing pursuant to Division 20 of the California Water Code.

s. "**WMWD Facilities**" means those water and sewer facilities which are eligible to be funded with WMWD Fees.

t. "**WMWD Fees**" means water capacity charge, meter fees, and sewer capacity fees and all components thereof imposed by WMWD upon the Property.

u. "**WMWD Representative**" means the WMWD General Manager or his designee.

3. Formation of the CFD. The City has formed, or is in the processing of forming, the CFD to finance the WMWD Facilities and other facilities. The Developer has requested that the City and WMWD enter into this Agreement in order to finance costs related to the WMWD Facilities.

4. Use of CFD Proceeds. The City and the Developer shall, from time to time as CFD Proceeds become available, determine the amount of CFD Proceeds to be deposited in the Other Facilities Accounts of the Improvement Fund and each subaccount thereof.

5. Disbursements for WMWD Facilities.

a. Upon the funding of the Other Facilities Accounts of the Improvement Fund, the City shall notify WMWD of the amount of CFD Proceeds to be reserved to fund WMWD Facilities and WMWD may execute and submit a Disbursement Request for payment to the City requesting disbursement of such amount from the Other Facilities Accounts of the Improvement Fund to the extent such funds are available in the Other Facilities Accounts of the Improvement Fund. Upon WMWD's receipt of funds pursuant to such Disbursement Request, Developer shall receive reimbursement of the Advances from WMWD to the extent of the amount of CFD Proceeds received for WMWD Facilities. Upon such notice and WMWD's receipt of such disbursement relating to WMWD Facilities, Developer shall be deemed to have satisfied the applicable WMWD Fees with respect to the number of dwelling units or lots for which the WMWD Fees would otherwise have been required in an amount equal to such disbursement.

b. From time to time following the funding of the Other Facilities Accounts of the Improvement Fund from additional CFD Proceeds, the Developer may notify WMWD in writing and WMWD may request a further disbursement from the Other Facilities Accounts of the Improvement Fund to fund WMWD Facilities by submitting an executed Disbursement Request to the CFD. Upon receipt of such Disbursement Request completed in accordance with the terms of this Agreement, the CFD shall wire transfer or otherwise pay to WMWD such requested funds to the extent that CFD Proceeds are available in the Other Facilities Accounts of the Improvement Fund for such purpose. Upon such notice and WMWD's receipt of such disbursement relating to WMWD Facilities, Developer shall be deemed to have satisfied the applicable WMWD Fees with respect to the number of dwelling units or lots for which the WMWD Fees would otherwise have been required in an amount equal to such disbursement.

c. WMWD agrees that prior to submitting a Disbursement Request requesting payment from the CFD it shall review and approve all costs included in its request and will have already paid or incurred such costs of WMWD Facilities from its own funds subsequent to the date of this Agreement, or will disburse such amounts to pay the costs of WMWD Facilities following receipt of funds from the CFD. In the event that WMWD does not disburse any CFD Proceeds received by it to third parties within five banking days of receipt, it will trace and report to the CFD all earnings, if any, earned by WMWD, from the date of receipt of such CFD Proceeds by WMWD to the date of expenditure by WMWD for capital costs of the WMWD Facilities. Such report shall be delivered at least semiannually until all CFD Proceeds are expended by WMWD. WMWD agrees that in processing the above disbursements it will comply with all legal requirements for the expenditure of CFD Proceeds under the Internal Revenue Code of 1986 and any amendments thereto.

d. WMWD agrees to maintain adequate internal controls over its payment function and to maintain accounting records in accordance with generally accepted accounting procedures. WMWD will, upon request, provide the City and/or Developer with access to WMWD's records related to the WMWD Facilities and will provide to the City its annual

financial report certified by an independent certified public accountant for purposes of assisting the City in calculating the arbitrage rebate obligation of the CFD, if any.

e. The City or the CFD agrees to maintain full and accurate records of all amounts, and investment earnings, if any, expended from the Other Facilities Accounts of the Improvement Fund. The City or the CFD will, upon request, provide WMWD and/or Developer with access to the City's or the CFD's records related to the Other Facilities Accounts of the Improvement Fund.

f. Nothing herein shall supersede the obligation of an owner of the Property to make an Advance or pay WMWD Fees to WMWD when due. The purpose of this Agreement is to provide a mechanism by which the CFD may issue the Bonds to provide a source of funds to finance WMWD Facilities in satisfaction of the payment of WMWD Fees. In the event that CFD Proceeds, including investment earnings thereon, are not available or sufficient to satisfy the obligation, then the Developer shall remain obligated to make an Advance or pay WMWD Fees to WMWD as a condition of receiving water service to the Property.

6. Ownership of WMWD Facilities. At all times, the WMWD Facilities shall be and remain the property of WMWD.

7. Tax Matters. WMWD shall not use Bond Proceeds in any manner that would cause interest on the Bonds to become includable in gross income for federal income tax purposes. WMWD represents the following with respect to the use of the Bond Proceeds:

a. Private Use. The Bond Proceeds will not be used for any activities that constitute a "Private Use," meaning any activity that constitutes a trade or business that is carried on by persons or entities, other than governmental entities. The leasing of the facilities· or the access of a person or entity other than a governmental unit to property or services on a basis other than as a member of the general public ("**General Public Use**") shall constitute a Private Use unless WMWD obtains an opinion of bond counsel to the contrary. Use of the Bond Proceeds in a trade or business constitutes General Public Use only if the property is intended to be available and is in fact reasonably available for use on the same basis by natural persons not engaged in a trade or business.

b. Management and Service Contracts. The WMWD facilities financed with the Bond Proceeds shall not be subject to management contracts or other arrangements with private parties except in compliance with Internal Revenue Service Revenue Procedure 97-13.

c. Expenditure of Bond Proceeds. WMWD reasonably expects to expend the Bond Proceeds on WMWD Facilities within three (3) years from the date of issuance of the Bonds. WMWD agrees that all Bond Proceeds will be expended on capital improvements or used to reimburse prior capital improvement expenditures. To the extent that Bond Proceeds are used to reimburse the Developer or other property owners for fees previously paid to WMWD, those prepaid impact fees will be deemed to be replaced with Bond Proceeds, and the expenditure of those prepaid impact fees must comply with all of the requirements for the expenditure of Bond Proceeds under applicable law.

d. WMWD further agrees to maintain a separate accounting for the receipt and expenditure of Bond Proceeds, and to maintain adequate controls over all Bond Proceeds received by it in accordance with generally accepted accounting principles. WMWD will, upon request, provide the City with access to WMWD's records related to the Bond Proceeds received by WMWD and WMWD Facilities financed with Bond Proceeds. If Bond proceeds remain unspent five years after their deposit into the Other Facilities Accounts of the Improvement Fund, City shall provide notice to WMWD requiring either the expenditure or return of said proceeds to the City within a reasonable period of time thereafter.

8. Expectations of the Parties. The Parties understand and agree that (i) Developer will be making Advances prior to the availability of CFD Proceeds that will be used to pay for WMWD Facilities, (ii) WMWD may be processing and completing payment requests for the payment on such Advances for WMWD Facilities with knowledge that there may be insufficient CFD Proceeds available at such time, and (iii) in any such case, the payment of any approved payment requests for such Advances on any WMWD Facilities will be deferred until there are sufficient CFD Proceeds available to pay the Advances for such WMWD Facilities, at which time the CFD will make such payments in accordance with this Agreement. At all times, Developer will be making Advances with the expectation that such Advances will be returned when there are sufficient CFD Proceeds to finance WMWD Facilities. The payment of Advances prior to the availability of CFD Proceeds shall not be construed as a dedication or gift of the Advances, or a waiver of the return of the Advances, it being the intention that the WMWD Facilities be paid by the CFD Proceeds to the extent of the availability of CFD Proceeds.

9. Amendment and Assignment. This Agreement may be amended at any time but only in writing signed by each Party hereto. This Agreement may be assigned, in whole or in part, by the Developer to the purchaser of any parcel of land within the Property, provided, however, such assignment shall not be effective unless and until WMWD and the City have been notified, in writing, of such assignment. Once the Agreement is assigned to another party, the assignee shall be considered a party hereto, and the assignor shall be released of any and all obligations under this Agreement. Whenever this Agreement provides the Developer with a right, that right may be exercised by an assignee of that right to the same extent that the Developer could have exercised that right themselves under this Agreement.

10. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the matters provided for herein and supersedes all prior agreements and negotiations between the Parties with respect to the subject matter of this Agreement.

11. Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to either Party shall be deemed to have received when personally delivered or seventy-two hours following deposit of the same in any United States Post Office in California, registered or certified, postage prepaid, addressed as follows:

City: City of Murrieta
1 Town Square
Murrieta, California 92562
Attention: Director of Finance

With a copy to:	Stradling Yocca Carlson & Rauth 660 Newport Center Drive, Suite 1600 Newport Beach, California 92660 Attention: Brian Forbath
WMWD:	Western Municipal Water District 14205 Meridian Parkway Riverside, California 92518 Attention: General Manager
Developer:	Century Communities of California, LLC 4695 MacArthur Court, Suite 300 Newport Beach, California 92660 Attention: Justin Brewer, Executive Vice President
With a copy to:	O'Neil LLP 19800 MacArthur Boulevard, Suite 650 Irvine, California 92612 Attention: John Yeager

Each Party may change its address for delivery of notice by delivering written notice of such change of address to the other Party hereto.

12. Exhibits. All exhibits attached hereto are incorporated into this Agreement by reference.

13. Attorney's Fees. In the event of the bringing of any action or suit by any Party against any other Party arising out of this Agreement, the Party in whose favor final judgment shall be entered shall be entitled to recover from the losing Party all costs and expenses of suit, including reasonable attorneys' fees.

14. Severability. If any part of this Agreement is held to be illegal or unenforceable by court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

15. Governing Law. This Agreement and any dispute arising hereunder shall be governed by interpreted in accordance with the laws of the State of California. Any and all actions and other proceedings arising from this Agreement must be initiated and concluded in Riverside County, California.

16. Waiver. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party hereto, or the failure by a Party to exercise its rights upon the default of another Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the terms of this Agreement thereafter.

17. No Third Party Beneficiaries. No person or entity other than the CFD, when and if formed, shall be deemed to be a third party beneficiary hereof, and nothing in this Agreement (either express or implied) is intended to confer upon any person or entity, other than WMWD, the City, the CFD, and Developer (and their respective successors and assigns, exclusive of individual homebuyers), any rights, remedies, obligations or liabilities under or by reason of this Agreement.

18. Singular and Plural; Gender. As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine.

19. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute but one instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year written above.

CITY OF MURRIETA

By: _____
Justin Clifton, City Manager

ATTEST:

By: _____
Cristal McDonald, City Clerk

WESTERN MUNICIPAL WATER DISTRICT

_____
Craig D. Miller, General Manager

ATTEST:

By: _____
[ ]

DEVELOPER:

CENTURY COMMUNITIES OF CALIFORNIA, LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

EXHIBIT A

DEPICTION OF PROPERTY

COPY

99/20

SHEET 1 OF 1 SHEET

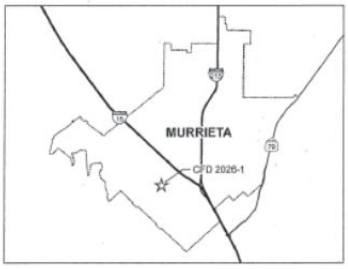
PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2026-1
(GIERSON RANCH)
OF THE CITY OF MURRIETA,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (GIERSON RANCH), OF THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA AT A REGULAR MEETING THEREOF, HELD ON 17th DAY OF March, 2026, BY RESOLUTION NO. 26-4915

CITY CLERK, Cristal McDonald
CITY OF MURRIETA

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF MURRIETA, THIS 18th DAY OF March, 2026.

CITY CLERK, Cristal McDonald
CITY OF MURRIETA



SPICER CONSULTING GROUP

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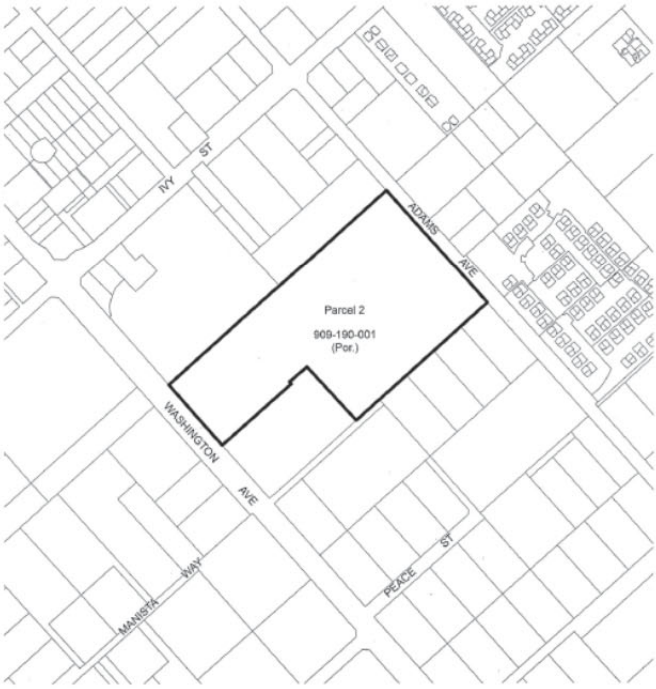


RECORDED THIS 27th DAY OF March, 2026 AT THE HOUR OF 1:43 O'CLOCK P M IN BOOK 99 PAGE 20 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: $9.00 NO.: 2026-0092328
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: C Gutierrez
DEPUTY

THE BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 INCLUDES PARCEL 2 OF CITY OF MURRIETA PARCEL MAP NO. 38310 RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON THE 12TH DAY OF DECEMBER, 2025, IN BOOK 261 OF MAPS, AT PAGES 74 - 76, AS DOCUMENT NO. 2025-0386550.

LEGEND

- CITY BOUNDARY
- CFD BOUNDARY
- PARCEL LINE
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER

THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2025-26.

EXHIBIT B

DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND CONSISTS OF ASSESSOR'S PARCEL NO. 909-190-001.

EXHIBIT C

WMWD FACILITIES DESCRIPTION

WMWD Facilities. The type of WMWD Facilities eligible to be financed by the CFD under the Act are as follows:

Those water facilities included in WMWD's water capacity and connection fee programs used to finance expansion projects, including annexation fees. WMWD Facilities include, but are not limited to the following: water transmission pipelines, pumping plants, water reservoirs, including all costs of site acquisition, planning, design, engineering, legal services, materials testing, coordination, surveying, construction staking, construction, inspection and any and all appurtenant facilities and appurtenant work relating to the foregoing. Below is the exclusive list of the WMWD Fees payable by the Developer to be financed by the CFD.

Fee Description	Rate*	
Water Capacity Charge – Residential 4" Meter	$ 323,210	Per Meter
Water Meter Fee – Residential 4" Meter	$ 4,506	Per Meter
Water Capacity Charge – Irrigation 2" Meter	$ 82,034	Per Meter
Water Meter Fee – Irrigation 2" Meter	$ 1,069	Per Meter
Sewer Capacity Charge	$ 8,080	Per EDU

**Fee amounts above are as of May 1st, 2026.*

EXHIBIT D

DISBURSEMENT REQUEST FORM

(WMWD Facilities)

1. Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta ("**CFD**") is hereby requested to pay from the CFD Proceeds to Western Municipal Water District ("**WMWD**"), as Payee, the sum set forth in 3 below.

2. The undersigned certifies that the amount requested for WMWD Facilities has not formed the basis of prior request or payment, and is being made with respect to the connection of the property described below to the WMWD system.

Amount requested:

For WMWD Facilities: $ _____
For Tract/Lot Nos: _____

3. The amount set forth in 3 above is authorized and payable pursuant to the terms of the Joint Community Facilities Agreement by and among the City of Murrieta (for itself and on behalf of the CFD), WMWD, and Century Communities of California, LLC, dated _____, 2026 (the "**Agreement**"). Capitalized terms not defined herein shall have the meaning set forth in the Agreement. By requisitioning CFD Proceeds as described above, WMWD is not passing upon, determining or assuming the tax-exempt status of the Bonds for federal or California income tax purposes.

CENTURY COMMUNITIES OF CALIFORNIA, LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

Date: _____

WESTERN MUNICIPAL WATER DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

WAIVER OF CERTAIN ELECTION PROCEDURES
WITH RESPECT TO LANDOWNER ELECTION FOR
COMMUNITY FACILITIES DISTRICT NO. 2025-2 (MAINTENANCE SERVICES)
OF THE CITY OF MURRIETA
(ANNEXATION NO. 3— GIERSON RANCH)

The undersigned, Justin Brewer, acting on behalf of Century Communities of California, LLC, a Delaware limited liability company (the "Owner"), hereby certifies to the City of Murrieta (the "City"), with respect to the proposed annexation of territory Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta (the "District"), as follows:

1. The undersigned has been duly authorized by the Owner and possesses all authority necessary to execute this Waiver on behalf of the Owner in connection with the election to be called by the City Council of the City with respect to the District. The Owner hereby appoints Justin Brewer to act as its authorized representative to vote in the election referred to herein and certifies that his true and exact signature is set forth below:

Signature of Justin Brewer: _____

2. The Owner is the present owner of 15.98 acres of land as described in Attachment "A" hereto (the "Annexation Territory"). There are no registered voters residing within the Annexation Territory owned by the Owner and have been none during the 90-day period preceding June 2, 2026.

3. The Owner has received notice of the June 2, 2026 public hearing to be held by the City Council of the City regarding the approval of (i) annexation of the Annexation Territory to the District and (ii) the levy of special taxes within the Annexation Territory in accordance with the rate and method for the District. The Owner agrees that it received adequate notice of the June 2, 2026 hearing.

4. The Owner has received from the City and the City has made available to the Owner necessary and relevant information regarding the proposed annexation and levy of the special tax, as set forth in Resolution No. 26-4917 adopted by the City Council on March 17, 2026 (the "Resolution").

5. The undersigned understands that if the proceedings for the annexation of the Annexation Territory to the District are undertaken on or after June 2, 2026, an election will be held by the District on the propositions set forth in the sample ballot attached hereto as Attachment "B" less than 90 days after the close of the June 2, 2026 public hearing as in accordance with Section 53339.7 of the Government Code, without the preparation of an impartial analysis, arguments or rebuttals concerning the election as provided for by Elections Code Sections 9160 to 9167, inclusive, and 9190 and without preparation of a tax rate statement as provided in Section 9401 of the Elections Code and without further notice of such election as required pursuant to the Elections Code or the Government Code. Having been fully advised with respect to the election, in accordance with the authority contained in Government Code Section 53339.7, the Owner waives compliance with the foregoing provisions of the Elections Code and Government Code, with any time limits or other procedural requirements pertaining to

the conduct of the election which are not being complied with and consents to having the election on any date on or after the close of the June 2, 2026 public hearing and consents to the closing of the election as soon as all ballots are received by the City Clerk.

6. The undersigned hereby represents that compliance with the procedural requirements for conducting the election, including the receipt of any ballot arguments and impartial analysis and the time limitations which apply in connection with scheduling, mailing and publishing notices for such an election, are unnecessary in light of the fact that the undersigned has received sufficient information regarding the annexation of the Annexation Territory to the District and imposition of the special tax as set forth in the Resolution to allow it to properly complete the attached ballot. The Owner further waives its right to make any protest or complaint or undertake any legal action challenging the validity of the election or the levy of the special tax to finance services for the benefit of the Annexation Territory in accordance with the rate and method of apportionment of special tax for the District.

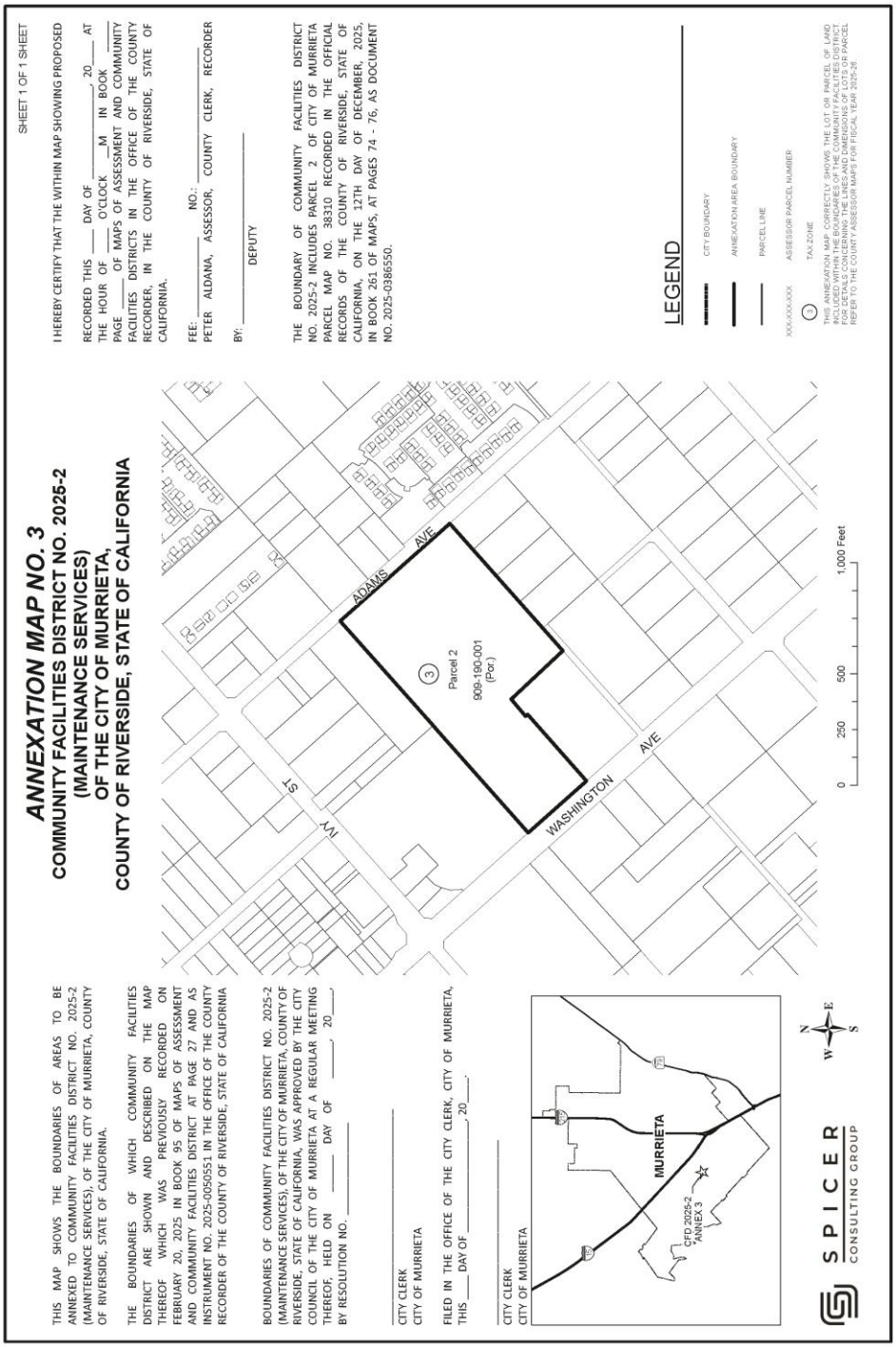
Dated: May __, 2026

CENTURY COMMUNITIES OF
CALIFORNIA, LLC,
a Delaware limited liability company

By:_____
_____
_____

ATTACHMENT "A"

DESCRIPTION OF PROPERTY



ATTACHMENT "B"

SAMPLE BALLOT

COMMUNITY FACILITIES DISTRICT NO. 2025-2 (MAINTENANCE SERVICES) OF THE CITY OF MURRIETA

ANNEXATION AND SPECIAL TAX ELECTION

June 2, 2026

You are entitled to cast 16 votes.

To vote, stamp a cross (+) in the voting square after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk and obtain another.

PROPOSITION A: Shall the territory described in Attachment "A" of Resolution No. 26-4917 of the City Council of the City of Murrieta be annexed to Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services)?

YES_____

NO_____

PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Attachment "B" to Resolution No. 26-4917 of the City Council of the City of Murrieta be levied on property described in Attachment "A" of Resolution No. 26-4917 to pay for the Services and other purposes described in Resolution No. 26-4917?

YES_____

NO_____

RESOLUTION NO. 26-4942

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-2 OF THE CITY OF MURRIETA (MAINTENANCE SERVICES), ANNEXING TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2025-2 OF THE CITY OF MURRIETA (MAINTENANCE SERVICES), AND CALLING ELECTIONS THEREIN (ANNEXATION NO. 3—GIERSON RANCH)

WHEREAS, on February 4, 2025, the City Council (the "City Council") of the City of Murrieta adopted Resolution No. 25-4806 (the "Resolution of Intention"), declaring its intention to establish Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services) ("Community Facilities District No. 2025-2" or the "District") and a Potential Annexation Area therein (the "Potential Annexation Area") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, after a duly noticed public hearing, the City Council adopted Resolution No. 25-4822 (the "Resolution of Formation") establishing Community Facilities District No. 2025-2 and the Potential Annexation Area and calling a special election therein to authorize (i) the levy of special taxes pursuant to the rate and method of apportionment of the special tax, as set forth in Attachment "A" attached to the Resolution of Formation (the "Original Rate and Method"), and (ii) the establishment of an appropriations limit for Community Facilities District No. 2025-2; and

WHEREAS, pursuant to a petition signed by Century Communities of California, LLC, a Delaware limited liability company (the "Owner"), on March 17, 2026, the City Council adopted Resolution No. 26-4917 (the "Resolution of Intention"), stating its intention to annex the territory described in Attachment "A" to the Resolution of Intention (the "Annexation Territory") to the District; and

WHEREAS, due to certain complexities of the proposed annexation of the Annexation Territory to the District, on April 21, 2026, the public hearing called for such date relative to the proposed annexation of the Annexation Territory to the District and the levy of special taxes therein was opened and continued to June 2, 2026; and

WHEREAS, a notice of a public hearing to be held on June 2, 2026 was published and mailed to all landowners of the land proposed to be included within the Annexation Territory as required by law relative to the intention of the City Council to annex the Annexation Territory to the District and to levy a special tax in accordance with the Rate and Method (as defined below); and

WHEREAS, on June 2, 2026, this City Council held a noticed public hearing as required by law relative to the proposed annexation of the Annexation Territory, the levy of special taxes therein in accordance with the rate and method of apportionment of special tax attached as Attachment "B" to the Resolution of Intention (the "Rate and Method"), which Rate and Method

is identical to the Original Rate and Method in all respects except that Appendix A thereto has been updated in accordance with the terms of the Original Rate and Method to reflect prior annexations to the District and the annexation described herein; and

WHEREAS, at the June 2, 2026 public hearing all persons desiring to be heard on all matters pertaining to the proposed annexation of the Annexation Territory to the District and the levy of the special taxes within the Annexation Territory in accordance with the Rate and Method were heard and a full and fair hearing was held; and

WHEREAS, at the public hearing, evidence was presented to the City Council on the matters before it, and the proposed annexation of the Annexation Territory to the District and the levy of special taxes within the Annexation Territory in accordance with the Rate and Method was not precluded by a majority protest of the type described in Section 53339.6 of the Act, and this City Council at the conclusion of the hearing is fully advised as to all matters relating to the annexation of the Annexation Territory and the levy of the special taxes in accordance with the Rate and Method; and

WHEREAS, the City Council has determined that there have been fewer than twelve registered voters residing in the Annexation Territory for the period of 90 days prior to June 2, 2026 and that the qualified electors in Annexation Territory are the landowners therein; and

WHEREAS, on the basis of all of the foregoing, the City Council has determined at this time to proceed with the annexation of the Annexation Territory to the District and to call an election within the Annexation Territory to authorize the levy of special taxes pursuant to the Rate and Method;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-2 (MAINTENANCE SERVICES) OF THE CITY OF MURRIETA AS FOLLOWS:

Section 1. Each of the above recitals is true and correct.

Section 2. The City Council hereby finds and determines that all prior proceedings taken with respect to the establishment of the District and the proposed annexation of the Annexation Territory to the District were valid and in conformity with the requirements of law, including the Act.

Section 3. The map showing the original boundaries of the District designated "Proposed Boundary Map Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta, County of Riverside, State of California," is on file in the office of the City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the County Book of Maps of Assessment and Community Facilities Districts in the Assessor-County Clerk-Recorder's office of the County of Riverside in Book No. 95 Page No. 27, on February 20, 2025 as Instrument No. 2025-0050551.

In addition, the map showing the Potential Annexation Area designated "Boundaries—Potential Annexation Area Community Facilities District No. 2025-2 (Maintenance Services) of

the City of Murrieta, County of Riverside, State of California," is on file in the office of the City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the County Book of Maps of Assessment and Community Facilities Districts in the Assessor-County Clerk-Recorder's office of the County of Riverside in Book No. 95 Page No. 26, on February 20, 2025 as Instrument No. 2025-0050550.

In addition, the map showing the Annexation Territory proposed to be annexed to the District and be made subject to taxation designated "Annexation Map No. 1 Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta, County of Riverside, State of California," is on file in the office of the City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the County Book of Maps of Assessment and Community Facilities Districts in the Assessor-County Clerk-Recorder's office of the County of Riverside in Book No. 99 at Page No. 22, recorded as Instrument No. 2026-0092330 on March 26, 2026.

Section 4. The City Council hereby adopts the Rate and Method attached as Attachment "B" to the Resolution of Intention as the applicable rate and method for the Annexation Territory. Except where funds are otherwise available, it is the intention of the City Council, subject to the approval of the eligible voters within the Annexation Territory, to levy the proposed special taxes at the rates within the Annexation Territory set forth in the Rate and Method on all non-exempt property within the Annexation Territory sufficient to pay for (i) the Services (as defined in the Rate and Method), (ii) fund an operating reserve for the costs of Services as determined by the City, and (v) Administrative Expenses (as defined in the Rate and Method). The District expects to incur, and in certain cases has already incurred, Administrative Expenses in connection with the annexation of the Annexation Territory to the District. The rate and method of apportionment of the special tax applicable to the Annexation Territory is described in detail in Attachment "B" to the Resolution of Intention which is incorporated herein by this reference, and the City Council hereby finds that Attachment "B" to the Resolution of Intention contains sufficient detail to allow each landowner within the Annexation Territory to estimate the maximum amount that may be levied against each parcel. The special tax is apportioned to each parcel on the foregoing bases pursuant to Section 53325.3 of the Act and such special tax is not on or based upon the ownership of real property.

Section 5. The City's City Manager will be responsible for preparing annually, or authorizing a designee to prepare, a current roll of special tax levy obligations by assessor's parcel number and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Act. The special tax may be levied for such period as the Services are needed, as further described in Attachment "B" to the Resolution of Intention.

Section 6. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all non-exempt real property in the Annexation Territory and this lien shall continue in force and effect until the levy of the special tax by the District ceases in accordance with the Rate and Method.

Section 7. Consistent with Section 53325.6 of the Act, the City Council finds and determines that the land within the Annexation Territory, if any, devoted primarily to agricultural,

timber or livestock uses and being used for the commercial production of agricultural, timber or livestock products is contiguous to other land within the Annexation Territory and will be benefited by the Services proposed to be provided within Community Facilities District No. 2025-2 and the Annexation Territory.

Section 8. It is hereby further determined that there is no ad valorem property tax currently being levied on property within the Annexation Territory for the exclusive purpose of paying for the same services as are proposed to be provided by Community Facilities District No. 2025-2.

Section 9. Written protests against the annexation of the Annexation Territory to the District and the levy of the special tax therein have not been filed by one-half or more of the registered voters within the boundaries of the Annexation Territory or by the property owners of one-half or more of the area of land within the boundaries of the Annexation Territory or the District. The City Council hereby finds that the proposed special tax for the Annexation Territory has not been precluded by a majority protest pursuant to Section 53324 of the Act.

Section 10. An election is hereby called for the Annexation Territory on the propositions of annexation to the District and the levying the special tax on the property within such Annexation Territory, pursuant to Section 53339.7 of the Act. The propositions to be placed on the ballot for the Annexation Territory are attached hereto as Attachment "A."

Section 11. The date of the foregoing election for the proposed Annexation Territory shall be June 2, 2026, or such later date as is consented to by the City Clerk and the landowners within the Annexation Territory. The City Clerk shall conduct the elections. Except as otherwise provided by the Act, the elections shall be conducted by personally delivered or mailed ballot and, except as otherwise provided by the Act, the elections shall be conducted in accordance with the provisions of law regulating elections of the City insofar as such provisions are determined by the City Clerk to be applicable.

Section 12. It is hereby found that there are not more than twelve registered voters within the territory of the Annexation Territory, and, pursuant to Section 53339.7 of the Act, each landowner who is the owner of record on the date hereof, or the authorized representative thereof, shall have one vote for each acre or portion thereof that he or she owns within the Annexation Territory.

Section 13. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____

Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4942 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

ATTACHMENT "A"

BALLOT PROPOSITIONS

COMMUNITY FACILITIES DISTRICT NO. 2025-2 (MAINTENANCE SERVICES) OF THE CITY OF MURRIETA

ANNEXATION AND SPECIAL TAX ELECTION

June 2, 2026

PROPOSITION A: Shall the territory described in Attachment "A" of Resolution No. 26-4917 of the City Council of the City of Murrieta be annexed to Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services)?	YES_____ NO_____
PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Attachment "B" to Resolution No. 26-4917 of the City Council of the City of Murrieta be levied on property described in Attachment "A" of Resolution No. 26-4917 to pay for the Services and other purposes described in Resolution No. 26-4917?	YES_____ NO_____

RESOLUTION NO. 26-4943

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-2 (MAINTENANCE SERVICES) CERTIFYING THE RESULTS OF THE JUNE 2, 2026 ANNEXATION AND SPECIAL TAX ELECTION (ANNEXATION NO. 3—GIERSON RANCH)

WHEREAS, the City Council (the "City Council") of City of Murrieta (the "City") called and duly held an election on June 2, 2026 within the boundaries of certain territory (the "Annexation Territory") described in Attachment "A" to Resolution No. 26-4917 adopted by the City Council on March 17, 2026, which territory is to be annexed to Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services) ("Community Facilities District No. 2025-2" or the "District") pursuant to Resolution No. 26-4942 for the purpose of presenting to the qualified electors within the Annexation Territory the propositions attached hereto as Attachment A; and

WHEREAS, there has been presented to this City Council a certificate of the City Clerk canvassing the results of the election, a copy of which is attached hereto as Attachment B;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA AS FOLLOWS:

Section 1. Each of the above recitals is true and correct.

Section 2. Propositions A and B presented to the qualified electors of the District on June 2, 2026 were approved by two-thirds or more of the votes cast at said election and Propositions A and B each has carried. The City Council, acting as the legislative body of the District, is hereby authorized to levy on the land within the District the special tax described in Proposition A for the purposes described therein.

Section 3. The City Clerk is hereby directed to record in the Assessor-County Clerk-Recorder's office of the County of Riverside within fifteen days of the date hereof a notice of special tax lien with respect to the District which Bond Counsel to the District shall prepare in the form required by Streets and Highways Code Section 3114.5.

Section 4. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4943 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

ATTACHMENT "A"

BALLOT PROPOSITIONS

COMMUNITY FACILITIES DISTRICT NO. 2025-2 (MAINTENANCE SERVICES) OF THE CITY OF MURRIETA

ANNEXATION AND SPECIAL TAX ELECTION

June 2, 2026

PROPOSITION A: Shall the territory described in Attachment "A" of Resolution No. 26-4917 of the City Council of the City of Murrieta be annexed to Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services)?	YES_____ NO_____
PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Attachment "B" to Resolution No. 26-4917 of the City Council of the City of Murrieta be levied on property described in Attachment "A" of Resolution No. 26-4917 to pay for the Services and other purposes described in Resolution No. 26-4917?	YES_____ NO_____

ATTACHMENT "B"

CERTIFICATE OF CITY CLERK
AS TO THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

I, Cristal McDonald, City Clerk of the City of Murrieta, do hereby certify that I have examined the returns of the Special Tax and Annexation Election for Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta. The election was held in the City of Murrieta Council Chambers, 1 Town Square, Murrieta, California, on June 2, 2026. I caused to be delivered ballots to each qualified elector. One (1) ballot was returned.

I further certify that the results of said election and the number of votes cast for and against Propositions A and B are as follows:

PROPOSITION A	PROPOSITION B
YES:	YES:
NO:	NO:
TOTAL:	TOTAL:

Dated this 2nd day of June, 2026.

_____
CRISTAL MCDONALD, CITY CLERK

Registrar of Voters

RivCo VOTE

Your Voice. Every Vote. Our Future.

ART TINOCO
REGISTRAR OF VOTERS

MATTHEW CEBALLOS
ASSISTANT REGISTRAR OF VOTERS

State of California)
) ss
County of Riverside)

I, **Art Tinoco**, Registrar of Voters of said County, hereby certify that:

(A) I have been furnished a map describing the proposed boundary of Community Facilities District No. 2025-2 Annex 3 (Maintenance Services), to the City of Murrieta, of the County of Riverside, State of California.

(B) On March 19, 2026, I conducted, or caused to be conducted, a review of the voter registration records of the County of Riverside for the purpose of determining the number of voters registered to vote within the proposed boundary of Community Facilities District No. 2025-2 Annex 3 (Maintenance Services), to the City of Murrieta, of the County of Riverside.

(C) There are 0 registered voters residing within the proposed boundary of Community Facilities District No. 2025-2 Annex 3 (Maintenance Services), to the City of Murrieta, of the County of Riverside.

IN WITNESS WHEREOF, I have executed this Certificate on this March 19, 2026.

Art Tinoco
Registrar of Voters

By: _____
Alice Kim
Chief Deputy Registrar of Voters

2724 GATEWAY DRIVE
RIVERSIDE, CA 92507-0918
MAIN (951) 486-7200
FAX (951) 486-7335
CA RELAY SERVICE (DIAL 711)
VOTEINFO.NET

WAIVER OF CERTAIN ELECTION PROCEDURES
WITH RESPECT TO LANDOWNER ELECTION FOR
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SAFETY SERVICES)
OF THE CITY OF MURRIETA
(ANNEXATION NO. 1— GIERSON RANCH)

The undersigned, Justin Brewer, acting on behalf of Century Communities of California, LLC, a Delaware limited liability company (the "Owner"), hereby certifies to the City of Murrieta (the "City"), with respect to the proposed annexation of territory Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta (the "District"), as follows:

1. The undersigned has been duly authorized by the Owner and possesses all authority necessary to execute this Waiver on behalf of the Owner in connection with the election to be called by the City Council of the City with respect to the District. The Owner hereby appoints Justin Brewer to act as its authorized representative to vote in the election referred to herein and certifies that his true and exact signature is set forth below:

Signature of Justin Brewer: _____

2. The Owner is the present owner of 15.98 acres of land as described in Attachment "A" hereto (the "Annexation Territory"). There are no registered voters residing within the Annexation Territory owned by the Owner and have been none during the 90-day period preceding June 2, 2026.

3. The Owner has received notice of the June 2, 2026 public hearing to be held by the City Council of the City regarding the approval of (i) annexation of the Annexation Territory to the District and (ii) the levy of special taxes within the Annexation Territory in accordance with the rate and method for the District. The Owner agrees that it received adequate notice of the June 2, 2026 hearing.

4. The Owner has received from the City and the City has made available to the Owner necessary and relevant information regarding the proposed annexation and levy of the special tax, as set forth in Resolution No. 26-4918 adopted by the City Council on March 17, 2026 (the "Resolution").

5. The undersigned understands that if the proceedings for the annexation of the Annexation Territory to the District are undertaken on or after June 2, 2026, an election will be held by the District on the propositions set forth in the sample ballot attached hereto as Attachment "B" less than 90 days after the close of the June 2, 2026 public hearing as in accordance with Section 53339.7 of the Government Code, without the preparation of an impartial analysis, arguments or rebuttals concerning the election as provided for by Elections Code Sections 9160 to 9167, inclusive, and 9190 and without preparation of a tax rate statement as provided in Section 9401 of the Elections Code and without further notice of such election as required pursuant to the Elections Code or the Government Code. Having been fully advised with respect to the election, in accordance with the authority contained in Government Code Section 53339.7, the Owner waives compliance with the foregoing provisions of the Elections Code and Government Code, with any time limits or other procedural requirements pertaining to

the conduct of the election which are not being complied with and consents to having the election on any date on or after the close of the June 2, 2026 public hearing and consents to the closing of the election as soon as all ballots are received by the City Clerk.

6. The undersigned hereby represents that compliance with the procedural requirements for conducting the election, including the receipt of any ballot arguments and impartial analysis and the time limitations which apply in connection with scheduling, mailing and publishing notices for such an election, are unnecessary in light of the fact that the undersigned has received sufficient information regarding the annexation of the Annexation Territory to the District and imposition of the special tax as set forth in the Resolution to allow it to properly complete the attached ballot. The Owner further waives its right to make any protest or complaint or undertake any legal action challenging the validity of the election or the levy of the special tax to finance services for the benefit of the Annexation Territory in accordance with the rate and method of apportionment of special tax for the District.

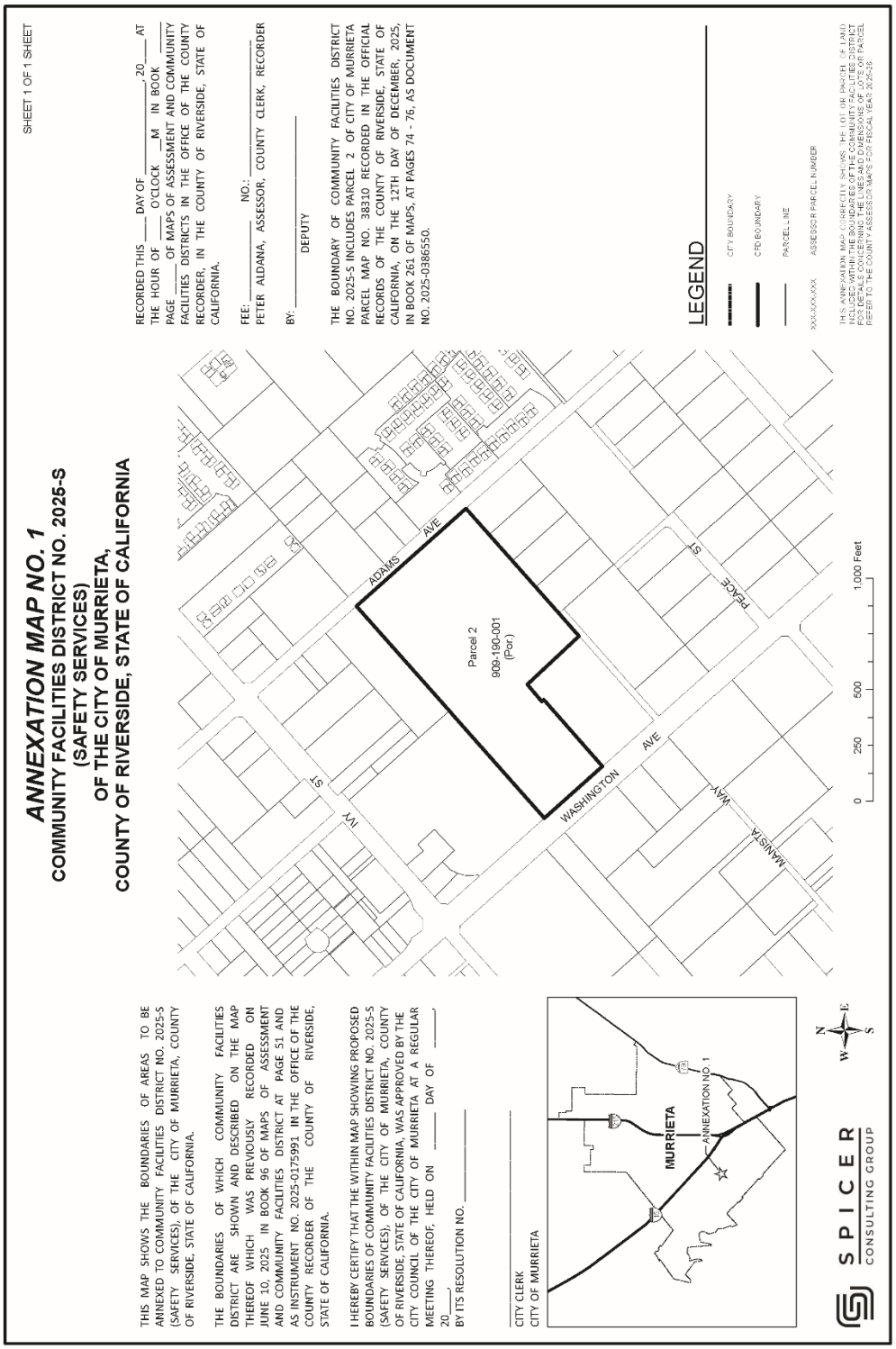
Dated: May __, 2026

CENTURY COMMUNITIES OF CALIFORNIA, LLC,
a Delaware limited liability company

By:_____
_____
_____

ATTACHMENT "A"

DESCRIPTION OF PROPERTY



ATTACHMENT "B"

SAMPLE BALLOT

COMMUNITY FACILITIES DISTRICT NO. 2025-S (SAFETY SERVICES) OF THE CITY OF MURRIETA

ANNEXATION AND SPECIAL TAX ELECTION

June 2, 2026

You are entitled to cast 16 votes.

To vote, stamp a cross (+) in the voting square after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk and obtain another.

PROPOSITION A: Shall the territory described in Attachment "A" of Resolution No. 26-4918 of the City Council of the City of Murrieta be annexed to Community Facilities District No. 2025-S of the City of Murrieta (Safety Services)?

YES_____

NO_____

PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Attachment "B" to Resolution No. 26-4918 of the City Council of the City of Murrieta be levied on property described in Attachment "A" of Resolution No. 26-4918 to pay for the Services and other purposes described in Resolution No. 26-4918?

YES_____

NO_____

RESOLUTION NO. 26-4944

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-S OF THE CITY OF MURRIETA (SAFETY SERVICES), ANNEXING TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2025-S OF THE CITY OF MURRIETA (SAFETY SERVICES), AND CALLING ELECTIONS THEREIN (ANNEXATION NO. 1—GIERSON RANCH)

WHEREAS, on June 3, 2025, the City Council (the "City Council") of the City of Murrieta adopted Resolution No. 25-4838 (the "Resolution of Intention"), declaring its intention to establish Community Facilities District No. 2025-S of the City of Murrieta (Safety Services) ("Community Facilities District No. 2025-S" or the "District") and a Potential Annexation Area therein (the "Potential Annexation Area") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, after a duly noticed public hearing, the City Council adopted Resolution No. 25-4874 (the "Resolution of Formation") establishing Community Facilities District No. 2025-S and the Potential Annexation Area and calling a special election therein to authorize (i) the levy of special taxes pursuant to the rate and method of apportionment of the special tax, as set forth in Attachment "A" attached to the Resolution of Formation (the "Original Rate and Method"), and (ii) the establishment of an appropriations limit for Community Facilities District No. 2025-S; and

WHEREAS, pursuant to a petition signed by Century Communities of California, LLC, a Delaware limited liability company (the "Owner"), on March 17, 2026, the City Council adopted Resolution No. 26-4918 (the "Resolution of Intention"), stating its intention to annex the territory described in Attachment "A" to the Resolution of Intention (the "Annexation Territory") to the District; and

WHEREAS, due to certain complexities of the proposed annexation of the Annexation Territory to the District, on April 21, 2026, the public hearing called for such date relative to the proposed annexation of the Annexation Territory to the District and the levy of special taxes therein was opened and continued to June 2, 2026; and

WHEREAS, a notice of a public hearing to be held on June 2, 2026 was published and mailed to all landowners of the land proposed to be included within the Annexation Territory as required by law relative to the intention of the City Council to annex the Annexation Territory to the District and to levy a special tax in accordance with the Rate and Method (as defined below); and

WHEREAS, on June 2, 2026, this City Council held a noticed public hearing as required by law relative to the proposed annexation of the Annexation Territory, the levy of special taxes therein in accordance with the rate and method of apportionment of special tax attached as Attachment "B" to the Resolution of Intention (the "Rate and Method"), which Rate and Method

is identical to the Original Rate and Method in all respects except that Appendix A thereto has been updated in accordance with the terms of the Original Rate and Method to reflect prior annexations to the District and the annexation described herein; and

WHEREAS, at the June 2, 2026 public hearing all persons desiring to be heard on all matters pertaining to the proposed annexation of the Annexation Territory to the District and the levy of the special taxes within the Annexation Territory in accordance with the Rate and Method were heard and a full and fair hearing was held; and

WHEREAS, at the public hearing, evidence was presented to the City Council on the matters before it, and the proposed annexation of the Annexation Territory to the District and the levy of special taxes within the Annexation Territory in accordance with the Rate and Method was not precluded by a majority protest of the type described in Section 53339.6 of the Act, and this City Council at the conclusion of the hearing is fully advised as to all matters relating to the annexation of the Annexation Territory and the levy of the special taxes in accordance with the Rate and Method; and

WHEREAS, the City Council has determined that there have been fewer than twelve registered voters residing in the Annexation Territory for the period of 90 days prior to June 2, 2026 and that the qualified electors in Annexation Territory are the landowners therein; and

WHEREAS, on the basis of all of the foregoing, the City Council has determined at this time to proceed with the annexation of the Annexation Territory to the District and to call an election within the Annexation Territory to authorize the levy of special taxes pursuant to the Rate and Method;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-S (SAFETY SERVICES) OF THE CITY OF MURRIETA AS FOLLOWS:

Section 1. Each of the above recitals is true and correct.

Section 2. The City Council hereby finds and determines that all prior proceedings taken with respect to the establishment of the District and the proposed annexation of the Annexation Territory to the District were valid and in conformity with the requirements of law, including the Act.

Section 3. The map showing the original boundaries of the District designated "Proposed Boundary Map Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta, County of Riverside, State of California," is on file in the office of the City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the County Book of Maps of Assessment and Community Facilities Districts in the Assessor-County Clerk-Recorder's office of the County of Riverside in Book No. 96 Page No. 51, on June 10, 2025 as Instrument No. 2025-0175991.

In addition, the map showing the Potential Annexation Area designated "Boundaries—Potential Annexation Area Community Facilities District No. 2025-S (Safety Services) of the City

of Murrieta, County of Riverside, State of California," is on file in the office of the City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the County Book of Maps of Assessment and Community Facilities Districts in the Assessor-County Clerk-Recorder's office of the County of Riverside in Book 96 Page No. 52, on June 10, 2025 as Instrument No. 2025-0175992.

In addition, the map showing the Annexation Territory proposed to be annexed to the District and be made subject to taxation designated "Annexation Map No. 1 Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta, County of Riverside, State of California," is on file in the office of the City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the County Book of Maps of Assessment and Community Facilities Districts in the Assessor-County Clerk-Recorder's office of the County of Riverside in Book No. 99 at Page No. 21, recorded as Instrument No. 2026-0092329 on March 26, 2026.

Section 4. The City Council hereby adopts the Rate and Method attached as Attachment "B" to the Resolution of Intention as the applicable rate and method for the Annexation Territory. Except where funds are otherwise available, it is the intention of the City Council, subject to the approval of the eligible voters within the Annexation Territory, to levy the proposed special taxes at the rates within the Annexation Territory set forth in the Rate and Method on all non-exempt property within the Annexation Territory sufficient to pay for (i) the Services (as defined in the Rate and Method), (ii) fund an operating reserve for the costs of Services as determined by the City, and (v) Administrative Expenses (as defined in the Rate and Method). The District expects to incur, and in certain cases has already incurred, Administrative Expenses in connection with the annexation of the Annexation Territory to the District. The rate and method of apportionment of the special tax applicable to the Annexation Territory is described in detail in Attachment "B" to the Resolution of Intention which is incorporated herein by this reference, and the City Council hereby finds that Attachment "B" to the Resolution of Intention contains sufficient detail to allow each landowner within the Annexation Territory to estimate the maximum amount that may be levied against each parcel. The special tax is apportioned to each parcel on the foregoing bases pursuant to Section 53325.3 of the Act and such special tax is not on or based upon the ownership of real property.

Section 5. The City's City Manager will be responsible for preparing annually, or authorizing a designee to prepare, a current roll of special tax levy obligations by assessor's parcel number and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Act. The special tax may be levied for such period as the Services are needed, as further described in Attachment "B" to the Resolution of Intention.

Section 6. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all non-exempt real property in the Annexation Territory and this lien shall continue in force and effect until the levy of the special tax by the District ceases in accordance with the Rate and Method.

Section 7. Consistent with Section 53325.6 of the Act, the City Council finds and determines that the land within the Annexation Territory, if any, devoted primarily to agricultural,

timber or livestock uses and being used for the commercial production of agricultural, timber or livestock products is contiguous to other land within the Annexation Territory and will be benefited by the Services proposed to be provided within Community Facilities District No. 2025-S and the Annexation Territory.

Section 8. It is hereby further determined that there is no ad valorem property tax currently being levied on property within the Annexation Territory for the exclusive purpose of paying for the same services as are proposed to be provided by Community Facilities District No. 2025-S.

Section 9. Written protests against the annexation of the Annexation Territory to the District and the levy of the special tax therein have not been filed by one-half or more of the registered voters within the boundaries of the Annexation Territory or by the property owners of one-half or more of the area of land within the boundaries of the Annexation Territory or the District. The City Council hereby finds that the proposed special tax for the Annexation Territory has not been precluded by a majority protest pursuant to Section 53324 of the Act.

Section 10. An election is hereby called for the Annexation Territory on the propositions of annexation to the District and the levying the special tax on the property within such Annexation Territory, pursuant to Section 53339.7 of the Act. The propositions to be placed on the ballot for the Annexation Territory are attached hereto as Attachment "A."

Section 11. The date of the foregoing election for the proposed Annexation Territory shall be June 2, 2026, or such later date as is consented to by the City Clerk and the landowners within the Annexation Territory. The City Clerk shall conduct the elections. Except as otherwise provided by the Act, the elections shall be conducted by personally delivered or mailed ballot and, except as otherwise provided by the Act, the elections shall be conducted in accordance with the provisions of law regulating elections of the City insofar as such provisions are determined by the City Clerk to be applicable.

Section 12. It is hereby found that there are not more than twelve registered voters within the territory of the Annexation Territory, and, pursuant to Section 53339.7 of the Act, each landowner who is the owner of record on the date hereof, or the authorized representative thereof, shall have one vote for each acre or portion thereof that he or she owns within the Annexation Territory.

Section 13. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____

Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4944 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

ATTACHMENT "A"

BALLOT PROPOSITIONS

COMMUNITY FACILITIES DISTRICT NO. 2025-S (SAFETY SERVICES)
OF THE CITY OF MURRIETA

ANNEXATION AND SPECIAL TAX ELECTION

June 2, 2026

PROPOSITION A: Shall the territory described in Attachment "A" of Resolution No. 26-4918 of the City Council of the City of Murrieta be annexed to Community Facilities District No. 2025-S of the City of Murrieta (Safety Services)?	YES_____ NO_____
PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Attachment "B" to Resolution No. 26-4918 of the City Council of the City of Murrieta be levied on property described in Attachment "A" of Resolution No. 26-4918 to pay for the Services and other purposes described in Resolution No. 26-4918?	YES_____ NO_____

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-S (SAFETY SERVICES) CERTIFYING THE RESULTS OF THE JUNE 2, 2026 ANNEXATION AND SPECIAL TAX ELECTION (ANNEXATION NO. 1—GIERSON RANCH)

WHEREAS, the City Council (the "City Council") of City of Murrieta (the "City") called and duly held an election on June 2, 2026 within the boundaries of certain territory (the "Annexation Territory") described in Attachment "A" to Resolution No. 26-4918 adopted by the City Council on March 17, 2026, which territory is to be annexed to Community Facilities District No. 2025-S of the City of Murrieta (Safety Services) ("Community Facilities District No. 2025-S" or the "District") pursuant to Resolution No. 26-4944 for the purpose of presenting to the qualified electors within the Annexation Territory the propositions attached hereto as Attachment A; and

WHEREAS, there has been presented to this City Council a certificate of the City Clerk canvassing the results of the election, a copy of which is attached hereto as Attachment B;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA AS FOLLOWS:

Section 1. Each of the above recitals is true and correct.

Section 2. Propositions A and B presented to the qualified electors of the District on June 2, 2026 were approved by two-thirds or more of the votes cast at said election and Propositions A and B each has carried. The City Council, acting as the legislative body of the District, is hereby authorized to levy on the land within the District the special tax described in Proposition A for the purposes described therein.

Section 3. The City Clerk is hereby directed to record in the Assessor-County Clerk-Recorder's office of the County of Riverside within fifteen days of the date hereof a notice of special tax lien with respect to the District which Bond Counsel to the District shall prepare in the form required by Streets and Highways Code Section 3114.5.

Section 4. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED this 2nd day of June, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4945 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of June, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

ATTACHMENT "A"

BALLOT PROPOSITIONS

COMMUNITY FACILITIES DISTRICT NO. 2025-S (SAFETY SERVICES)
OF THE CITY OF MURRIETA

ANNEXATION AND SPECIAL TAX ELECTION

June 2, 2026

PROPOSITION A: Shall the territory described in Attachment "A" of Resolution No. 26-4918 of the City Council of the City of Murrieta be annexed to Community Facilities District No. 2025-S of the City of Murrieta (Safety Services)?	YES_____ NO_____
PROPOSITION B: Shall a special tax with a rate and method of apportionment as provided in Attachment "B" to Resolution No. 26-4918 of the City Council of the City of Murrieta be levied on property described in Attachment "A" of Resolution No. 26-4918 to pay for the Services and other purposes described in Resolution No. 26-4918?	YES_____ NO_____

ATTACHMENT "B"

CERTIFICATE OF CITY CLERK
AS TO THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

I, Cristal McDonald, City Clerk of the City of Murrieta, do hereby certify that I have examined the returns of the Special Tax and Annexation Election for Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta. The election was held in the City of Murrieta Council Chambers, 1 Town Square, Murrieta, California, on June 2, 2026. I caused to be delivered ballots to each qualified elector. One (1) ballot was returned.

I further certify that the results of said election and the number of votes cast for and against Propositions A and B are as follows:

PROPOSITION A	PROPOSITION B
YES:	YES:
NO:	NO:
TOTAL:	TOTAL:

Dated this 2nd day of June, 2026.

_____
CRISTAL MCDONALD, CITY CLERK

Registrar of Voters

RivCo VOTE

Your Voice. Every Vote. Our Future.

ART TINOCO
REGISTRAR OF VOTERS

MATTHEW CEBALLOS
ASSISTANT REGISTRAR OF VOTERS

State of California)
) ss
County of Riverside)

I, **Art Tinoco**, Registrar of Voters of said County, hereby certify that:

(A) I have been furnished a map describing the proposed boundary of Community Facilities District No. 2025-S Annex 1 (Safety Services), to the City of Murrieta, of the County of Riverside, State of California.

(B) On March 19, 2026, I conducted, or caused to be conducted, a review of the voter registration records of the County of Riverside for the purpose of determining the number of voters registered to vote within the proposed boundary of Community Facilities District No. 2025-S Annex 1 (Safety Services), to the City of Murrieta, of the County of Riverside.

(C) There are 0 registered voters residing within the proposed boundary of Community Facilities District No. 2025-S Annex 1 (Safety Services), to the City of Murrieta, of the County of Riverside.

IN WITNESS WHEREOF, I have executed this Certificate on this March 19, 2026.

Art Tinoco
Registrar of Voters

By: _____
Alice Kim
Chief Deputy Registrar of Voters

2724 GATEWAY DRIVE
RIVERSIDE, CA 92507-0918
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VOTEINFO.NET

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 16.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Javier Carcamo, Finance Director

PREPARED BY: Tanner Benson, Financial Analyst

SUBJECT:
Fiscal Year 2025/26 Third Quarter Financial Status Report and Proposed Budget Adjustments

ABSTRACT

This Third Quarter Budget Update reports on Fiscal Year 2025/26 through March 31, 2026, and requests approval of budget adjustments. General Fund and Measure T revenues are tracking as expected, and expenditures are near the quarter mark, reflecting approved staffing updates and early capital outlay activity. Staff recommends targeted budget amendments to align revenues and expenditures with actual activity and updated projections. Overall, the budget is tracking largely as planned.

RECOMMENDATION

Receive and file the report; and

Approve the adjustments to the Fiscal Year 2025/26 Operating Budget as referenced in the Fiscal Impact section of this report.

PRIOR ACTION/VOTE

On June 3, 2025, the City Council, the Boards of Directors of the Murrieta Fire District (MFD), the Community Services District (CSD), the Murrieta Library District (MLD), the Housing Authority (HA), and the City Council acting as Successor to the Redevelopment Agency (SA), adopted a joint Resolution (25-4837, MFD 25-225, CSD 25-285, MLB 25-201, RSA 25-35, and MHA 25-45) approving the Operating Budgets for Fiscal Years 2025/26 and 2026/27 (Vote: 5-0).

Subsequently, the City Council, the Boards of Directors of the MFD, CSD, MLD, SA, and the HA approved amendments to the Fiscal Year 2025/26 Operating Budget on December 2, 2025, and March 3, 2026 (Vote: 5-0).

STRATEGIC ALIGNMENT

This item aligns with the City Council goal of: maintaining a high performing organization that values fiscal

sustainability, transparency, accountability and organizational efficiency relating to an administrative priority.

DISCUSSION

The City of Murrieta (City) adopts a biennial budget every two years, starting in odd-numbered years. The budget period runs from July 1 to June 30. The Government Finance Officers Association (GFOA) recommends that all governments implement a formal process to compare the budget to actual results to monitor financial performance. To comply with these best practices, staff prepares quarterly budget reports for the City Council to review and consider. These reports ensure transparency and provide opportunities for staff to adjust the Operating Budget based on analyzed trends.

This Third Quarter Budget Update Report serves two (2) purposes:

1. Provide a Fiscal Year 2025/26 Budget Update through the Third Quarter of the Fiscal Year (July 1 - March 31, 2026); and
2. Request City Council approval of Revenue budget adjustments based on year-to-date actuals and appropriate Expenditure budgets for several accounts in Attachment 3;

Third Quarter Budget Updates provide an update on Revenue collections and Expenditures to date. Staff has provided the City Council with two (2) significant budget updates to Revenues and Expenditures at the December 2, 2025, and March 3, 2026, City Council Meetings. This budget update includes a few new Expenditure budget requests and adjustments. This budget update also includes modifications to Revenue budgets based on year-to-date collections, all of which will be discussed later in the report.

The table below provides a Summary of General Fund Revenues collected through the end of the Third Quarter, March 31, 2026. The discussion regarding Expenditures, Measure T, and Citywide Proposed Adjustments will follow the Revenue discussion.

General Fund Revenues

GENERAL FUND				
	FY 2025/26 Adopted Budget	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	% of Budget through 3/31/2026
Revenues				
Taxes-Sales Tax	$ 26,374,538	$ 26,574,538	$ 15,816,456	60%
Taxes-VLF/Property Tax Comp	11,555,300	11,555,300	6,078,617	53%
Taxes-Property	12,645,400	12,657,754	7,256,667	57%
Other Misc Revenue	11,020,550	10,954,561	4,757,377	43%
Taxes-Franchises	5,386,800	5,386,800	1,704,852	32%
Charges for Services	5,072,030	5,354,079	2,817,712	53%
License/Permit Fees	1,929,900	1,992,700	1,649,739	83%
Taxes-Transient Occupancy Tax	2,663,600	2,663,600	1,828,296	69%
Taxes-Business Licenses	1,281,500	1,281,500	895,579	70%
Taxes-Property Transfer	710,100	710,100	466,309	66%
Transfer In	-	28,508	223	1%
Total Revenue	**$ 78,639,718**	**$ 79,159,440**	**$ 43,271,828**	**55%**
Use of Unassigned Fund Balance	257,726	2,998,565		
Total Revenue Sources	**$ 78,897,444**	**$ 82,158,005**		

As of March 31, 2026, the City's General Fund has collected $43,271,828, which is approximately 55% of the $79,159,440 Amended Revenue Budget. Some revenues, such as Property Taxes and Franchise Taxes, are not received monthly, unlike expenses for routine services and personnel that can be anticipated monthly. Therefore, the General Fund, as well as other funds with certain semi-annual revenue collections, will not always reflect their expected balances until the Fiscal Year has closed.

- Sales Tax receipts are collected on a two-month delay. As of March 31, 2026, the City has collected Sales Tax receipts through January. For this year, Sales Tax was budgeted three percent (3%) higher than the Fiscal Year 2024/25 Amended Budget, or approximately two percent (2%) higher than the Fiscal Year 2024/25 final sales tax revenue. For the seven months of collections, Sales Tax receipts are tracking 3.6%, or $554,606, higher than at this point in the prior year. Shortly after preparing this report, the February 2026 Sales Tax receipts were reported, and collections came in lower than anticipated. Based on collections received through February 2026 and the Sales Tax forecast for the remainder of the fiscal year, staff now projects revenues will fall short of the amended budget by approximately $267,000, or 1%.

- The City has several Property Tax accounts that typically receive revenues at various points during the Fiscal Year, typically ranging from October through June. In the Third Quarter, Staff can gauge if revenues will be in line with the proposed budget. Staff conducted a year-over-year analysis on Property Tax revenues, and the revenues overall appear on track with the current budget. However, staff will propose minor budget updates for these accounts later in this report to better align the budget with the anticipated revenues.

- The Other Miscellaneous Revenues category includes Interest Earnings, Miscellaneous Revenues, and Revenue from Other Agencies. These revenues are trending lower than expected through the Third Quarter, to 43% of the Amended Budget. There are two (2) main accounts that are causing the Misc. Revenues to appear lower: Interest Income and Intergovernmental Revenues for the Police Department (PD):

    - At the time this report was prepared, Interest has been recorded for the First and Second Quarters. Additionally, in the Third Quarter, it was determined that Measure T Interest Income should be recorded in Measure T rather than grouped with the General Fund. From the Second Quarter Interest Allocation onward, staff will be recording Measure T and General Fund Interest Allocations separately. Staff will propose a movement of budget from the General Fund to Measure T in this account to reflect this decision later in this report.

    - The Police Department has an agreement with the City of Menifee to provide Dispatch Services. These services are billed quarterly after each quarter is completed. The City's billings are currently up to date through the Second Quarter of the Fiscal Year and are tracking at 61% of the budget. The third quarter billing is likely to occur between May and June 2026. The fourth quarter billing is expected shortly after the end of the fiscal year, and it will be accounted for as part of the 4th quarter year-end budget report.

- License and Permit Fees are continuing to trend higher, at 83% of the budget. The City has collected an additional $415,530 during the Third Quarter of the Fiscal Year. This collection builds on the 759 Multi-Family residential unit permits issued in the First Quarter and the additional 17 residential permits issued during the Second Quarter. During the Third Quarter, the City issued permits for two (2) multi-family buildings (12 units total), a single-family residential improvement, an attached Accessory Dwelling Unit (ADU), and two (2) detached ADUs. Additionally, the City issued 59 Commercial Permits for various projects, including solar projects, additions to commercial buildings, and cell sites.

The remaining revenue sources are tracking close to or as expected based on the Amended Budget and the timing of revenue receipts/collections. Any revenue adjustments based on year-to-date actuals will be addressed later in the report, along with proposed Expenditure adjustments.

General Fund Expenditures

Certain Expenditures, such as salaries and internal service charges (allocations), remain consistent throughout the year. However, other Expenditures, such as Capital Outlay, are usually one-time purchases and may therefore not be evenly distributed throughout the year. Below is a table reflecting the General Fund's Expenditures through the Third Quarter.

GENERAL FUND	FY 2025/26 Adopted Budget	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	% Expended thru 3/31/2026
Expenditures				
Personnel Costs	$ 53,794,166	$ 53,819,419	$ 37,983,418	71%
Operations & Maintenance	12,942,877	14,647,612	8,439,459	58%
Capital Outlay	258,775	492,995	463,792	94%
Capital Improvement Plan Expenditures	-	-	1,552,471	0%
One-Time Expenditure	-	321,353	2,273	1%
Allocations	8,388,276	8,388,276	6,291,207	75%
Transfer Out	3,513,350	4,488,350	3,410,013	76%
Total Expenditures	**$ 78,897,444**	**$ 82,158,005**	**$ 58,142,632**	**71%**

The General Fund has an Amended Expenditure Budget of $82,158,005, out of which $58,142,632, or approximately 71%, has been spent as of March 31, 2026.

- Personnel expenditures are tracking slightly behind the point expected for the end of Quarter 3 at 71% due to some unfilled positions. Had staff not implemented a Vacancy Factor for all departments as part of the Biennial Budget, Personnel costs would be even lower at approximately 67% of the budget. Considering that certain benefit-related costs, such as accrual buyouts, occur in December and June each year, staff is proposing to maintain the personnel budget as currently forecasted.

- Capital Outlay Expenditures are typically one-time purchases for vehicles, fixtures, and equipment. As of March 31, Capital Outlay expenditures have increased by 14%, with 94% of the total budgeted expenditures utilized. The primary increase in the Third Quarter was due to PD's Vehicle Upfitting, which prepared four (4) of their vehicles for service.

- One-Time Expenditures have been separated from routine O&M and Capital Outlay Expenditures, isolating costs that are for one-time charges. Currently, the One-Time expenses for the General Fund have been marginally utilized. The expenses in this category currently are for Special Event Items, kitchen appliances for the Community Center, and door repair maintenance.

- Capital Improvement Plan (CIP) Expenditures are budgeted in the Capital Improvement Budget, which is budgeted in a sub-ledger of the Operating Budget; however, when CIP Projects incur expenses, the Expenditures are reflected on the General Ledger and appear in the total Expenditures to date. The CIP Budget provides for the non-routine maintenance or replacement of existing public facilities and

assets, as well as the construction or acquisition of new facilities and assets. Funding for these expenditures typically utilizes assigned fund balance and/or sustainability reserves set aside for Capital Projects. These expenditures have been categorized separately to indicate that they differ from the Operating Budget.

Measure T

MEASURE T				
	FY 2025/26 Adopted Budget	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	% of Budget through 3/31/2026
Revenue				
Taxes-Sales Tax	$ 28,696,479	$ 28,846,479	$ 17,172,879	60%
Other Misc Revenue	-	35,000	469,686	1342%
Total Revenue	**$ 28,696,479**	**$ 28,881,479**	**$ 17,642,564**	**61%**
Use of Unassigned Fund Balance	7,053,881	3,626,152		
Total Revenue Sources	**$ 35,750,360**	**$ 32,507,631**		
	FY 2025/26 Adopted Budget	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	% Expended thru 3/31/2026
Expenditures				
Personnel Costs	$ 13,823,095	$ 13,773,687	$ 9,546,060	69%
Operations & Maintenance	1,785,093	1,870,003	910,313	49%
Capital Outlay	536,408	737,899	393,780	53%
Capital Improvement Plan Expenditures	-	-	1,478,009	0%
One-Time Expenditure	431,700	449,549	219,156	49%
Allocations	1,711,560	1,713,990	1,285,493	75%
Transfer Out	17,462,503	13,962,503	11,733,988	84%
Total Expenditures	**$ 35,750,360**	**$ 32,507,631**	**$ 25,566,797**	**79%**

Revenues

As of March 31, 2026, Measure T has collected $17,642,564, which is approximately 60% of the $28,881,479 Amended Revenue Budget.

- Sales Tax receipts are the primary source of revenue for Measure T. As mentioned above in the General Fund section, Sales Tax is collected with a two-month delay. Measure T has collected Sales Tax receipts through January. Similar to the General Fund Sales Tax, the Measure T Sales Tax receipts are tracking 3.3%, or $617,116, higher than at this point in the prior year. Shortly after preparing this report, the February 2026 Sales Tax receipts were reported, and collections came in lower than anticipated. Based on collections received through February 2026 and the Sales Tax forecast for the remainder of the fiscal year, staff now projects revenues will fall short of the amended budget by approximately $265,000, or 0.9%.

- In the Third Quarter, it was determined that Measure T Investment Interest Income should be recorded in Measure T rather than grouped with the General Fund. From the Second Quarter Interest Allocation onward, Staff will be recording Measure T and General Fund Interest Allocations separately. As such, the Other Miscellaneous Revenue category will see a significant increase in revenue, and staff will

propose an adjustment to the Other Miscellaneous Revenue budget later in the report. At the time of this report, the Quarter 2 Investment Interest Allocation is the only revenue received in Measure T's Other Miscellaneous Revenue category.

Expenditures

Measure T has an Amended Expenditure Budget of $32,507,631, out of which $25,566,797, or approximately 79%, has been spent as of March 31, 2026.

- Personnel expenditures are slightly behind the mid-year point at 69% due to some unfilled positions and some positions that were charged to other Funds but have since been corrected and added to the Measure T Fund. Had the budget not included a Vacancy Factor, Personnel costs would be close to 65% of the budget. Similar to the General Fund, and considering that certain benefit-related costs, such as accrual buyouts, occur in December and June each year, staff is proposing to maintain the personnel budget as currently forecasted.

- Operations and maintenance (O&M) expenditures are 49% of the budget, which is expected due to the irregular timing of expenditures throughout the Fiscal Year. O&M expenditures grew 11% during the Third Quarter. Some of the larger contributors to this increase from the Second Quarter are Fire expenditures for Safety equipment and for the emergency radio subscription agreement with the County. Additionally, the Weed Abatement Program has begun activity in the Third Quarter and is likely to continue through the end of the Fiscal Year.

- Capital Improvement Plan (CIP) Expenditures are budgeted in the Capital Improvement Budget, which is budgeted in a sub-ledger of the Operating Budget; however, when CIP Projects incur expenses, the Expenditures are reflected on the General Ledger and appear in the total Expenditures to date. The CIP Budget provides for the maintenance or replacement of existing public facilities and assets, as well as the construction or acquisition of new facilities and assets. Funding for these expenditures typically utilizes Reserves set aside for Capital Projects from Special Revenue Funds. These expenditures have been categorized separately to indicate that they differ from the Operating Budget.

- One-Time Expenditures have been separated from the standard O&M and Capital Outlay to show the difference between recurring costs to keep the City operating and costs that are isolated or that are one-time charges. Currently, the One-Time expenses for Measure T are at 49% of the Amended Budget, increasing 12% from the Second Quarter. The expenses in this category currently are for Fire facility repairs and furniture replacement.

- Measure T Transfers Out exceed what would typically be expected for the midpoint of the FY by 9%. This is due to a one-time lump-sum transfer to establish the Fleet Replacement Fund.

Third Quarter Adjustments

Occasional adjustments to the Operating Budget are necessary. Considering that the City prepares a biennial budget, it is challenging to anticipate every need over a two-year timeframe and to predict changes in economic conditions. Furthermore, it is common for items to be overlooked and inadvertently excluded from the budget. This Budget Update requests a few department-requested Expenditure appropriations based on the actual costs of budgeted items, for unplanned expenditures, and for expenditure budgets that were inadvertently excluded during the Biennial Budget development process.

The proposed Citywide (all-funds) adjustments include an increase in budget Expenditures of $348,971 and a

net increase in budget Revenues of $672,270. The following table summarizes the proposed Citywide changes.

CITYWIDE				
	FY 2025/26 Amended Budget	Proposed Adjustments	FY 2025/26 Proposed Amended Budget	FY 2025/26 YTD thru 3/31/2026
Revenues				
Taxes-Sales Tax	$ 55,421,017	$ -	$ 55,421,017	$ 32,989,334
Taxes-Property	36,822,948	(185,354)	36,637,594	19,939,580
Charges for Services	27,760,359	(3,892)	27,756,467	19,393,777
Other Misc Revenue	38,991,334	259,816	39,251,150	32,612,954
Special Assessments	12,177,660	-	12,177,660	6,318,840
Taxes-VLF/Property Tax Comp	11,555,300	601,700	12,157,000	6,078,617
Tax-Special Tax	9,412,035	-	9,412,035	5,033,908
Taxes-Transient Occupancy Tax	2,663,600	-	2,663,600	1,828,296
Taxes-Franchises	5,444,800	-	5,444,800	1,720,819
Taxes-Other	3,118,289	-	3,118,289	2,071,855
License/Permit Fees	2,007,900	-	2,007,900	1,652,672
Taxes-Business Licenses	1,281,500	-	1,281,500	895,579
Taxes-Property Transfer	710,100	-	710,100	466,309
Loan/Bond/Lease Proceeds	3,000	-	3,000	2,998
Total Revenue	**$ 207,369,842**	**$ 672,270**	**$ 208,042,111**	**$ 131,005,538**
Expenditures				
Personnel Costs	$ 102,425,303	$ -	$ 102,425,303	$ 71,275,160
Operations & Maintenance	67,047,708	294,847	67,342,555	39,908,940
Capital Outlay	5,586,101	21,016	5,607,117	2,223,892
Capital Improvement Plan Expenditures	-	-	-	14,197,943
One-Time Expenditure	1,316,087	-	1,316,087	299,951
Allocations	12,642,395	33,108	12,675,502	9,735,211
Total Expenditures	**$ 189,017,593**	**$ 348,971**	**$ 189,366,564**	**$ 137,641,096**
Contributions to Unassigned Fund Balance	18,352,248	323,299	18,675,547	
Total Expenditures Sources	**$ 207,369,842**	**$ 672,270**	**$ 208,042,111**	
Transfers				
Transfer In	$ 19,635,945	$ -	$ 19,635,945	$ 16,094,520
Transfer Out	19,635,945	-	19,635,945	16,094,520
Net Transfers	**$ -**	**$ -**	**$ -**	**$ -**

Revenues

- Staff conducted a year-over-year analysis on Property Tax revenues for the General Fund, the Fire District, and the Library. Overall, the revenues appear on track with the current budget. Based on staff review and analysis, staff is proposing a net decrease of $104,154 in the budget for Property Tax revenues for the General Fund. This is primarily the result of increases in current and unsecured Property Tax revenues, partially offset by significant reductions in supplemental and prior-year Property Tax levies. Similar to the General Fund, the net decrease in Property Tax revenue for the Fire District Fund is $74,200, with a similar impact on the specific Property Tax category. Lastly, the Library District

Fund experienced similar trends within the Property Tax revenue categories, resulting in a net proposed reduction of $7,000. Staff is also proposing to increase the VLF Property Tax budget in the General Fund by $601,700.

- Staff proposes a net increase in Revenues for the Other Miscellaneous Revenues category by $259,816.
    - Staff recommends reallocating $1,200,000 of the budget for Investment Interest Income from the General Fund to the Measure T Fund. During the Third Quarter, it was determined that Measure T Investment Interest Income should be recorded in the Measure T Fund rather than grouped with the General Fund. From the Second Quarter Investment Interest Allocation onward, Staff will be recording Measure T Fund and General Fund Interest Allocations separately. This budget adjustment has no budgetary impact on the overall budget.
    - Additionally, staff proposes to add a budget to the City's Federal Treasury Asset Forfeiture Fund revenue account for $259,816. This is to account for revenues earned in a prior period and that were received throughout the current FY.
- Staff also proposes two changes in revenues for Charges for Services. In total, staff is proposing a net decrease of $3,892 to Charges for Services.
    - Staff proposes to decrease Charges for Services for Other Fire Services by $37,000. These Other Fire Services revenues are typically earned from Fire's support and time at events held by the City and other entities. This decrease in anticipated revenues is based on Fire's anticipated events for the remainder of the FY.
    - Additionally, staff proposes an increase to Charges for Services for Vehicle Services of $33,108. This revenue is recorded as internal service revenue for the City's Vehicle Replacement Program and will be offset by the increase in Allocation expenses.

Below is a summary of the Expenditure appropriations being requested:

- Staff proposes $294,847 in budgetary adjustments to the O&M Budget for the following reasons:
    - The Police Department requested $112,416 in additional budget to cover High Profile Out of State case costs, and for PD Forensic lab services that have arisen over the course of the Third Quarter.
    - Due to the rising fuel costs, staff proposes increasing the Fire and PD Vehicle fuel budgets by $56,600. Increasing PD's fuel budget by $8,000 and the Fire's fuel budget by $48,600.
    - The remaining budget appropriation requests in O&M total $125,831 for items that were either inadvertently excluded or items that have arisen since its adoption.
- A Capital Outlay increase of $21,016 for the purchase of playground equipment for staff to repair the playground at Vintage Reserve Park within Lighting & Landscape District 12.
- Allocations for the City's Vehicle Replacement Program's internal service allocation charge are proposed to increase by $33,108. This increase is due to updated estimates of the future costs of various Fire Department vehicles. This results in increases to annual Allocations for the General Fund

and Measure T of $11,520 and $21,588, respectively.

Schedule of Authorized Positions

New positions, staffing changes, or position reclassifications are sometimes necessary to ensure operational efficiency and effectiveness. Staff is proposing no changes to the Schedule of Authorized Positions, and the total Full-Time Equivalent positions is 472.09. The full detail Schedule of Authorized Positions is included in this report as Attachment 5.

Fund Balance

The General Fund is projected to have an available or Unassigned Fund Balance of $30,749,916 at the end of Fiscal Year 2025/26. This balance takes into account a negative variance of approximately $3.9 million between budgeted Revenues and Expenditures (or use of Unassigned Fund Balance), a $7,365,435 million planned contribution to Operating Reserves, a planned use of reserves of Operating Reserves of $2,275,000, and Capital Improvement Project allocations of approximately $1.2 million.

Measure T Fund is projected to have an Unassigned Fund Balance of $18,640,711 at the end of the Fiscal Year. This balance takes into account an approx. $2.5 million negative variance between budgeted Revenues and Expenditures (or use of Unassigned Fund Balance), a $1,070,504 million planned contribution to Operating Reserves, $6,280,521 million planned use of reserve towards Capital Improvement Projects and the Vehicle Replacement Program, and Capital Improvement Project allocations totaling $4,649,767 million.

The most appropriate time to report the Unassigned Fund Balance is at the end of the fiscal year, typically upon completion of the audit and the Annual Comprehensive Financial Report. All other times are projections and subject to change.

The Fire District, Community Facilities District, and Library District Funds are projected to end the fiscal year with no available fund balance, as these departments' operations are supported by the Measure T Fund. These funds will be true-up at the end of the fiscal year and reported in the Fourth Quarter budget update report. Below is a summarized version of this information. A complete list of the overall changes by fund is included in Attachment 4.

Fund	Beg. Unassigned Fund Bal., 7/1/25	Budgeted Revenues as of 3.31.26	Budgeted Expenditures as of 3.31.26	Capital Outlay Commitment	Use of Assigned Fund Balance	Use of Reserves	Contributions to Reserves	Est. End. Unassigned Fund Bal., 6/30/26
General Fund	40,982,694	78,456,986	(82,399,329)	(1,200,000)	-	2,275,000	(7,365,435)	30,749,916
Measure T	20,529,401	30,081,479	(32,530,419)	(4,649,767)	-	6,280,521	(1,070,504)	18,640,711
Fire District Fund	-	28,244,306	(28,585,050)	-	321,463	-	-	(19,281)
CSD Fund	-	5,545,564	(5,537,422)	-	-	-	-	8,142
Library Fund	356,021	3,978,813	(3,383,717)	(540,093)	-	-	-	411,025
Total	61,868,116	146,307,148	(152,435,937)	(6,389,860)	321,463	8,555,521	(8,435,939)	49,790,513

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the

environment, directly or indirectly.

FISCAL IMPACT

The proposed Third Quarter budgetary amendments to the Fiscal Year 2025/26 Operating Budget include a $348,971 net increase in Expenditures appropriation and a net $672,270 increase in revenue. Attachment 3 includes a comprehensive list of the requested appropriations by the General Ledger account.

ATTACHMENTS

ATT 1 - FY 2025/26 Third Quarter Budget to Actual Report - Major Funds
ATT 2 - FY 2025/26 Third Quarter Budget to Actual Report - All Funds
ATT 3 - Proposed Third Quarter Budget Requests
ATT 4 - Fund Balances for All Funds (Estimated)
ATT 5 - Fiscal Year 2025/26 Authorized Position List

Fiscal Year 2025/26 Third Quarter Budget Summary of Major Funds

CITYWIDE							
	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	Variance Amount	% of Budget Used thru 3/31/2026	Proposed Adjustments	% Change	FY 2025/26 Proposed Amended Budget
Revenues							
Taxes-Sales Tax	$ 55,421,017	$ 32,989,334	$ 22,431,683	60%	$ -	0%	$ 55,421,017
Taxes-Property	36,822,948	19,939,580	16,883,368	54%	(185,354)	-0.50%	36,637,594
Charges for Services	27,760,359	19,393,777	8,366,583	70%	(3,892)	-0.01%	27,756,467
Other Misc Revenue	38,991,334	32,612,954	6,378,380	84%	259,816	1%	39,251,150
Special Assessments	12,177,660	6,318,840	5,858,819	52%	-	0%	12,177,660
Taxes-VLF/Property Tax Comp	11,555,300	6,078,617	5,476,683	53%	601,700	5%	12,157,000
Tax-Special Tax	9,412,035	5,033,908	4,378,127	53%	-	0%	9,412,035
Taxes-Transient Occupancy Tax	2,663,600	1,828,296	835,304	69%	-	0%	2,663,600
Taxes-Franchises	5,444,800	1,720,819	3,723,981	32%	-	0%	5,444,800
Taxes-Other	3,118,289	2,071,855	1,046,434	66%	-	0%	3,118,289
License/Permit Fees	2,007,900	1,652,672	355,228	82%	-	0%	2,007,900
Taxes-Business Licenses	1,281,500	895,579	385,921	70%	-	0%	1,281,500
Taxes-Property Transfer	710,100	466,309	243,791	66%	-	0%	710,100
Loan/Bond/Lease Proceeds	3,000	2,998	2	100%	-	0%	3,000
Total Revenue	**$ 207,369,842**	**$ 131,005,538**	**$ 76,364,304**	**63%**	**$ 672,270**	**0.32%**	**$ 208,042,111**
Expenditures							
Personnel Costs	$ 102,425,303	$ 71,275,160	$ 31,150,143	70%	$ -	0%	$ 102,425,303
Operations & Maintenance	67,047,708	39,908,940	27,138,768	60%	294,847	0.44%	67,342,555
Capital Outlay	5,586,101	2,223,892	3,362,209	40%	21,016	0.38%	5,607,117
Capital Improvement Plan Expenditures	-	14,197,943	(14,197,943)	0%	-	0%	-
One-Time Expenditure	1,316,087	299,951	1,016,135	23%	-	0%	1,316,087
Allocations	12,642,395	9,735,211	2,907,184	77%	33,108	0.26%	12,675,502
Total Expenditures	**$ 189,017,593**	**$ 137,641,096**	**$ 51,376,497**	**73%**	**$ 348,971**	**0.18%**	**$ 189,366,564**
Contributions to Unassigned Fund Balance	18,352,248				323,299		18,675,547
Total Expenditures Sources	**$ 207,369,842**		**$ 44,464,082**				**$ 208,042,111**
Transfers							
Transfer In	$ 19,635,945	$ 16,094,520	$ 3,541,425	82%	$ -	0%	$ 19,635,945
Transfer Out	19,635,945	16,094,520	3,541,425	82%	-	0%	19,635,945
Net Transfers	**$ -**	**$ -**	**$ -**		**$ -**		**$ -**

Fiscal Year 2025/26 Third Quarter Budget Summary of Major Funds

GENERAL FUND						
	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	% of Budget through 3/31/2026	Proposed Adjustments	% Change	FY 2025/26 Proposed Amended Budget
Revenues						
Taxes-Sales Tax	$ 26,574,538	$ 15,816,456	60%	$ -	0%	$ 26,574,538
Taxes-VLF/Property Tax Comp	11,555,300	6,078,617	53%	601,700	5%	12,157,000
Taxes-Property	12,657,754	7,256,667	57%	(104,154)	-1%	12,553,600
Other Misc Revenue	10,954,561	4,757,377	43%	(1,200,000)	-11%	9,754,561
Taxes-Franchises	5,386,800	1,704,852	32%	-	0%	5,386,800
Charges for Services	5,354,079	2,817,712	53%	-	0%	5,354,079
License/Permit Fees	1,992,700	1,649,739	83%	-	0%	1,992,700
Special Assessments	-	-	0%	-	0%	-
Taxes-Transient Occupancy Tax	2,663,600	1,828,296	69%	-	0%	2,663,600
Taxes-Business Licenses	1,281,500	895,579	70%	-	0%	1,281,500
Taxes-Property Transfer	710,100	466,309	66%	-	0%	710,100
Loan/Bond/Lease Proceeds	-	-	0%	-	0%	-
Transfer In	28,508	223	1%	-	0%	28,508
Total Revenue	**$ 79,159,440**	**$ 43,271,828**	**55%**	**$ (702,454)**	**-1%**	**$ 78,456,986**
Use of Unassigned Fund Balance	2,998,565				0%	3,942,343
Total Revenue Sources	**$ 82,158,005**				**0%**	**$ 82,399,329**
Expenditures						
Personnel Costs	$ 53,819,419	$ 37,983,418	71%	$ 89,161	0%	$ 53,908,580
Operations & Maintenance	14,647,612	8,439,459	58%	140,643	1%	14,788,255
Capital Outlay	492,995	463,792	94%	-	0%	492,995
Capital Improvement Plan Expenditures	-	1,552,471	0%	-	0%	-
One-Time Expenditure	321,353	2,273	1%	-	0%	321,353
Allocations	8,388,276	6,291,207	75%	11,520	0%	8,399,796
Transfer Out	4,488,350	3,410,013	76%	-	0%	4,488,350
Total Expenditures	**$ 82,158,005**	**$ 58,142,632**	**71%**	**$ 241,324**	**0%**	**$ 82,399,329**

Fiscal Year 2025/26 Third Quarter Budget Summary of Major Funds

MEASURE T						
	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	% of Budget through 3/31/2026	Proposed Adjustments	% Change	FY 2025/26 Proposed Amended Budget
Revenue						
Taxes-Sales Tax	$ 28,846,479	$ 17,172,879	60%	$ -	0%	$ 28,846,479
Other Misc Revenue	35,000	469,686	1342%	1,200,000	3429%	1,235,000
Total Revenue	**$ 28,881,479**	**$ 17,642,564**	**61%**	**$ 1,200,000**	**4%**	**$ 30,081,479**
Use of Unassigned Fund Balance	3,626,152				0%	2,448,940
Total Revenue Sources	**$ 32,507,631**				**0%**	**$ 32,530,419**
Expenditures						
Personnel Costs	$ 13,773,687	$ 9,546,060	69%	$ -	0%	$ 13,773,687
Operations & Maintenance	1,870,003	910,313	49%	1,200	0.07%	1,871,203
Capital Outlay	737,899	393,780	53%	-	0%	737,899
Capital Improvement Plan Expenditures	-	1,478,009	0%	-	0%	-
One-Time Expenditure	449,549	219,156	49%	-	0%	449,549
Allocations	1,713,990	1,285,493	75%	21,588	1.26%	1,735,578
Transfer Out	13,962,503	11,733,988	84%	-	0%	13,962,503
Total Expenditures	**$ 32,507,631**	**$ 25,566,797**	**79%**	**$ 22,788**	**0%**	**$ 32,530,419**

Fiscal Year 2025/26 Third Quarter Budget Summary of Major Funds

FIRE DISTRICT						
	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	% of Budget Used thru 3/31/2026	Proposed Adjustments	% Change	FY 2025/26 Proposed Amended Budget
Revenue						
Taxes-Property	$ 18,156,100	$ 10,374,531	57%	$ (74,200)	-0.41%	$ 18,081,900
Other Misc Revenue	1,624,210	1,431,579	88%	-	0%	1,624,210
Charges for Services	726,360	526,253	72%	(37,000)	-5%	689,360
Special Assessments	1,588,135	873,138	55%	-	0%	1,588,135
License/Permit Fees	15,200	2,933	19%	-	0%	15,200
Transfer In	6,245,501	4,766,985	76%	-	0%	6,245,501
Total Revenue	**$ 28,355,506**	**$ 17,975,418**	**63%**	**$ (111,200)**	**0%**	**$ 28,244,306**
Use of Unassigned Fund Balance	181,124					340,744
Total Revenue Sources	**$ 28,536,630**				**0%**	**$ 28,585,050**
Expenditures						
Personnel Costs	$ 23,056,077	$ 16,380,755	71%	$ -	0%	$ 23,056,077
Operations & Maintenance	3,352,393	1,699,489	51%	48,420	2%	3,400,813
One-Time Expenditure	89,310	19,025	21%	-	0%	89,310
Allocations	2,038,850	1,529,138	75%	-	0%	2,038,850
Total Expenditures	**$ 28,536,630**	**$ 19,628,406**	**69%**	**48,420**	**0%**	**$ 28,585,050**

Fiscal Year 2025/26 Third Quarter Budget Summary of Major Funds

COMMUNITY SERVICES DISTRICT						
	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	% of Budget Used thru 3/31/2026	Proposed Adjustments	% Change	FY 2025/26 Proposed Amended Budget
Revenue						
Special Assessments	$ 2,113,400	$ 1,180,859	56%	$ -	0%	$ 2,113,400
Charges for Services	634,800	644,453	102%	-	0%	634,800
Other Misc Revenue	221,200	142,258	64%	-	0%	221,200
Transfer In	2,576,164	1,932,123	75%	-	0%	2,576,164
Total Revenue	**$ 5,545,564**	**$ 3,899,692**	**70%**	**$ -**	**0%**	**$ 5,545,564**
Use of Unassigned Fund Balance	63,000					
Total Revenue Sources	**$ 5,608,564**				**0%**	**$ 5,545,564**
Expenditures						
Personnel Costs	$ 2,167,556	$ 1,777,887	82%	$ (89,161)	-4%	$ 2,078,394
Operations & Maintenance	3,483,970	2,435,289	70%	18,020	1%	3,501,990
Capital Outlay	-	2,562	0%	-	0%	-
One-Time Expenditure	101,500	35,195	35%	-	0%	101,500
Allocations	(694,142)	(129,772)	19%	-	0%	(694,142)
Internal Service Fund Allocations	549,680	274,840	50%	-	0%	549,680
Transfer Out	-	-	0%	-	0%	-
Total Expenditures	**$ 5,608,564**	**$ 4,396,000**	**78%**	**$ (71,141)**	**-1%**	**$ 5,537,422**
Contribution to Fund Balance	-					8,142
Total Expenditure Uses	**$ 5,608,564**					**$ 5,545,564**

Fiscal Year 2025/26 Third Quarter Budget Summary of Major Funds

LIBRARY					
	FY 2025/26 Amended Budget	FY 2025/26 YTD thru 3/31/2026	% of Budget Used thru 3/31/2026	Proposed Adjustments	% Change	FY 2025/26 Proposed Amended Budget
Revenue						
Taxes-Property	$ 3,153,200	$ 1,809,035	57%	$ (7,000)	0%	$ 3,146,200
Other Misc Revenue	711,818	112,881	16%	-	0%	711,818
Charges for Services	28,400	19,821	70%	-	0%	28,400
Transfer In	92,395	69,296	75%	-	0%	92,395
Total Revenue	**$ 3,985,813**	**$ 2,011,033**	**50%**	**$ (7,000)**	**0%**	**$ 3,978,813**
Expenditures						
Personnel Costs	$ 2,097,267	$ 1,413,716	67%	$ -	0%	$ 2,097,267
Operations & Maintenance	862,626	479,844	56%	25,119	3%	887,745
One-Time Expenditure	7,375	-	0%	-	0%	7,375
Allocations	391,330	293,497	75%	-	0%	391,330
Total Expenditures	**$ 3,358,598**	**$ 2,187,057**	**65%**	**$ 25,119**	**1%**	**$ 3,383,717**
Contribution to Fund Balance	$ 627,215					$ 595,096
Total Expenditure Uses	**$ 3,985,813**					**$ 3,978,813**

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
REVENUES						
1100000	40001	Taxes-Property-Currentrent	$ 10,182,000	$ 10,182,000	$ 5,719,453	56%
1100000	40002	Taxes-VLF/Property Tax Compty Tax Con	11,555,300	11,555,300	6,078,617	53%
1100000	40003	Taxes-Current-Unsecuredcured	518,300	530,654	530,654	100%
1100000	40004	Taxes-Prior Year	392,600	392,600	277,620	71%
1100000	40006	Taxes-Current-Supplementallemental	448,500	448,500	122,780	27%
1100000	40007	Taxes-Current-SBOE	225,500	225,500	90,452	40%
1100000	40008	Taxes-Current-HOX	78,200	78,200	34,571	44%
1100000	40011	Taxes-RDA Disolution Distribon Distribut	800,300	800,300	481,137	60%
1100000	40015	Taxes-Sales Tax Rev. Abatement2500	(199,462)	(199,462)	(47,679)	24%
1100000	40016	Taxes-Sales Tax2500	26,574,000	26,774,000	15,864,135	59%
1100000	40019	Taxes-Franchises	5,369,800	5,369,800	1,688,877	31%
1100000	40020	Taxes-Business Licenses	1,281,500	1,281,500	895,579	70%
1100000	40023	Taxes-Property TransferTax	710,100	710,100	466,309	66%
1100000	40024	Taxes-TOT STVR	113,600	113,600	74,622	66%
1100000	40025	Taxes-Transient Occupancy Tax	2,550,000	2,550,000	1,753,673	69%
1100000	40026	Taxes-Motor Vehicle Lic In Lie	162,500	169,255	169,255	100%
1100000	41110	Chrg for Svc-Waste Management	550,000	550,000	-	0%
1100000	42223	Intergvt Rev-County Reimb	25,400	25,400	-	0%
1100000	43402	Chrg for Svc-Admin CostCost	472,230	472,230	354,173	75%
1100000	44401	Interest-Income	5,052,900	5,052,900	1,494,356	30%
1100000	44421	Interest-To Be Distributed	-	-	1,715,595	0%
1100000	44422	Interest-Non Distributable	375,000	375,000	514,348	137%
1100000	44451	Interest-Unrealized Gain/LosseGain/Loss	-	-	(2,465,522)	0%
1100000	44462	Lease/Rental-IncomeGain/Loss	3,100	3,100	-	0%
1100000	45539	Fines-Miscellaneous Fines	2,750	2,750	2,857	104%
1100000	47802	Misc-Directnl Sign ProgSign Program	4,000	18,600	9,300	50%
1100000	47853	Misc-OtherShort	258,100	58,100	76,819	132%
1100000	47899	Misc.-Prior Year RevenuesGovPartner	-	-	1,223	0%
1101400	47899	Misc.-Prior Year RevenuesGovPartner	-	-	5	0%
1101600	41169	License/Permit-MiscellaneousPermit	1,000	1,000	-	0%
1101600	42221	Intergvt Rev -State ReimbReimbursemen	75,000	75,000	127,915	171%
1101600	47815	Misc-Reimbursements	-	-	1,120	0%
1101600	47853	Misc-OtherShort	400	400	440	110%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1101600	47899	Misc.-Prior Year RevenuesGovPartner	-	-	17,627	0%
1102200	47853	Misc-OtherShort	200	200	16	8%
1102200	47899	Misc.-Prior Year RevenuesGovPartner	-	-	1	0%
1102400	41030	Chrg for Svc-ApplealsAdminFee	100	100	-	0%
1102400	43801	Chrg for Svc-PhotoCopy/MicroCopying/M	63,600	63,600	56,675	89%
1102400	47853	Misc-OtherShort	1,500	1,500	609	41%
1102400	47899	Misc.-Prior Year RevenuesGovPartner	-	-	1	0%
1102600	41035	Chrg for Svc-CC Convenience Fe	1,700	1,700	885	52%
1102600	41121	License/Permit-Permit Issue FeIssue Fee	3,000	3,000	5,196	173%
1102600	43401	Chrg for Svc-CFD AdministrativAdministr	149,000	158,549	118,911	75%
1102600	43414	Chrg for Svc-Recovery of Costsery of Cos	7,000	7,000	4,029	58%
1102600	44401	Interest-Income	-	-	3	0%
1102600	45539	Fines-Miscellaneous Fines	50,000	50,000	22,568	45%
1102600	47805	Misc-Bus Pass SalesSales	800	800	451	56%
1102600	47852	Misc-Cash Over/Short	-	-	167	0%
1102600	47853	Misc-OtherShort	4,400	4,400	2,706	61%
1102600	47899	Misc.-Prior Year RevenuesGovPartner	-	-	23	0%
1103120	41035	Chrg for Svc-CC Convenience Fe	1,800	1,800	2,303	128%
1103120	43625	Chrg for Svc-Police Services	-	3,500	3,476	99%
1103120	47702	Misc-Donations	-	500	-	0%
1103120	47815	Misc-Reimbursements	2,300	2,300	1,676	73%
1103120	47853	Misc-OtherShort	3,100	4,000	4,946	124%
1103120	47899	Misc.-Prior Year RevenuesGovPartner	-	-	1,132	0%
1103130	42224	Intergvt Rev-Other AgencyAgency	3,081,000	3,081,000	1,879,676	61%
1103130	47815	Misc-Reimbursements	12,000	12,000	11,468	96%
1103160	40019	Taxes-Franchises	17,000	17,000	15,975	94%
1103160	42223	Intergvt Rev-County ReimbRiemburseme	8,000	8,000	10,000	125%
1103160	43612	Chrg for Svc-Police SecuritySecurity	30,000	30,000	3,489	12%
1103160	45501	Fines-Traffic Safety	113,000	113,000	16,667	15%
1103160	45523	Fines-P.C. 1202.5	63,500	63,500	66,733	105%
1103160	47853	Misc-OtherShort	4,400	4,400	3,733	85%
1103180	42221	Intergvt Rev -State ReimbReimbursemen	284,700	284,700	207,409	73%
1103180	42222	Intergvt Rev-Federal ReimbReimburseme	185,000	185,000	118,004	64%
1103180	42223	Intergvt Rev-County ReimbRiemburseme	197,000	197,000	93,195	47%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1103180	42224	Intergvt Rev-Other AgencyAgency	683,500	683,500	341,467	50%
1103180	42255	Intergvt Rev-State P.O.S.T.P.O.S.T.	70,000	70,000	33,936	48%
1103180	43612	Chrg for Svc-Police SecuritySecurity	100,000	100,000	47,964	48%
1103180	43625	Chrg for Svc-Police ServicesServices	62,000	78,000	62,479	80%
1103180	47813	Misc-Other ReimbursementsSales	100	100	-	0%
1103180	47853	Misc-OtherShort	5,000	5,000	-	0%
1104140	41167	License/Permit-Temporary SignPermit	-	-	271	0%
1104140	42223	Intergvt Rev-County ReimbRiemburseme	23,800	23,800	-	0%
1104140	42256	Intergvt Rev-Vehicle AbatementAbateme	14,000	14,000	1,732	12%
1104140	43421	Chrg for Services-Abatement	10,000	10,000	-	0%
1104140	43636	Chrg for Svc-Vector ControlControl	13,800	13,800	1,770	13%
1104140	45512	Fines-Administrative Citations	47,000	47,000	18,184	39%
1104140	47803	Misc-Vacant Home Property Registratior	4,500	4,500	5,928	132%
1104140	47899	Misc.-Prior Year RevenuesGovPartner	-	-	511	0%
1104400	41121	License/Permit-Permit Issue FeIssue Fee	328,000	328,000	277,931	85%
1104400	41146	Lic/Permit-Permit Fee STVRPermits Non	12,000	12,000	10,646	89%
1104400	43301	Chrg for Svc-Plan ChecksChecks	444,600	494,600	188,717	38%
1104400	43305	Chrg for Svc-Inspection ChargeCharges	3,500	6,500	6,692	103%
1104400	43308	Chrg for Svc-General Plan FeePlan Fee	17,500	17,500	9,789	56%
1104400	47853	Misc-OtherShort	10,000	10,000	7,820	78%
1104400	47899	Misc.-Prior Year RevenuesGovPartner	-	-	8	0%
1104600	41132	License/Permit-Permits ResidenResident	339,000	370,000	331,582	90%
1104600	41133	Lic/Permit-MiscPermits ResidenPermits I	493,200	525,000	546,876	104%
1104600	41144	License/Permit-Permits Non ResNon Res	244,600	244,600	102,737	42%
1104600	41145	Lic/Permit-MiscPermits Non ResPermits	58,700	58,700	40,606	69%
1104600	41157	License & Permit-Misc.PermitPermit	129,200	129,200	96,795	75%
1104600	41169	License/Permit-MiscellaneousPermit	269,600	269,600	213,379	79%
1104600	42233	Intergvt Rev-SB118/AB1379 CASPAgency	23,000	23,000	10,055	44%
1104600	43301	Chrg for Svc-Plan ChecksChecks	877,900	877,900	613,824	70%
1104600	47853	Misc-OtherShort	31,500	31,500	24,115	77%
1104600	47899	Misc.-Prior Year RevenuesGovPartner	-	-	0.45	0%
1105000	41121	License/Permit-Permit Issue FeIssue Fee	9,000	9,000	4,568	51%
1105000	43726	Chrg for Svc-Special EventsEvents	38,500	38,500	7,009	18%
1105000	47705	Misc.-Donations/SponsorSponsors	16,000	33,800	21,850	65%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1105000	47853	Misc-Other	-	-	(51)	0%
1105000	47899	Misc.-Prior Year Revenues	-	-	3,965	0%
1105100	42223	Intergvt Rev-County ReimbRiemburseme	-	-	4,105	0%
1105100	42224	Intergvt Rev-Other AgencyAgency	-	90,921	93,113	102%
1106120	41121	License/Permit-Permit Issue FeIssue Fee	26,200	26,200	8,999	34%
1106120	41157	License & Permit-Misc.PermitPermit	7,900	7,900	3,761	48%
1106120	41158	License/Permit-TransportationPermit	8,500	8,500	6,392	75%
1106120	43301	Chrg for Svc-Plan ChecksChecks	1,683,100	1,683,100	903,526	54%
1106120	43305	Chrg for Svc-Inspection ChargeCharges	485,700	485,700	306,821	63%
1106120	43415	Chg for Svc-Reimb Damage Citye to City	60,000	-	(14,106)	0%
1106120	47853	Misc-OtherShort	85,800	85,800	53,066	62%
1106120	47899	Misc.-Prior Year RevenuesGovPartner	-	-	1	0%
1106145	47813	Misc-Other ReimbursementsSales	5,000	-	-	0%
1106155	47817	Misc-LCFS Credits	31,200	-	-	0%
1106160	47813	Misc-Other Reimbursements	100	-	-	0%
1106545	47813	Misc-Other Reimbursements	-	5,000	-	0%
1106550	43415	Chg for Svc-Reimb Damage City	-	60,000	9,276	15%
1106555	43805	Chrg for Svc-EV Charging	-	200,000	130,010	65%
1106555	47817	Misc-LCFS Credits	-	31,200	28,520	91%
1106555	47845	Misc-Sale of Non-Capital AsCapital Asset	-	2,535	2,534	100%
1106560	47813	Misc-Other Reimbursements	-	100	-	0%
1110000	40015	Taxes-Sales Tax Rev. Abatement2500	(19,921)	(19,921)	(1,937)	10%
1110000	40016	Taxes-Sales Tax2500	28,716,400	28,866,400	17,174,816	59%
1110000	44401	Interest-Income	-	-	469,686	0%
1110000	44422	Interest-Non Distributable	-	35,000	-	0%
1180000	44401	Interest-Income	2,400	2,400	1,891	79%
1180030	45501	Fines-Traffic Safety	12,500	12,500	14,306	114%
1193120	42221	Intergvt Rev -State ReimbReimbursemen	6,000	6,000	-	0%
1193120	45534	Fines-False Alarm	65,000	65,000	33,799	52%
1270000	44401	Interest-Income	75,000	75,000	20,364	27%
1270060	46601	Develop Partic-Developer Impac	71,900	325,537	510,361	157%
1280000	44401	Interest-Income	337,000	337,000	137,275	41%
1290000	44401	Interest-Income	15,000	15,000	6,584	44%
1290060	46601	Develop Partic-Developer Impac	24,600	161,936	200,897	124%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1300000	44401	Interest-Income	70,000	70,000	31,808	45%
1300060	46601	Develop Partic-Developer Impac	48,900	235,059	428,706	182%
1310000	44401	Interest-Income	10,000	10,000	45,640	456%
1310060	46601	Develop Partic-Developer Impac	32,900	537,901	280,546	52%
1320000	44401	Interest-Income	64,000	64,000	25,582	40%
1330000	44401	Interest-Income	242,000	242,000	111,338	46%
1330060	46601	Develop Partic-Developer Impac	298,600	2,504,481	3,166,901	126%
1340000	44401	Interest-Income	205,000	205,000	91,303	45%
1340060	46601	Develop Partic-Developer Impac	125,200	382,512	359,320	94%
1350000	44401	Interest-Income	428,000	428,000	180,065	42%
1360000	44401	Interest-Income	142,000	142,000	69,898	49%
1360060	46601	Develop Partic-Developer Impac	127,500	457,927	776,285	170%
1370000	44401	Interest-Income	75,000	75,000	36,536	49%
1370060	46601	Develop Partic-Developer Impac	47,600	264,319	470,928	178%
1380000	44401	Interest-Income	445,000	445,000	242,632	55%
1380060	46601	Develop Partic-Developer Impac	829,000	4,049,606	4,394,225	109%
1400000	44401	Interest-Income	2,000	2,000	361	18%
1410000	44401	Interest-Income	7,500	7,500	5,457	73%
1510000	40001	Taxes-Property-Currentrent	14,341,900	14,341,900	8,013,940	56%
1510000	40003	Taxes-Current-Unsecuredcured	730,300	730,300	743,535	102%
1510000	40004	Taxes-Prior Year	555,600	555,600	389,826	70%
1510000	40006	Taxes-Current-Supplementallemental	632,000	632,000	172,036	27%
1510000	40007	Taxes-Current-SBOE	295,700	295,700	117,089	40%
1510000	40008	Taxes-Current-HOX	98,600	98,600	48,440	49%
1510000	40011	Taxes-RDA Disolution Distribon Distribut	1,502,000	1,502,000	889,664	59%
1510000	44401	Interest-Income	106,200	106,200	4,503	4%
1510000	44462	Lease/Rental-IncomeGain/Loss	124,500	124,500	93,082	75%
1510000	47702	Miscellaneous-Donations	5,100	5,100	5,820	114%
1510000	47813	Misc-Other ReimbursementsSales	58,000	58,000	-	0%
1510000	47821	Misc-Special Events-BarbequeBarbeque	34,000	34,000	-	0%
1510000	47853	Misc-OtherShort	4,100	4,100	439	11%
1513520	40041	Spec Assess-Unit of Benefit Assessment	1,575,207	1,575,207	857,188	54%
1513520	40042	Spec Assess-Unit of Benefit Prior Year	12,928	12,928	15,950	123%
1513520	42221	Intergvt Rev -State ReimbReimbursemen	1,000,000	1,262,310	1,290,300	102%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1513520	43301	Chrg for Svc-Plan ChecksChecks	275,700	275,700	210,716	76%
1513520	43305	Chrg for Svc-Inspection ChargeCharges	207,600	207,600	101,092	49%
1513520	43573	Chrg for Svc-Fire EngineeringEngineering	81,100	81,100	44,133	54%
1513520	43579	Chrg for Svc-Other Fire ServicServices	43,600	43,600	6,253	14%
1513520	45520	Fines-AML System Enhancement	30,000	30,000	29,385	98%
1513520	47852	Misc-Cash Over/Short	-	-	0.40	0%
1513520	47899	Misc.-Prior Year RevenuesGovPartner	-	-	8,013	0%
1513580	47899	Misc.-Prior Year RevenuesGovPartner	-	-	37	0%
1513590	41169	License/Permit-MiscellaneousPermit	15,200	15,200	2,933	19%
1513590	43305	Chrg for Svc-Inspection ChargeCharges	36,960	36,960	16,520	45%
1513590	43580	Chrg for Svc-Annual Business IBusiness Ir	37,900	37,900	35,247	93%
1513590	43583	Chrg for Svc-State Mandated InMandate	43,500	43,500	112,293	258%
1610000	44401	Interest-Income	-	-	11,486	0%
1710000	44401	Interest-Income	40,000	40,000	-	0%
1715120	43726	Chrg for Svc-Special Events	2,600	-	-	0%
1715120	47706	Misc.-Donate-Military BannerMilitary Ba	300	-	44	0%
1715120	47815	Misc-Reimbursements	200	-	-	0%
1715120	47853	Misc-OtherShort	21,000	-	15,238	0%
1715120	47899	Misc.-Prior Year RevenuesGovPartner	-	-	1	0%
1715144	40052	Spec Assess-Measure WW Rates &	824,300	824,300	460,535	56%
1715144	41035	Chrg for Svc-CC Convenience Fe	18,600	18,600	11,930	64%
1715144	43711	Chrg for Svc-Recreation Prograation Prog	385,875	385,875	328,039	85%
1715144	43712	Chrg for Svc-Park UsageUsage	8,000	8,000	13,414	168%
1715144	43713	Chrg for Svc-Adult & Youth Spolt and You	5,200	5,200	(9)	0%
1715144	43714	Chrg for Svc-Pool ProgramsPrograms	2,600	2,600	1,818	70%
1715144	43715	Chrg for Svc-Rec MembershipsPark Mem	17,100	17,100	12,662	74%
1715144	43726	Chrg for Svc-Special EventsEvents	3,500	3,500	3,628	104%
1715144	44401	Interest-Income	-	-	3,766	0%
1715144	44461	Lease/Rental-Community RoomGain/Los	21,500	21,500	15,179	71%
1715144	44462	Lease/Rental-IncomeGain/Loss	20,700	20,700	16,271	79%
1715144	47705	Misc.-Donations/SponsorSponsors	-	2,000	2,000	100%
1715144	47815	Misc-Reimbursements	-	-	2,860	0%
1715144	47852	Misc-Cash Over/Short	-	-	6	0%
1715162	40052	Spec Assess-Measure WW Rates &	1,289,100	-	719,856	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1715162	43301	Chrg for Svc-Plan ChecksChecks	2,800	-	-	0%
1715162	43305	Chrg for Svc-Inspection ChargeCharges	1,125	-	-	0%
1715162	43712	Chrg for Svc-Park UsageUsage	-	-	1,854	0%
1715162	43737	Chg for Ser-Field Electrc Rmbric Reimbur	120,100	-	76,169	0%
1715162	44401	Interest-Income	12,200	-	-	0%
1715162	44462	Lease/Rental-IncomeGain/Loss	102,100	-	70,587	0%
1715162	47702	Miscellaneous-Donations	200	-	-	0%
1715162	47853	Misc-OtherShort	1,000	-	400	0%
1715166	43712	Chrg for Svc-Park UsageUsage	67,300	67,300	85,961	128%
1716520	43726	Chrg for Svc-Special EventsEvents	-	2,600	8,098	311%
1716520	47706	Misc.-Donate-Military BannerMilitary Ba	-	300	100	33%
1716520	47815	Misc-Reimbursements	-	200	3,418	1709%
1716520	47853	Misc-OtherShort	-	21,000	1,127	5%
1716562	40052	Spec Assess-Measure WW Rates &	-	1,289,100	468	0%
1716562	43301	Chrg for Svc-Plan ChecksChecks	-	2,800	-	0%
1716562	43305	Chrg for Svc-Inspection ChargeCharges	-	1,125	-	0%
1716562	43737	Chg for Ser-Field Electrc Rmbric Reimbur	-	120,100	100,889	84%
1716562	44401	Interest-Income	-	12,200	2,408	20%
1716562	44462	Lease/Rental-IncomeGain/Loss	-	102,100	8,802	9%
1716562	47702	Miscellaneous-Donations	-	200	-	0%
1716562	47853	Misc-OtherShort	-	1,000	50	5%
1800050	40051	Spec Assess-Rates & Charges& Charges	1,772,100	1,772,100	976,123	55%
1810050	40051	Spec Assess-Rates & Charges& Charges	197,000	197,000	108,510	55%
1820050	40051	Spec Assess-Rates & Charges& Charges	483,700	483,700	266,461	55%
1830050	40051	Spec Assess-Rates & Charges& Charges	43,900	43,900	24,188	55%
1840050	40051	Spec Assess-Rates & Charges& Charges	105,900	105,900	58,336	55%
1850050	40051	Spec Assess-Rates & Charges& Charges	15,100	15,100	8,300	55%
1860050	40051	Spec Assess-Rates & Charges& Charges	57,900	57,900	31,872	55%
1880050	40051	Spec Assess-Rates & Charges& Charges	141,900	141,900	78,161	55%
1890050	40051	Spec Assess-Rates & Charges& Charges	4,900	4,900	2,689	55%
2000000	44401	Interest-Income	2,000	2,000	454	23%
2000050	40053	Spec Assess-LLD	535,585	535,585	278,703	52%
2020000	44401	Interest-Income	3,300	3,300	1,524	46%
2020050	40053	Spec Assess-LLD	152,234	152,234	77,146	51%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2030000	44401	Interest-Income	200	200	236	118%
2030050	40053	Spec Assess-LLD	20,028	20,028	13,093	65%
2040000	44401	Interest-Income	4,700	4,700	1,996	42%
2040050	40053	Spec Assess-LLD	58,882	58,882	30,897	52%
2050000	44401	Interest-Income	100	100	12	12%
2050050	40053	Spec Assess-LLD	29,514	29,514	15,951	54%
2060000	44401	Interest-Income	2,600	2,600	1,017	39%
2060050	40053	Spec Assess-LLD	19,338	19,338	10,300	53%
2070000	44401	Interest-Income	900	900	272	30%
2070050	40053	Spec Assess-LLD	32,272	32,272	16,962	53%
2080000	44401	Interest-Income	5,000	5,000	1,469	29%
2080050	40053	Spec Assess-LLD	151,834	151,834	77,028	51%
2090000	44401	Interest-Income	1,100	1,100	308	28%
2090050	40053	Spec Assess-LLD	58,921	58,921	30,597	52%
2100050	40053	Spec Assess-LLD	158,675	158,675	75,424	48%
2110050	40053	Spec Assess-LLD	51,236	51,236	28,446	56%
2120000	44401	Interest-Income	50,000	50,000	23,229	46%
2120050	40053	Spec Assess-LLD	709,241	709,241	380,053	54%
2130050	40053	Spec Assess-LLD	321,386	321,386	169,482	53%
2140000	44401	Interest-Income	600	600	645	107%
2140050	40053	Spec Assess-LLD	59,369	59,369	30,520	51%
2150000	44401	Interest-Income	400	400	-	0%
2150050	40053	Spec Assess-LLD	125,236	125,236	65,918	53%
2160000	44401	Interest-Income	16,000	16,000	4,864	30%
2160050	40053	Spec Assess-LLD	655,076	655,076	338,160	52%
2170000	44401	Interest-Income	4,800	4,800	1,997	42%
2170050	40053	Spec Assess-LLD	64,367	64,367	35,201	55%
2180000	44401	Interest-Income	2,400	2,400	386	16%
2180050	40053	Spec Assess-LLD	111,065	111,065	58,410	53%
2190000	44401	Interest-Income	6,000	6,000	-	0%
2190050	40053	Spec Assess-LLD	438,916	438,916	227,981	52%
2200000	44401	Interest-Income	7,300	7,300	1,805	25%
2200050	40053	Spec Assess-LLD	191,441	191,441	103,202	54%
2210000	44401	Interest-Income	19,000	19,000	5,567	29%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2210050	40053	Spec Assess-LLD	323,778	323,778	167,746	52%
2220000	44401	Interest-Income	200	200	152	76%
2220050	40053	Spec Assess-LLD	7,602	7,602	4,101	54%
2230000	44401	Interest-Income	10,500	10,500	4,336	41%
2230050	40053	Spec Assess-LLD	197,982	197,982	105,085	53%
2240000	44401	Interest-Income	200	200	201	100%
2240050	40053	Spec Assess-LLD	38,574	38,574	19,996	52%
2250000	44401	Interest-Income	18,000	18,000	4,513	25%
2250050	40053	Spec Assess-LLD	365,557	365,557	188,698	52%
2260000	44401	Interest-Income	1,000	1,000	403	40%
2260050	40053	Spec Assess-LLD	12,616	12,616	6,786	54%
2270000	44401	Interest-Income	10,500	10,500	4,600	44%
2270050	40053	Spec Assess-LLD	92,979	92,979	46,770	50%
2280000	44401	Interest-Income	400	400	280	70%
2280050	40053	Spec Assess-LLD	74,159	74,159	38,680	52%
2290000	44401	Interest-Income	500	500	207	41%
2290050	40053	Spec Assess-LLD	9,341	9,341	3,737	40%
2310000	44401	Interest-Income	-	-	915	0%
2310050	40053	Spec Assess-LLD	64,521	64,521	33,254	52%
2320000	40018	Taxes-Special Taxes Mello-Roos	-	-	4,350	0%
2340000	40018	Taxes-Special Taxes Mello-Roos	-	-	25,398	0%
3020000	44401	Interest-Income	495,000	495,000	224,406	45%
3020060	42211	Intergvt Rev-Local TransportatTransporta	3,329,000	3,329,000	2,194,823	66%
3060000	40031	Taxes-2103 Gas Tax	1,007,460	1,007,460	722,816	72%
3060000	40032	Taxes-2105 Gas Tax	704,736	704,736	453,743	64%
3060000	40033	Taxes-2106 Gas Tax	444,287	444,287	292,135	66%
3060000	40034	Taxes-2107 Gas Tax	961,806	961,806	603,160	63%
3060000	44401	Interest-Income	419,100	419,100	166,712	40%
3070000	42221	Intergvt Rev -State ReimbReimbursemen	2,904,570	2,904,570	1,773,472	61%
3070000	44401	Interest-Income	231,000	231,000	117,921	51%
3110000	40001	Taxes-Property-Currentrent	2,545,400	2,545,400	1,426,265	56%
3110000	40003	Taxes-Current-Unsecuredcured	129,600	129,600	132,329	102%
3110000	40004	Taxes-Prior Year	98,300	98,300	69,325	71%
3110000	40006	Taxes-Current-Supplementallemental	112,100	112,100	30,618	27%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
3110000	40007	Taxes-Current-SBOE	44,200	44,200	17,024	39%
3110000	40008	Taxes-Current-HOX	17,500	17,500	8,621	49%
3110000	40011	Taxes-RDA Disolution Distribon Distribut	206,100	206,100	124,853	61%
3110000	44401	Interest-Income	53,700	53,700	20,253	38%
3110000	44461	Lease/Rental-Community RoomGain/Los	7,000	7,000	435	6%
3110000	47804	Misc-Lost Book ReplacementReplacemer	2,750	2,750	2,255	82%
3110000	47848	Misc-Promotional Item SalesCapital Asse	225	225	75	33%
3110050	41035	Chrg for Svc-CC Convenience Fe	800	800	574	72%
3110050	43801	Chrg for Svc-PhotoCopy/MicroCopying/M	11,900	11,900	8,748	74%
3110050	43802	Chrg for Svc-Notary ServicesServices	600	600	315	53%
3110050	43803	Chrg for Svc-Passport Servicesort Service	15,100	15,100	10,183	67%
3110050	45539	Fines-Miscellaneous Fines	16,500	16,500	11,476	70%
3110050	47701	Donation-Friends of the Librarof the Libr	77,500	77,500	64,150	83%
3110050	47702	Miscellaneous-Donations	547,193	547,193	11,534	2%
3110050	47815	Misc-Reimbursements	6,750	6,750	2,702	40%
3115900	47705	Misc.-Donations/SponsorSponsors	-	200	-	0%
3115900	47899	Misc.-Prior Year RevenuesGovPartner	-	-	0.33	0%
3160000	44401	Interest-Income	165,000	165,000	73,370	44%
3190000	44401	Interest-Income	100	100	-	0%
3190060	42224	Intergvt Rev-Other AgencyAgency	-	56,263	-	0%
3220000	44401	Interest-Income	15,000	15,000	7,281	49%
3220000	44422	Interest-Non Distributable	48,000	48,000	-	0%
3220000	47853	Misc-OtherShort	6,500	6,500	-	0%
3230000	44401	Interest-Income	80,000	80,000	18,373	23%
3360000	44401	Interest-Income	32,000	32,000	17,363	54%
3360060	42232	Intergvt Rev-AB2766 FundsAgency	143,000	143,000	110,872	78%
3380000	44401	Interest-Income	2,000	2,000	1,997	100%
3380000	47810	Misc-Lawsuit Settlementsement	168,000	168,000	79,243	47%
3410010	42222	Intergvt Rev-Federal ReimbReimburseme	590,000	590,000	493,055	84%
3500030	42224	Intergvt Rev-Other AgencyAgency	-	2,500	227,442	9098%
3530000	44401	Interest-Income	8,000	8,000	5,264	66%
3530010	42221	Intergvt Rev -State ReimbReimbursemen	-	-	275,566	0%
3530050	42221	Intergvt Rev -State ReimbReimbursemen	29,840	29,840	17,804	60%
3530050	42224	Intergvt Rev-Other AgencyAgency	-	-	27,847	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
3550000	44401	Interest-Income	-	-	544	0%
3550030	42221	Intergvt Rev -State ReimbReimbursemen	-	120,000	-	0%
3550030	42222	Intergvt Rev-Federal ReimbReimburseme	-	186,000	101,244	54%
3570050	42221	Intergvt Rev -State ReimbReimbursemen	-	14,760	796,305	5395%
3570050	42222	Intergvt Rev-Federal ReimbReimburseme	-	-	763	0%
3580000	44401	Interest-Income	-	-	52,677	0%
3580030	42221	Intergvt Rev -State ReimbReimbursemen	-	211,234	48,182	23%
3580050	42221	Intergvt Rev -State ReimbReimbursemen	-	2,972,052	4,373,757	147%
3580050	42223	Intergvt Rev-County ReimbRiemburseme	-	-	191,521	0%
3610000	44401	Interest-Income	20	20	18	88%
3740000	44401	Interest-Income	75,000	75,000	6,078	8%
3760030	42222	Intergvt Rev-Federal ReimbReimburseme	-	15,978	41,234	258%
3770010	42222	Intergvt Rev-Federal Reimb	-	-	244,997	0%
3770030	42222	Intergvt Rev-Federal ReimbReimburseme	-	-	579,526	0%
3770050	42222	Intergvt Rev-Federal ReimbReimburseme	-	-	177,531	0%
3800000	44401	Interest-Income	-	-	55	0%
3800060	42222	Intergvt Rev-Federal ReimbReimburseme	-	-	2,318	0%
4020000	44401	Interest-Income	750	750	266	35%
4020030	42221	Intergvt Rev -State ReimbReimbursemen	8,000	8,000	3,703	46%
4030000	44401	Interest-Income	10,000	10,000	4,168	42%
4040000	44401	Interest-Income	6,000	6,000	6,682	111%
4040030	42222	Intergvt Rev-Federal Reimb	-	-	259,816	0%
4050000	44401	Interest-Income	-	-	531	0%
4110000	44401	Interest-Income	3,300	3,300	-	0%
4110030	42221	Intergvt Rev -State ReimbReimbursemen	355,900	355,900	229,523	64%
4310000	44401	Interest-Income	45,000	45,000	19,318	43%
4316120	40051	Spec Assess-Rates & Charges& Charges	522,000	522,000	31,877	6%
5020000	44401	Interest-Income	6,200	6,200	2,648	43%
5110000	44401	Interest-Income	14,000	14,000	5,877	42%
5130000	44401	Interest-Income	50,000	50,000	17,152	34%
5510000	44401	Interest-Income	232,500	232,500	98,463	42%
5510060	46601	Develop Partic-Developer Impac	327,300	327,300	201,170	61%
5760000	44401	Interest-Income	12,000	12,000	36,272	302%
6010000	40013	Taxes-RDA Increment 02-24992499	48,700	48,700	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
6020000	40013	Taxes-RDA Increment 02-24992499	2,807,194	2,807,194	499,347	18%
6020000	44401	Interest-Income	17,000	17,000	23,559	139%
6550000	44401	Interest-Income	-	-	149	0%
6560000	40018	Taxes-Special Taxes Mello-Roos	3,619,488	3,619,488	3,029,065	84%
6560000	44401	Interest-Income	72,000	72,000	41,245	57%
6570000	40018	Taxes-Special Taxes Mello-Roos	627,638	627,638	538,544	86%
6570000	44401	Interest-Income	13,700	13,700	(6,433)	-47%
6580000	40018	Taxes-Special Taxes Mello-Roos	3,491,875	3,491,875	2,978,250	85%
6580000	44401	Interest-Income	52,000	52,000	(319)	-1%
7010000	44401	Interest-Income	40,000	40,000	144,295	361%
7010000	44451	Interest-Unrealized Gain/LosseGain/Loss	-	-	(8,958)	0%
7018100	43416	Chrg for Srv-Ins Recov/Subrogance/Subr	-	-	500	0%
7018100	43913	Chrg for Svc-Risk ManagementManagem	14,160,853	14,160,853	10,244,495	72%
7018100	44401	Interest-Income	21,100	21,100	-	0%
7018100	44451	Interest-Unrealized Gain/LosseGain/Loss	-	-	(749)	0%
7018100	47813	Misc-Other ReimbursementsSales	2,500	72,500	73,636	102%
7018100	47899	Misc.-Prior Year RevenuesGovPartner	-	-	295	0%
7150000	44401	Interest-Income	40,000	40,000	129,168	323%
7150000	81020	Proceeds from Sale of CapitalAssets	-	3,000	2,998	100%
7158200	43924	Chrg for Svc-Vehicle Services	1,937,961	1,937,961	1,453,470	75%
7260000	44401	Interest-Income	115,000	115,000	45,571	40%
7268340	40019	Taxes-Franchises	58,000	58,000	15,967	28%
7268340	43901	Chrg for Svc-GIS ProcessingProcessing	18,500	18,500	12,516	68%
7268340	43902	Chrg for Svc-Information Technrmation T	4,899,407	4,899,407	3,674,555	75%
7268340	47899	Misc.-Prior Year RevenuesGovPartner	-	-	0.01	0%
8100000	44401	Interest-Income	20,000	20,000	7,942	40%
8110000	40018	Taxes-Special Taxes Mello-Roos	1,673,035	1,673,035	(1,541,699)	-92%
8110000	44401	Interest-Income	300,000	300,000	198,744	66%
TOTAL REVENUES			***$ 195,464,253***	***$ 207,369,842***	***$ 131,005,538***	***63%***

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
EXPENDITURES						
1100060	64080	Supplies-Office	$ -	$ -	$ 18	0%
1100060	64360	Training & Development	-	-	294	0%
1101000	51080	Part-Time Salary (PARS)	92,250	92,250	61,495	67%
1101000	52450	Benefit-Worker's Compensation	2,934	2,934	1,906	65%
1101000	53200	Benefit-PARS Retirement	1,199	1,199	799	67%
1101000	53700	Taxes-FICA/Medicare Employer	1,350	1,350	892	66%
1101000	53980	Vacancy Factor	(3,909)	(3,909)	-	0%
1101000	62440	Other-Special Dept Expenditure	3,000	3,000	1,171	39%
1101000	62520	Other-Suspense-Expenses	-	-	270	0%
1101000	62720	Printing	700	700	540	77%
1101000	62960	Program-Community Relations	-	-	44	0%
1101000	63120	Program-Marketing	500	500	560	112%
1101000	63880	Subscription-Membership, Dues, & Publi	500	500	342	68%
1101000	64080	Supplies-Office	1,500	1,500	332	22%
1101000	64360	Training & Development	43,755	43,755	21,963	50%
1101000	64640	Utilities-Telephone	5,000	5,000	2,633	53%
1101000	69100	Srvcs-Information Technology	16,600	16,600	12,450	75%
1101000	69200	Liab & Property Ins Charges	5,990	5,990	4,493	75%
1101200	60440	Contract Srvcs-Legal	483,660	483,660	231,811	48%
1101400	51020	Salary & Wages	1,441,142	1,575,346	978,787	62%
1101400	51040	Overtime	1,000	1,000	-	0%
1101400	51044	FLSA Overtime	-	-	15	0%
1101400	51080	Part-Time Salary (PARS)	-	-	18,823	0%
1101400	51100	Leave-Administrative Buyout Leave	26,420	26,420	1,398	5%
1101400	51110	Leave-Annual Buyoutave	204,780	204,780	39,774	19%
1101400	51120	Leave-Compensated Absences/S	-	-	1,100	0%
1101400	51140	Leave-Holiday Buyout	7,150	7,150	1,761	25%
1101400	52000	Allowance-Auto	7,056	7,056	8,248	117%
1101400	52200	Allowance-Mobile CommunicationDevic	2,371	2,371	2,651	112%
1101400	52400	Benefit-ADD/ Life Insurance	10,144	10,144	2,444	24%
1101400	52450	Benefit-Worker's Compensation	11,537	11,537	7,484	65%
1101400	52700	Benefit-Deferred CompensationMatchin	-	-	7,398	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1101400	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	27,367	0%
1101400	52800	Benefit-Dental	11,311	11,311	6,602	58%
1101400	53000	Benefit-Short/Long Term Disability	16,360	16,360	3,043	19%
1101400	53100	Benefit-Retiree Medicals	31,000	31,000	7,527	24%
1101400	53200	Benefit-PARS Retirement	-	-	245	0%
1101400	53300	Benefit-PERS Health	138,384	138,384	119,445	86%
1101400	53400	Benefit-PERS Retirement	257,247	257,247	171,197	67%
1101400	53500	Benefit-Tuition Reimb.	-	-	3,500	0%
1101400	53600	Benefit-Vision	4,247	4,247	2,449	58%
1101400	53700	Taxes-FICA/Medicare Employer	20,926	20,926	15,659	75%
1101400	53800	Taxes-Unemployment Insurance	-	-	2,250	0%
1101400	53980	Vacancy Factor	(103,627)	(103,627)	-	0%
1101400	60440	Contract Srvcs-Legal	16,680	16,680	2,634	16%
1101400	60480	Contract Srvcs-Other	13,500	13,500	15,527	115%
1101400	62440	Other-Special Dept Expenditure	8,300	8,300	4,933	59%
1101400	62520	Other-Suspense-Expenses	-	-	12,087	0%
1101400	62680	Postage	2,000	2,000	1,034	52%
1101400	62720	Printing	500	500	720	144%
1101400	63120	Program-Marketing	43,000	43,000	44,219	103%
1101400	63880	Subscription-Membership, Dues, & Publi	4,335	4,335	3,991	92%
1101400	64080	Supplies-Office	1,000	1,000	1,009	101%
1101400	64360	Training & Development	38,039	38,039	15,624	41%
1101400	69100	Srvcs-Information Technology	180,250	180,250	135,187	75%
1101400	69200	Liab & Property Ins Charges	142,140	142,140	106,605	75%
1101600	51040	Overtime	-	-	1,002	0%
1101600	53100	Benefit-Retiree Medicals	1,102,470	1,102,470	871,006	79%
1101600	53300	Benefit-PERS Health	-	-	5,010	0%
1101600	53400	Benefit-PERS Retirement	-	-	10,813	0%
1101600	53980	Vacancy Factor	(44,099)	(44,099)	-	0%
1101600	60015	TOT Agreement	427,180	427,180	240,955	56%
1101600	60320	Contract Srvcs-Consultant	12,500	233,929	9,448	4%
1101600	60480	Contract Srvcs-Other	233,200	274,882	145,109	53%
1101600	60520	Contract Srvcs-Property Tax	115,500	115,500	-	0%
1101600	60840	Equipment-Furniture < $5000	5,000	5,000	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1101600	61050	Fees-Misc Admin	-	-	1	0%
1101600	61560	Other Interest Expense	-	13,885	10,694	77%
1101600	61680	Fees-Penalties/Late Fees	-	-	86	0%
1101600	61720	Fees-Property Taxes	16,500	16,500	16,261	99%
1101600	61910	Lease-Facility Rent	-	101,282	75,046	74%
1101600	62000	Maintenance-Building	-	58,416	70,900	121%
1101600	62280	Other-City Manager Contingency	200,000	184,640	37,735	20%
1101600	62440	Other-Special Dept Expenditure	21,000	35,984	12,549	35%
1101600	62520	Other-Suspense-Expenses	-	-	7,453	0%
1101600	62680	Postage	-	-	272	0%
1101600	62720	Printing	4,000	4,000	-	0%
1101600	62800	Prior Period Expense	-	-	2,613	0%
1101600	62960	Program-Community Relations	80,912	80,912	-	0%
1101600	63880	Subscription-Membership, Dues, & Publi	76,716	89,076	109,821	123%
1101600	64360	Training & Development	6,245	6,245	-	0%
1101600	64520	Utilities-Electric	-	13,000	10,596	82%
1101600	64600	Utilities-Natural Gas	-	350	76	22%
1101600	69200	Liab & Property Ins Charges	30,609	30,609	22,957	75%
1101600	69300	Srvcs-Fleet Maintenance	10,360	10,360	7,770	75%
1101700	62440	Other-Special Dept Expenditure	-	-	66	0%
1101700	64200	Supplies-Safety	-	-	76	0%
1101800	60480	Contract Srvcs-Other	1,000	1,000	311	31%
1101800	62440	Other-Special Dept Expenditure	131,140	131,140	95,863	73%
1101800	62800	Prior Period Expense	-	-	244	0%
1101800	63480	Srvcs-Animal Control Services	431,075	467,506	447,008	96%
1102100	51020	Salary & Wages	515,000	515,000	311,585	61%
1102100	51044	FLSA Overtime	-	-	2	0%
1102100	51080	Part-Time Salary (PARS)	-	-	423	0%
1102100	51100	Leave-Administrative Buyout Leave	16,230	16,230	8,260	51%
1102100	51110	Leave-Annual Buyoutave	220	220	-	0%
1102100	51140	Leave-Holiday Buyout	1,970	1,970	-	0%
1102100	52000	Allowance-Auto	3,600	3,600	2,473	69%
1102100	52200	Allowance-Mobile CommunicationDevic	720	720	494	69%
1102100	52400	Benefit-ADD/ Life Insurance	2,600	2,600	614	24%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1102100	52450	Benefit-Worker's Compensation	4,120	4,120	2,394	58%
1102100	52700	Benefit-Deferred CompensationMatchin	-	-	1,000	0%
1102100	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	3,400	0%
1102100	52800	Benefit-Dental	5,050	5,050	2,449	49%
1102100	53000	Benefit-Short/Long Term Disability	5,905	5,905	888	15%
1102100	53200	Benefit-PARS Retirement	-	-	5	0%
1102100	53300	Benefit-PERS Health	47,970	47,970	38,911	81%
1102100	53400	Benefit-PERS Retirement	85,300	85,300	58,940	69%
1102100	53600	Benefit-Vision	1,896	1,896	909	48%
1102100	53700	Taxes-FICA/Medicare Employer	7,480	7,480	4,654	62%
1102100	53980	Vacancy Factor	(27,922)	(27,922)	-	0%
1102100	60440	Contract Srvcs-Legal	-	-	176	0%
1102100	60480	Contract Srvcs-Other	-	5,453	3,405	62%
1102100	62440	Other-Special Dept Expenditure	2,000	2,000	467	23%
1102100	62520	Other-Suspense-Expenses	-	-	294	0%
1102100	63880	Subscription-Membership, Dues, & Publi	1,440	1,440	330	23%
1102100	64080	Supplies-Office	2,000	2,000	178	9%
1102100	64360	Training & Development	14,491	14,491	5,439	38%
1102100	69100	Srvcs-Information Technology	96,260	96,260	72,195	75%
1102100	69200	Liab & Property Ins Charges	41,620	41,620	31,215	75%
1102200	51020	Salary & Wages	574,900	574,900	404,642	70%
1102200	51040	Overtime	600	600	325	54%
1102200	51044	FLSA Overtime	-	-	40	0%
1102200	51110	Leave-Annual Buyoutave	12,880	12,880	8,869	69%
1102200	51120	Leave-Compensated Absences/S	340	340	-	0%
1102200	51140	Leave-Holiday Buyout	5,390	5,390	-	0%
1102200	52200	Allowance-Mobile CommunicationDevic	480	480	330	69%
1102200	52400	Benefit-ADD/ Life Insurance	3,433	3,433	875	25%
1102200	52450	Benefit-Worker's Compensation	4,604	4,604	3,112	68%
1102200	52700	Benefit-Deferred CompensationMatchin	-	-	7,399	0%
1102200	52800	Benefit-Dental	6,312	6,312	4,258	67%
1102200	53000	Benefit-Short/Long Term Disability	8,779	8,779	1,670	19%
1102200	53100	Benefit-Retiree Medicals	2,000	2,000	948	47%
1102200	53300	Benefit-PERS Health	72,370	72,370	69,324	96%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1102200	53400	Benefit-PERS Retirement	87,100	87,100	70,274	81%
1102200	53600	Benefit-Vision	2,370	2,370	1,580	67%
1102200	53700	Taxes-FICA/Medicare Employer	8,350	8,350	6,044	72%
1102200	53980	Vacancy Factor	(31,311)	(31,311)	-	0%
1102200	60020	Advertising	6,000	6,000	3,249	54%
1102200	60440	Contract Srvcs-Legal	300,000	337,327	101,719	30%
1102200	60480	Contract Srvcs-Other	72,500	105,424	20,897	20%
1102200	62440	Other-Special Dept Expenditure	40,450	40,450	14,575	36%
1102200	62520	Other-Suspense-Expenses	-	-	4,400	0%
1102200	62680	Postage	1,000	1,000	651	65%
1102200	62800	Prior Period Expense	-	-	1,625	0%
1102200	63640	Pre-Employment Expenses	140,140	140,140	54,813	39%
1102200	63760	Staff-Recruitment Expense	10,500	10,500	4,237	40%
1102200	63880	Subscription-Membership, Dues, & Publi	8,222	8,222	5,643	69%
1102200	64080	Supplies-Office	4,000	4,000	701	18%
1102200	64360	Training & Development	32,967	32,967	11,651	35%
1102200	69100	Srvcs-Information Technology	210,870	210,870	158,153	75%
1102200	69200	Liab & Property Ins Charges	46,670	46,670	35,003	75%
1102400	51020	Salary & Wages	690,200	606,626	395,620	65%
1102400	51040	Overtime	8,050	7,032	1,373	20%
1102400	51044	FLSA Overtime	-	-	865	0%
1102400	51100	Leave-Administrative Buyout Leave	1,160	1,160	1,841	159%
1102400	51110	Leave-Annual Buyoutave	13,240	13,240	22,087	167%
1102400	51120	Leave-Compensated Absences/S	-	-	1	0%
1102400	51140	Leave-Holiday Buyout	4,960	4,960	-	0%
1102400	52000	Allowance-Auto	3,600	3,600	2,473	69%
1102400	52200	Allowance-Mobile CommunicationDevic	1,680	1,468	1,228	84%
1102400	52400	Benefit-ADD/ Life Insurance	3,354	2,930	829	28%
1102400	52450	Benefit-Worker's Compensation	4,575	3,997	2,996	75%
1102400	52700	Benefit-Deferred CompensationMatchin	-	-	3,560	0%
1102400	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	1,474	0%
1102400	52800	Benefit-Dental	7,574	6,617	3,827	58%
1102400	53000	Benefit-Short/Long Term Disability	9,062	7,917	1,408	18%
1102400	53100	Benefit-Retiree Medicals	2,000	2,000	1,272	64%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1102400	53300	Benefit-PERS Health	99,640	87,045	57,227	66%
1102400	53400	Benefit-PERS Retirement	99,200	86,661	71,368	82%
1102400	53600	Benefit-Vision	2,844	2,485	1,422	57%
1102400	53700	Taxes-FICA/Medicare Employer	10,140	8,858	6,174	70%
1102400	53980	Vacancy Factor	(35,131)	(30,690)	-	0%
1102400	60040	Advertising-Legal	25,000	25,000	13,806	55%
1102400	60440	Contract Srvcs-Legal	254,450	254,450	100,754	40%
1102400	60480	Contract Srvcs-Other	29,800	143,713	68,862	48%
1102400	60920	Equipment-Software < $5000	86,157	86,157	61,751	72%
1102400	62080	Maintenance-Equipment	500	500	10	2%
1102400	62160	Maintenance-Software Licenses	119,613	119,613	112,070	94%
1102400	62440	Other-Special Dept Expenditure	4,000	4,000	855	21%
1102400	62520	Other-Suspense-Expenses	-	-	620	0%
1102400	62680	Postage	300	300	733	244%
1102400	62720	Printing	700	700	241	34%
1102400	63520	Srvcs-Elections	-	-	147	0%
1102400	63880	Subscription-Membership, Dues, & Publi	3,000	3,000	2,659	89%
1102400	64080	Supplies-Office	3,500	3,500	1,030	29%
1102400	64360	Training & Development	5,320	5,320	3,365	63%
1102400	64640	Utilities-Telephone	-	500	320	64%
1102400	69100	Srvcs-Information Technology	194,880	194,880	146,160	75%
1102400	69200	Liab & Property Ins Charges	52,470	52,470	39,353	75%
1102600	51020	Salary & Wages	1,626,600	1,626,600	1,050,977	65%
1102600	51040	Overtime	400	400	93	23%
1102600	51044	FLSA Overtime	-	-	903	0%
1102600	51100	Leave-Administrative Buyout Leave	13,230	13,230	2,235	17%
1102600	51110	Leave-Annual Buyoutave	47,970	47,970	17,734	37%
1102600	51120	Leave-Compensated Absences/S	6,450	6,450	29	0%
1102600	51140	Leave-Holiday Buyout	5,940	5,940	-	0%
1102600	52000	Allowance-Auto	3,600	3,600	2,473	69%
1102600	52200	Allowance-Mobile CommunicationDevic	1,200	1,200	824	69%
1102600	52400	Benefit-ADD/ Life Insurance	8,350	8,350	2,234	27%
1102600	52450	Benefit-Worker's Compensation	12,423	12,423	8,084	65%
1102600	52700	Benefit-Deferred CompensationMatchin	-	-	18,861	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1102600	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	3,400	0%
1102600	52800	Benefit-Dental	20,198	20,198	12,986	64%
1102600	53000	Benefit-Short/Long Term Disability	22,908	22,908	4,405	19%
1102600	53100	Benefit-Retiree Medicals	7,980	7,980	5,088	64%
1102600	53300	Benefit-PERS Health	240,220	240,220	221,174	92%
1102600	53400	Benefit-PERS Retirement	268,700	268,700	195,415	73%
1102600	53600	Benefit-Vision	7,584	7,584	4,819	64%
1102600	53700	Taxes-FICA/Medicare Employer	24,080	24,080	15,507	64%
1102600	53800	Taxes-Unemployment Insurance	-	-	2,763	0%
1102600	53980	Vacancy Factor	(92,440)	(92,440)	-	0%
1102600	60200	Contract Srvcs-Audit	60,600	60,600	40,468	67%
1102600	60320	Contract Srvcs-Consultant	-	-	844	0%
1102600	60440	Contract Srvcs-Legal	41,250	41,250	9,246	22%
1102600	60480	Contract Srvcs-Other	61,682	61,682	31,732	51%
1102600	60520	Contract Srvcs-Property Tax	98,000	98,000	102,130	104%
1102600	60800	Equipment < $5000	3,700	3,700	-	0%
1102600	60840	Equipment-Furniture < $5000	15,000	15,000	4,472	30%
1102600	61000	Fees-Bank Administration	10,500	22,900	24,934	109%
1102600	61200	Fees-Credit Card Merchant	5,300	5,300	3,050	58%
1102600	61480	Fees-Investment Admin Expense	49,000	49,000	24,191	49%
1102600	62160	Maintenance-Software Licenses	62,500	63,750	68,358	107%
1102600	62520	Other-Suspense-Expenses	-	-	2,402	0%
1102600	62680	Postage	10,500	10,500	9,741	93%
1102600	62720	Printing	4,658	4,658	5,257	113%
1102600	62800	Prior Period Expense	-	-	404	0%
1102600	63127	Program-Bus Passes	500	500	855	171%
1102600	63360	Program-Special Events	-	-	125	0%
1102600	63760	Staff-Recruitment Expense	300	300	-	0%
1102600	63880	Subscription-Membership, Dues, & Publi	5,706	5,706	5,960	104%
1102600	64080	Supplies-Office	5,800	5,800	3,832	66%
1102600	64280	Training-Conference/Meeting	17,500	17,500	8,102	46%
1102600	64360	Training & Development	6,748	6,748	456	7%
1102600	64370	Travel-Mileage	-	-	336	0%
1102600	69100	Srvcs-Information Technology	374,817	374,817	281,113	75%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1102600	69200	Liab & Property Ins Charges	136,510	136,510	102,382	75%
1103120	51020	Salary & Wages	449,140	449,140	291,503	65%
1103120	51040	Overtime	4,500	4,500	-	0%
1103120	51044	FLSA Overtime	-	-	350	0%
1103120	51100	Leave-Administrative Buyout Leave	6,320	6,320	-	0%
1103120	51110	Leave-Annual Buyoutave	32,830	32,830	19,943	61%
1103120	51120	Leave-Compensated Absences/S	710	710	-	0%
1103120	51140	Leave-Holiday Buyout	7,770	7,770	-	0%
1103120	51200	POST/Educational Certificate Pay	12,939	12,939	-	0%
1103120	52200	Allowance-Mobile CommunicationDevic	480	480	492	102%
1103120	52300	Allowance-Uniform	1,850	1,850	1,271	69%
1103120	52400	Benefit-ADD/ Life Insurance	1,507	1,507	582	39%
1103120	52450	Benefit-Worker's Compensation	42,505	42,505	23,941	56%
1103120	52700	Benefit-Deferred CompensationMatchin	-	-	1,099	0%
1103120	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	1,771	0%
1103120	52800	Benefit-Dental	2,525	2,525	1,703	67%
1103120	53000	Benefit-Short/Long Term Disability	3,908	3,908	683	17%
1103120	53100	Benefit-Retiree Medicals	3,990	3,990	2,220	56%
1103120	53300	Benefit-PERS Health	41,610	41,610	28,996	70%
1103120	53400	Benefit-PERS Retirement	175,400	175,400	135,316	77%
1103120	53600	Benefit-Vision	948	948	632	67%
1103120	53700	Taxes-FICA/Medicare Employer	6,580	6,580	4,578	70%
1103120	53980	Vacancy Factor	(31,820)	(31,820)	-	0%
1103120	60440	Contract Srvcs-Legal	59,370	59,370	79,123	133%
1103120	60480	Contract Srvcs-Other	879,133	959,133	660,280	69%
1103120	60880	Equipment-Safety	43,700	49,891	55,272	111%
1103120	61200	Fees-Credit Card Merchant	-	-	1,750	0%
1103120	61440	Fees-Filing	2,650	2,650	904	34%
1103120	61960	Maintenance-General Maint/Repa	6,500	6,500	295	5%
1103120	62000	Maintenance-Building	180,819	180,819	92,111	51%
1103120	62120	Maintenance-Radio Equipment	5,000	5,000	3,815	76%
1103120	62160	Maintenance-Software Licenses	28,197	36,187	27,934	77%
1103120	62200	Maintenance-Vehicle	371,900	371,900	207,228	56%
1103120	62210	Misc. Vehicle Expense	-	-	96	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1103120	62220	Vehicle Fuel	450,000	450,000	315,592	70%
1103120	62440	Other-Special Dept Expenditure	30,500	30,500	12,398	41%
1103120	62520	Other-Suspense-Expenses	-	-	3,403	0%
1103120	62680	Postage	12,000	12,000	6,693	56%
1103120	62720	Printing	22,500	22,500	14,437	64%
1103120	62800	Prior Period Expense	-	-	2,090	0%
1103120	63040	Program-Dare	5,000	5,000	-	0%
1103120	63060	Program-Citizens AcademyAcademy	5,500	5,500	3,987	72%
1103120	63065	Program-ExplorerExplorer	12,000	12,000	9,179	76%
1103120	63160	Program-Police Athletic League	1,000	1,000	-	0%
1103120	63360	Program-Special Events	-	8,000	8,438	105%
1103120	63440	Program-Youth Court	5,000	5,000	3,392	68%
1103120	63800	Staff-Uniform Expense	14,200	14,200	12,495	88%
1103120	63880	Subscription-Membership, Dues, & Publi	23,105	23,105	20,081	87%
1103120	64040	Supplies-Maintenance	15,000	15,000	7,722	51%
1103120	64080	Supplies-Office	45,000	45,000	17,343	39%
1103120	64200	Supplies-Safety	94,600	94,600	27,883	29%
1103120	64280	Training-Conference/Meeting	1,500	1,500	208	14%
1103120	64520	Utilities-Electric	140,000	140,000	88,460	63%
1103120	64600	Utilities-Natural Gas	10,000	10,000	3,178	32%
1103120	64640	Utilities-Telephone	116,000	116,000	104,357	90%
1103120	64660	Utilities-Water	16,000	16,000	-	0%
1103120	69100	Srvcs-Information Technology	590,580	590,580	442,935	75%
1103120	69200	Liab & Property Ins Charges	70,710	70,710	53,033	75%
1103120	69300	Srvcs-Fleet Maintenance	781,673	781,673	586,255	75%
1103120	71030	Machinery & Equipment	244,575	244,575	244,575	100%
1103120	71060	Vehicles	-	233,620	204,417	87%
1103130	51020	Salary & Wages	2,781,570	2,781,570	1,867,361	67%
1103130	51040	Overtime	473,400	473,400	316,669	67%
1103130	51044	FLSA Overtime	-	-	52,713	0%
1103130	51060	Part-Time Salary (PERS)	159,440	159,440	115,209	72%
1103130	51070	Part-Time Salary (none)	39,990	39,990	-	0%
1103130	51110	Leave-Annual Buyoutave	33,920	33,920	7,782	23%
1103130	51120	Leave-Compensated Absences/S	12,710	12,710	5,583	44%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1103130	51140	Leave-Holiday Buyout	61,700	61,700	14,482	23%
1103130	51170	Leave-Personal BuyoutBuyout	30	30	-	0%
1103130	51200	POST/Educational Certificate Pay	16,800	16,800	11,812	70%
1103130	52300	Allowance-Uniform	15,600	15,600	13,778	88%
1103130	52400	Benefit-ADD/ Life Insurance	9,979	9,979	2,556	26%
1103130	52450	Benefit-Worker's Compensation	27,762	27,762	18,252	66%
1103130	52700	Benefit-Deferred CompensationMatchin	-	-	33,487	0%
1103130	52800	Benefit-Dental	37,872	37,872	24,470	65%
1103130	53000	Benefit-Short/Long Term Disability	47,473	47,473	8,177	17%
1103130	53100	Benefit-Retiree Medicals	3,990	3,990	2,544	64%
1103130	53300	Benefit-PERS Health	450,410	450,410	385,729	86%
1103130	53400	Benefit-PERS Retirement	545,600	545,600	406,137	74%
1103130	53500	Benefit-Tuition Reimb.	-	-	2,835	0%
1103130	53600	Benefit-Vision	14,220	14,220	9,085	64%
1103130	53700	Taxes-FICA/Medicare Employer	50,120	50,120	35,267	70%
1103130	53980	Vacancy Factor	(191,303)	(191,303)	-	0%
1103130	60480	Contract Srvcs-Other	23,500	47,001	17,943	38%
1103130	60800	Equipment < $5000	10,000	10,000	6,319	63%
1103130	62080	Maintenance-Equipment	500	500	1,291	258%
1103130	62160	Maintenance-Software Licenses	266,306	266,306	20,239	8%
1103130	62520	Other-Suspense-Expenses	-	-	6,138	0%
1103130	62720	Printing	-	-	39	0%
1103130	62800	Prior Period Expense	-	-	65	0%
1103130	63120	Program-Marketing	-	-	8	0%
1103130	63460	Program-Happiness Comm	-	-	2,446	0%
1103130	63880	Subscription-Membership, Dues, & Publi	2,798	2,798	3,441	123%
1103130	64080	Supplies-Office	2,500	2,500	2,222	89%
1103130	64280	Training-Conference/Meeting	1,000	1,000	1,374	137%
1103130	64320	Training-POST	10,000	10,000	7,015	70%
1103130	64360	Training & Development	22,238	22,238	14,592	66%
1103130	64480	Utilities-Communications	110,716	110,716	75,725	68%
1103130	64640	Utilities-Telephone	11,100	11,100	5,796	52%
1103130	69100	Srvcs-Information Technology	125,440	125,440	94,080	75%
1103130	69200	Liab & Property Ins Charges	293,640	293,640	220,230	75%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1103160	51020	Salary & Wages	9,034,000	9,034,000	6,108,366	68%
1103160	51040	Overtime	1,628,000	1,628,000	1,272,942	78%
1103160	51044	FLSA Overtime	-	-	87,907	0%
1103160	51080	Part-Time Salary (PARS)	18,030	18,030	7,400	41%
1103160	51100	Leave-Administrative Buyout Leave	16,860	16,860	5,811	34%
1103160	51110	Leave-Annual Buyoutave	186,000	186,000	116,966	63%
1103160	51120	Leave-Compensated Absences/S	107,610	107,610	51,559	48%
1103160	51140	Leave-Holiday Buyout	488,050	488,050	267,180	55%
1103160	51160	Leave-Sick Buyout	570	570	-	0%
1103160	51170	Leave-Personal BuyoutBuyout	6,350	6,350	-	0%
1103160	51200	POST/Educational Certificate Pay	339,066	339,066	32,400	10%
1103160	52100	Allowance-Safety	-	-	4,806	0%
1103160	52300	Allowance-Uniform	100,800	100,800	74,429	74%
1103160	52400	Benefit-ADD/ Life Insurance	11,603	11,603	2,856	25%
1103160	52450	Benefit-Worker's Compensation	1,225,840	1,225,840	736,524	60%
1103160	52700	Benefit-Deferred CompensationMatchin	-	-	126,001	0%
1103160	52800	Benefit-Dental	74,482	74,482	51,300	69%
1103160	53000	Benefit-Short/Long Term Disability	39,655	39,655	10,533	27%
1103160	53100	Benefit-Retiree Medicals	21,950	21,950	13,992	64%
1103160	53200	Benefit-PARS Retirement	234	234	96	41%
1103160	53300	Benefit-PERS Health	1,119,970	1,119,970	901,323	80%
1103160	53400	Benefit-PERS Retirement	3,053,100	3,053,100	2,423,167	79%
1103160	53500	Benefit-Tuition Reimb.	-	-	7,385	0%
1103160	53600	Benefit-Vision	27,966	27,966	18,407	66%
1103160	53700	Taxes-FICA/Medicare Employer	154,870	154,870	112,580	73%
1103160	53950	Recovered Costs-Benefit Allocfit Allocati	-	-	(7,501)	0%
1103160	53980	Vacancy Factor	(706,200)	(706,200)	-	0%
1103160	61960	Maintenance-General Maint/Repa	11,500	11,500	2,023	18%
1103160	62160	Maintenance-Software Licenses	200	200	8,585	4293%
1103160	62520	Other-Suspense-Expenses	-	-	39,954	0%
1103160	63050	Program-SWAT	30,000	30,000	19,335	64%
1103160	63880	Subscription-Membership, Dues, & Publi	210	210	-	0%
1103160	63960	Supplies-K-9	32,000	31,400	19,689	63%
1103160	69100	Srvcs-Information Technology	348,160	348,160	261,120	75%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1103160	69200	Liab & Property Ins Charges	1,168,880	1,168,880	876,660	75%
1103160	71030	Machinery & Equipment	14,200	14,800	14,800	100%
1103180	51020	Salary & Wages	8,053,405	8,053,405	4,937,501	61%
1103180	51040	Overtime	912,390	912,390	806,687	88%
1103180	51044	FLSA Overtime	-	-	53,191	0%
1103180	51100	Leave-Administrative Buyout Leave	13,210	13,210	8,411	64%
1103180	51110	Leave-Annual Buyoutave	284,270	284,270	94,210	33%
1103180	51120	Leave-Compensated Absences/S	39,730	39,730	29,299	74%
1103180	51140	Leave-Holiday Buyout	329,730	329,730	202,952	62%
1103180	51170	Leave-Personal BuyoutBuyout	7,290	7,290	-	0%
1103180	51200	POST/Educational Certificate Pay	245,849	245,849	25,920	11%
1103180	52100	Allowance-Safety	-	-	2,987	0%
1103180	52200	Allowance-Mobile CommunicationDevic	1,920	1,920	1,319	69%
1103180	52300	Allowance-Uniform	76,500	76,500	50,109	66%
1103180	52400	Benefit-ADD/ Life Insurance	16,357	16,357	3,530	22%
1103180	52450	Benefit-Worker's Compensation	896,747	896,747	508,301	57%
1103180	52700	Benefit-Deferred CompensationMatchin	-	-	97,531	0%
1103180	52800	Benefit-Dental	72,588	72,588	44,579	61%
1103180	53000	Benefit-Short/Long Term Disability	51,450	51,450	10,746	21%
1103180	53100	Benefit-Retiree Medicals	35,560	35,560	20,028	56%
1103180	53300	Benefit-PERS Health	1,019,780	1,019,780	797,146	78%
1103180	53400	Benefit-PERS Retirement	2,909,000	2,909,000	2,005,126	69%
1103180	53500	Benefit-Tuition Reimb.	-	-	25,893	0%
1103180	53600	Benefit-Vision	27,255	27,255	16,540	61%
1103180	53700	Taxes-FICA/Medicare Employer	133,875	133,875	88,618	66%
1103180	53980	Vacancy Factor	(615,971)	(615,971)	-	0%
1103180	60480	Contract Srvcs-Other	95,110	95,110	28,132	30%
1103180	60800	Equipment < $5000	10,000	10,000	-	0%
1103180	60880	Equipment-Safety	8,000	8,000	2,338	29%
1103180	61560	Other Interest Expense	2,400	2,400	264	11%
1103180	62160	Maintenance-Software Licenses	67,550	67,550	73,354	109%
1103180	62520	Other-Suspense-Expenses	-	-	32,799	0%
1103180	62800	Prior Period Expense	-	-	205	0%
1103180	63400	Program-Undercover/Investigative Expe	20,000	20,000	31,823	159%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1103180	63880	Subscription-Membership, Dues, & Publi	11,726	11,726	4,310	37%
1103180	63960	Supplies-K-9	-	-	278	0%
1103180	64080	Supplies-Office	5,000	5,000	7,024	140%
1103180	64200	Supplies-Safety	24,234	24,234	18,483	76%
1103180	64320	Training-POST	186,810	186,810	126,249	68%
1103180	64360	Training & Development	188,298	188,298	123,384	66%
1103180	64480	Utilities-Communications	18,875	18,875	6,981	37%
1103180	69100	Srvcs-Information Technology	425,950	425,950	319,462	75%
1103180	69200	Liab & Property Ins Charges	913,500	913,500	685,125	75%
1103520	69300	Srvcs-Fleet Maintenance	296,839	296,839	222,630	75%
1104100	51020	Salary & Wages	604,200	567,937	327,104	58%
1104100	51100	Leave-Administrative Buyout Leave	11,150	11,150	-	0%
1104100	51110	Leave-Annual Buyoutave	10,260	10,260	15,145	148%
1104100	51140	Leave-Holiday Buyout	4,880	4,880	-	0%
1104100	52000	Allowance-Auto	3,600	3,600	2,473	69%
1104100	52200	Allowance-Mobile CommunicationDevic	1,200	1,200	494	41%
1104100	52400	Benefit-ADD/ Life Insurance	3,644	3,644	674	18%
1104100	52450	Benefit-Worker's Compensation	4,834	4,834	2,514	52%
1104100	52700	Benefit-Deferred CompensationMatchin	-	-	3,014	0%
1104100	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	2,153	0%
1104100	52800	Benefit-Dental	5,050	5,050	2,555	51%
1104100	53000	Benefit-Short/Long Term Disability	7,763	7,763	1,007	13%
1104100	53300	Benefit-PERS Health	76,220	76,220	42,431	56%
1104100	53400	Benefit-PERS Retirement	94,200	94,200	52,197	55%
1104100	53600	Benefit-Vision	1,896	1,896	948	50%
1104100	53700	Taxes-FICA/Medicare Employer	8,770	8,770	4,918	56%
1104100	53980	Vacancy Factor	(33,507)	(33,507)	-	0%
1104100	60020	Advertising	10,000	10,000	3,992	40%
1104100	60440	Contract Srvcs-Legal	21,520	21,520	15,114	70%
1104100	60480	Contract Srvcs-Other	50,000	50,000	7,500	15%
1104100	62170	Maintenance-MIC	5,000	5,000	97	2%
1104100	62200	Maintenance-Vehicle	2,000	2,000	-	0%
1104100	62520	Other-Suspense-Expenses	-	-	2,286	0%
1104100	62680	Postage	1,000	1,000	57	6%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1104100	62720	Printing	500	500	370	74%
1104100	62800	Prior Period Expense	-	-	2,697	0%
1104100	62976	Program- ICSC	50,000	50,000	9,489	19%
1104100	62977	Program-Innovation CenterCenter	22,500	22,500	-	0%
1104100	62978	Program-Shop Local ProgramCenter	40,000	40,000	5,872	15%
1104100	62979	Program-Data AnalysisCenter	30,000	30,000	-	0%
1104100	63120	Program-Marketing	46,500	46,500	11,058	24%
1104100	63121	Program-MIC Marketing	20,000	20,000	9,215	46%
1104100	63880	Subscription-Membership, Dues, & Publi	47,500	47,500	30,470	64%
1104100	63881	Subscription-MIC MembershpDues& Pul	8,500	8,500	2,150	25%
1104100	63921	Supplies-MIC	1,500	1,500	-	0%
1104100	64080	Supplies-Office	1,500	1,500	163	11%
1104100	64440	Travel-Official Meetings	-	-	159	0%
1104100	69100	Srvcs-Information Technology	27,530	27,530	20,648	75%
1104100	69200	Liab & Property Ins Charges	52,130	52,130	39,098	75%
1104100	69300	Srvcs-Fleet Maintenance	10,476	10,476	7,857	75%
1104140	51020	Salary & Wages	597,310	597,310	409,158	69%
1104140	51040	Overtime	8,700	8,700	3,924	45%
1104140	51044	FLSA Overtime	-	-	605	0%
1104140	51110	Leave-Annual Buyoutave	620	620	559	90%
1104140	51140	Leave-Holiday Buyout	830	830	-	0%
1104140	52000	Allowance-Auto	360	360	247	69%
1104140	52200	Allowance-Mobile CommunicationDevic	72	72	49	69%
1104140	52300	Allowance-Uniform	4,000	4,000	2,748	69%
1104140	52400	Benefit-ADD/ Life Insurance	2,399	2,399	653	27%
1104140	52450	Benefit-Worker's Compensation	12,184	12,184	9,456	78%
1104140	52700	Benefit-Deferred CompensationMatchin	-	-	6,704	0%
1104140	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	226	0%
1104140	52800	Benefit-Dental	7,701	7,701	5,089	66%
1104140	53000	Benefit-Short/Long Term Disability	9,015	9,015	1,717	19%
1104140	53300	Benefit-PERS Health	98,359	98,359	95,475	97%
1104140	53400	Benefit-PERS Retirement	103,170	103,170	79,893	77%
1104140	53600	Benefit-Vision	2,891	2,891	1,888	65%
1104140	53700	Taxes-FICA/Medicare Employer	8,933	8,933	5,867	66%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1104140	53980	Vacancy Factor	(34,262)	(34,262)	-	0%
1104140	60440	Contract Srvcs-Legal	95,290	95,290	41,561	44%
1104140	60480	Contract Srvcs-Other	77,000	77,000	9,537	12%
1104140	62520	Other-Suspense-Expenses	-	-	407	0%
1104140	62680	Postage	5,000	5,000	4,071	81%
1104140	62720	Printing	3,500	3,500	1,916	55%
1104140	63880	Subscription-Membership, Dues, & Publi	1,500	1,500	907	60%
1104140	64080	Supplies-Office	3,500	3,500	374	11%
1104140	64200	Supplies-Safety	465	465	290	62%
1104140	64360	Training & Development	4,227	4,227	1,700	40%
1104140	64640	Utilities-Telephone	6,000	6,000	3,487	58%
1104140	69100	Srvcs-Information Technology	60,200	60,200	45,150	75%
1104140	69200	Liab & Property Ins Charges	60,940	60,940	45,705	75%
1104140	69300	Srvcs-Fleet Maintenance	28,223	28,223	21,167	75%
1104400	51020	Salary & Wages	1,651,310	1,651,310	1,075,712	65%
1104400	51040	Overtime	5,880	5,880	(384)	-7%
1104400	51044	FLSA Overtime	-	-	1,128	0%
1104400	51100	Leave-Administrative Buyout Leave	2,270	2,270	2,053	90%
1104400	51110	Leave-Annual Buyoutave	24,570	24,570	13,979	57%
1104400	51140	Leave-Holiday Buyout	6,120	6,120	-	0%
1104400	52000	Allowance-Auto	2,520	2,520	1,731	69%
1104400	52200	Allowance-Mobile CommunicationDevic	504	504	568	113%
1104400	52400	Benefit-ADD/ Life Insurance	9,995	9,995	2,142	21%
1104400	52450	Benefit-Worker's Compensation	17,794	17,794	11,538	65%
1104400	52700	Benefit-Deferred CompensationMatchin	-	-	20,274	0%
1104400	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	1,581	0%
1104400	52800	Benefit-Dental	16,032	16,032	10,288	64%
1104400	53000	Benefit-Short/Long Term Disability	24,280	24,280	4,038	17%
1104400	53100	Benefit-Retiree Medicals	6,150	6,150	3,816	62%
1104400	53300	Benefit-PERS Health	224,063	224,063	166,792	74%
1104400	53400	Benefit-PERS Retirement	294,090	294,090	212,326	72%
1104400	53600	Benefit-Vision	6,020	6,020	3,816	63%
1104400	53700	Taxes-FICA/Medicare Employer	24,041	24,041	16,263	68%
1104400	53980	Vacancy Factor	(92,068)	(92,068)	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1104400	60040	Advertising-Legal	20,000	20,000	9,584	48%
1104400	60080	Commission-Planning	12,000	12,000	-	0%
1104400	60320	Contract Srvcs-Consultant	12,000	39,220	11,928	30%
1104400	60440	Contract Srvcs-Legal	52,390	52,390	77,332	148%
1104400	60480	Contract Srvcs-Other	575,000	782,208	169,285	22%
1104400	62520	Other-Suspense-Expenses	-	-	2,695	0%
1104400	62680	Postage	7,500	7,500	1,324	18%
1104400	62720	Printing	2,000	2,000	-	0%
1104400	62800	Prior Period Expense	-	-	3,237	0%
1104400	63880	Subscription-Membership, Dues, & Publi	5,000	5,000	5,224	104%
1104400	64080	Supplies-Office	3,000	3,000	519	17%
1104400	64280	Training-Conference/Meeting	-	-	14,976	0%
1104400	64360	Training & Development	12,740	12,740	3,087	24%
1104400	64640	Utilities-Telephone	-	-	307	0%
1104400	69100	Srvcs-Information Technology	258,030	258,030	193,523	75%
1104400	69200	Liab & Property Ins Charges	138,540	138,540	103,905	75%
1104600	51020	Salary & Wages	1,377,800	1,404,012	955,739	68%
1104600	51040	Overtime	5,460	5,460	776	14%
1104600	51044	FLSA Overtime	-	-	122	0%
1104600	51100	Leave-Administrative Buyout Leave	4,000	4,000	-	0%
1104600	51110	Leave-Annual Buyoutave	21,430	21,430	1,119	5%
1104600	51120	Leave-Compensated Absences/S	620	620	-	0%
1104600	51140	Leave-Holiday Buyout	4,500	4,500	-	0%
1104600	52000	Allowance-Auto	720	720	494	69%
1104600	52200	Allowance-Mobile CommunicationDevic	1,104	1,104	1,088	99%
1104600	52400	Benefit-ADD/ Life Insurance	5,021	5,146	1,458	28%
1104600	52450	Benefit-Worker's Compensation	18,300	18,510	14,563	79%
1104600	52700	Benefit-Deferred CompensationMatchin	-	-	16,602	0%
1104600	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	452	0%
1104600	52800	Benefit-Dental	16,664	17,245	12,312	71%
1104600	53000	Benefit-Short/Long Term Disability	20,244	20,681	4,349	21%
1104600	53100	Benefit-Retiree Medicals	3,990	3,990	1,272	32%
1104600	53300	Benefit-PERS Health	215,458	220,885	186,305	84%
1104600	53400	Benefit-PERS Retirement	214,640	218,602	171,838	79%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1104600	53600	Benefit-Vision	6,257	6,475	4,566	71%
1104600	53700	Taxes-FICA/Medicare Employer	20,266	20,648	14,041	68%
1104600	53980	Vacancy Factor	(77,459)	(77,459)	-	0%
1104600	60440	Contract Srvcs-Legal	4,800	4,800	381	8%
1104600	60480	Contract Srvcs-Other	225,000	225,000	80,732	36%
1104600	60880	Equipment-Safety	2,000	2,000	801	40%
1104600	62520	Other-Suspense-Expenses	-	-	1,541	0%
1104600	62680	Postage	1,500	1,500	459	31%
1104600	62720	Printing	1,500	1,500	1,037	69%
1104600	63800	Staff-Uniform Expense	2,200	2,200	-	0%
1104600	63880	Subscription-Membership, Dues, & Publi	8,500	8,500	10,584	125%
1104600	64080	Supplies-Office	3,900	3,900	778	20%
1104600	64330	Program-CASP	5,000	5,000	2,998	60%
1104600	64360	Training & Development	13,404	13,404	8,903	66%
1104600	64640	Utilities-Telephone	3,800	3,800	1,450	38%
1104600	69100	Srvcs-Information Technology	269,400	269,400	202,050	75%
1104600	69200	Liab & Property Ins Charges	122,590	122,590	91,942	75%
1104600	69300	Srvcs-Fleet Maintenance	13,220	13,220	9,915	75%
1105000	51020	Salary & Wages	174,450	174,450	120,321	69%
1105000	51040	Overtime	26,040	26,040	9,071	35%
1105000	51044	FLSA Overtime	-	-	1,156	0%
1105000	51110	Leave-Annual Buyoutave	8,430	8,430	2,452	29%
1105000	51140	Leave-Holiday Buyout	3,290	3,290	-	0%
1105000	52200	Allowance-Mobile CommunicationDevic	480	480	607	126%
1105000	52400	Benefit-ADD/ Life Insurance	874	874	232	27%
1105000	52450	Benefit-Worker's Compensation	1,160	1,160	2,244	193%
1105000	52700	Benefit-Deferred CompensationMatchin	-	-	3,644	0%
1105000	52800	Benefit-Dental	2,525	2,525	1,703	67%
1105000	53000	Benefit-Short/Long Term Disability	3,065	3,065	550	18%
1105000	53300	Benefit-PERS Health	50,290	50,290	26,416	53%
1105000	53400	Benefit-PERS Retirement	35,800	35,800	26,763	75%
1105000	53600	Benefit-Vision	948	948	632	67%
1105000	53700	Taxes-FICA/Medicare Employer	2,910	2,910	1,914	66%
1105000	53980	Vacancy Factor	(12,410)	(12,410)	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1105000	60440	Contract Srvcs-Legal	-	-	4,529	0%
1105000	60840	Equipment-Furniture < $5000	3,000	3,000	-	0%
1105000	62440	Other-Special Dept Expenditure	27,345	27,345	24,054	88%
1105000	62520	Other-Suspense-Expenses	-	-	3,229	0%
1105000	63360	Program-Special Events	203,302	221,102	91,361	41%
1105000	63880	Subscription-Membership, Dues, & Publi	3,170	3,170	3,480	110%
1105000	64360	Training & Development	3,804	3,804	1,209	32%
1105000	69100	Srvcs-Information Technology	6,440	6,440	4,830	75%
1105000	69200	Liab & Property Ins Charges	18,280	18,280	13,710	75%
1105100	60440	Contract Srvcs-Legal	1,330	1,330	-	0%
1105100	60480	Contract Srvcs-Other	120,000	682,874	598,231	88%
1105100	60880	Equipment-Safety	1,200	1,200	381	32%
1105100	62000	Maintenance-Building	-	-	1,665	0%
1105100	62200	Maintenance-Vehicle	3,000	3,000	-	0%
1105100	62220	Vehicle Fuel	4,800	4,800	-	0%
1105100	62440	Other-Special Dept Expenditure	1,000	1,000	-	0%
1105100	62520	Other-Suspense-Expenses	-	-	275	0%
1105100	63120	Program-Marketing	2,500	2,500	-	0%
1105100	63320	Program-Special Department Expense	10,000	10,000	3,015	30%
1105100	63800	Staff-Uniform Expense	900	900	205	23%
1105100	63880	Subscription-Membership, Dues, & Publi	600	600	120	20%
1105100	64080	Supplies-Office	2,000	2,000	1,311	66%
1105100	64280	Training-Conference/Meeting	2,000	2,000	136	7%
1105100	64360	Training & Development	3,623	3,623	-	0%
1105144	60800	Equipment < $5000	16,390	16,390	870	5%
1105144	60840	Equipment-Furniture < $5000	3,000	3,000	-	0%
1105144	62000	Maintenance-Building	10,000	10,000	1,403	14%
1105144	69300	Srvcs-Fleet Maintenance	26,771	23,819	17,864	75%
1105144	71010	Furniture & Fixtures	6,000	6,000	-	0%
1105162	69300	Srvcs-Fleet Maintenance	47,313	31,166	23,375	75%
1105900	60480	Contract Srvcs-Other	2,000	2,000	-	0%
1105900	60760	Equipment-Computers < $5000	7,500	7,500	-	0%
1105900	62000	Maintenance-Building	16,463	16,463	-	0%
1106120	51020	Salary & Wages	1,101,479	1,101,479	802,188	73%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1106120	51040	Overtime	18,207	18,207	7,096	39%
1106120	51044	FLSA Overtime	-	-	969	0%
1106120	51100	Leave-Administrative Buyout Leave	16,220	16,220	8,104	50%
1106120	51110	Leave-Annual Buyoutave	16,710	16,710	22,453	134%
1106120	51120	Leave-Compensated Absences/S	5,600	5,600	-	0%
1106120	51140	Leave-Holiday Buyout	3,170	3,170	279	9%
1106120	52000	Allowance-Auto	1,800	1,800	1,236	69%
1106120	52200	Allowance-Mobile CommunicationDevic	2,040	2,040	1,081	53%
1106120	52400	Benefit-ADD/ Life Insurance	7,518	7,518	1,385	18%
1106120	52450	Benefit-Worker's Compensation	15,093	15,093	11,574	77%
1106120	52700	Benefit-Deferred CompensationMatchin	-	-	13,667	0%
1106120	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	1,700	0%
1106120	52800	Benefit-Dental	12,119	12,119	7,528	62%
1106120	53000	Benefit-Short/Long Term Disability	17,559	17,559	3,004	17%
1106120	53100	Benefit-Retiree Medicals	2,000	2,000	1,272	64%
1106120	53300	Benefit-PERS Health	199,463	199,463	148,506	74%
1106120	53400	Benefit-PERS Retirement	271,430	271,430	162,326	60%
1106120	53500	Benefit-Tuition Reimb.	-	-	2,095	0%
1106120	53600	Benefit-Vision	4,550	4,550	2,797	61%
1106120	53700	Taxes-FICA/Medicare Employer	17,662	17,662	12,273	69%
1106120	53800	Taxes-Unemployment Insurance	-	-	3,127	0%
1106120	53980	Vacancy Factor	(68,505)	(68,505)	-	0%
1106120	60240	Contract Srvcs-Traffic SignalSignal Maint	290,000	861	-	0%
1106120	60360	Contract Srvcs-Engineering	270,000	270,000	134,906	50%
1106120	60440	Contract Srvcs-Legal	34,790	34,790	30,904	89%
1106120	60480	Contract Srvcs-Other	115,000	140,516	-	0%
1106120	60600	Contract Srvcs-Plan Check	750,000	750,000	461,007	61%
1106120	60640	Contract Srvcs-Inspection	500,000	500,000	283,280	57%
1106120	60880	Equipment-Safety	600	600	-	0%
1106120	60920	Equipment-Software < $5000	2,000	3,425	390	11%
1106120	62520	Other-Suspense-Expenses	-	-	57	0%
1106120	62680	Postage	630	630	160	25%
1106120	62720	Printing	520	520	305	59%
1106120	63800	Staff-Uniform Expense	750	500	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1106120	63880	Subscription-Membership, Dues, & Publi	2,500	2,500	2,172	87%
1106120	64040	Supplies-Maintenance	210,000	5,000	-	0%
1106120	64080	Supplies-Office	3,120	3,120	1,356	43%
1106120	64360	Training & Development	7,728	7,728	4,447	58%
1106120	64640	Utilities-Telephone	2,600	1,640	717	44%
1106120	69100	Srvcs-Information Technology	250,870	250,870	188,152	75%
1106120	69200	Liab & Property Ins Charges	105,870	105,870	79,403	75%
1106120	69300	Srvcs-Fleet Maintenance	17,398	13,567	10,175	75%
1106145	51020	Salary & Wages	579,403	-	310,618	0%
1106145	51040	Overtime	6,060	-	7,658	0%
1106145	51044	FLSA Overtime	-	-	856	0%
1106145	51110	Leave-Annual Buyoutave	1,950	-	598	0%
1106145	51120	Leave-Compensated Absences/S	2,140	-	527	0%
1106145	51140	Leave-Holiday Buyout	720	-	-	0%
1106145	52000	Allowance-Auto	3,600	-	2,473	0%
1106145	52200	Allowance-Mobile CommunicationDevic	720	-	494	0%
1106145	52400	Benefit-ADD/ Life Insurance	2,466	-	625	0%
1106145	52450	Benefit-Worker's Compensation	56,981	-	36,946	0%
1106145	52700	Benefit-Deferred CompensationMatchin	-	-	3,404	0%
1106145	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	3,400	0%
1106145	52800	Benefit-Dental	6,628	-	3,296	0%
1106145	53000	Benefit-Short/Long Term Disability	7,723	-	1,074	0%
1106145	53300	Benefit-PERS Health	86,600	-	58,120	0%
1106145	53400	Benefit-PERS Retirement	118,825	-	59,545	0%
1106145	53600	Benefit-Vision	2,489	-	1,225	0%
1106145	53700	Taxes-FICA/Medicare Employer	10,075	-	4,707	0%
1106145	53980	Vacancy Factor	(35,455)	-	-	0%
1106145	60560	Contract Srvcs-Street Sweeping	46,000	-	21,593	0%
1106145	60880	Equipment-Safety	3,000	-	1,259	0%
1106145	61440	Fees-Filing	1,500	-	-	0%
1106145	62440	Other-Special Dept Expenditure	3,200	-	2,597	0%
1106145	63800	Staff-Uniform Expense	8,500	-	2,778	0%
1106145	63880	Subscription-Membership, Dues, & Publi	210	-	245	0%
1106145	64080	Supplies-Office	500	-	203	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1106145	64360	Training & Development	2,415	-	797	0%
1106145	64520	Utilities-Electric	24,000	-	3,188	0%
1106145	64640	Utilities-Telephone	7,500	-	2,576	0%
1106145	69100	Srvcs-Information Technology	105,830	-	-	0%
1106145	69200	Liab & Property Ins Charges	63,790	-	-	0%
1106145	69300	Srvcs-Fleet Maintenance	58,184	-	-	0%
1106150	60480	Contract Srvcs-Other	20,500	-	-	0%
1106150	61040	Fees-Bond Administration	500	-	-	0%
1106150	61960	Maintenance-General Maint/Repa	80,000	-	-	0%
1106150	64560	Utilities-Electric-Street Lighting	80,000	-	12,192	0%
1106155	51020	Salary & Wages	251,620	-	163,221	0%
1106155	51040	Overtime	4,080	-	2,583	0%
1106155	51044	FLSA Overtime	-	-	95	0%
1106155	51110	Leave-Annual Buyoutave	-	-	487	0%
1106155	51140	Leave-Holiday Buyout	310	-	32	0%
1106155	52400	Benefit-ADD/ Life Insurance	1,526	-	294	0%
1106155	52450	Benefit-Worker's Compensation	89,469	-	51,299	0%
1106155	52700	Benefit-Deferred CompensationMatchin	-	-	1,446	0%
1106155	52800	Benefit-Dental	3,787	-	2,239	0%
1106155	53000	Benefit-Short/Long Term Disability	4,476	-	701	0%
1106155	53100	Benefit-Retiree Medicals	2,000	-	1,272	0%
1106155	53300	Benefit-PERS Health	53,870	-	38,254	0%
1106155	53400	Benefit-PERS Retirement	49,000	-	35,238	0%
1106155	53600	Benefit-Vision	1,422	-	830	0%
1106155	53700	Taxes-FICA/Medicare Employer	3,710	-	2,549	0%
1106155	53980	Vacancy Factor	(18,611)	-	-	0%
1106155	60480	Contract Srvcs-Other	15,000	-	6,011	0%
1106155	60880	Equipment-Safety	1,500	-	596	0%
1106155	61440	Fees-Filing	3,000	-	1,727	0%
1106155	62000	Maintenance-Building	404,000	-	177,486	0%
1106155	63800	Staff-Uniform Expense	300	-	269	0%
1106155	64040	Supplies-Maintenance	10,000	-	3,573	0%
1106155	64080	Supplies-Office	500	-	175	0%
1106155	64360	Training & Development	1,256	-	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1106155	64520	Utilities-Electric	367,500	-	198,959	0%
1106155	64600	Utilities-Natural Gas	15,000	-	1,111	0%
1106155	64640	Utilities-Telephone	2,700	-	959	0%
1106155	64660	Utilities-Water	21,875	-	1,790	0%
1106155	69100	Srvcs-Information Technology	7,280	-	-	0%
1106155	69200	Liab & Property Ins Charges	39,490	-	-	0%
1106155	69300	Srvcs-Fleet Maintenance	44,063	-	-	0%
1106160	51020	Salary & Wages	130,200	-	-	0%
1106160	52200	Allowance-Mobile CommunicationDevic	480	-	-	0%
1106160	52400	Benefit-ADD/ Life Insurance	1,353	-	-	0%
1106160	52450	Benefit-Worker's Compensation	1,877	-	-	0%
1106160	52800	Benefit-Dental	1,262	-	-	0%
1106160	53000	Benefit-Short/Long Term Disability	2,210	-	-	0%
1106160	53300	Benefit-PERS Health	26,000	-	-	0%
1106160	53400	Benefit-PERS Retirement	54,000	-	-	0%
1106160	53600	Benefit-Vision	474	-	-	0%
1106160	53700	Taxes-FICA/Medicare Employer	1,890	-	-	0%
1106160	53980	Vacancy Factor	(8,790)	-	-	0%
1106160	60480	Contract Srvcs-Other	-	-	1,230	0%
1106160	62200	Maintenance-Vehicle	81,900	-	29,391	0%
1106160	62220	Vehicle Fuel	65,000	-	-	0%
1106500	60440	Contract Srvcs-Legal	-	-	13,203	0%
1106500	62520	Other-Suspense-Expenses	-	-	347	0%
1106500	64040	Supplies-Maintenance	-	-	732	0%
1106500	64360	Training & Development	-	-	159	0%
1106500	69300	Srvcs-Fleet Maintenance	-	2,952	2,214	75%
1106520	60480	Contract Srvcs-Other	-	-	37,329	0%
1106520	69300	Srvcs-Fleet Maintenance	-	16,147	12,110	75%
1106545	51020	Salary & Wages	-	579,403	13,563	2%
1106545	51040	Overtime	-	6,060	-	0%
1106545	51110	Leave-Annual Buyoutave	-	1,950	483	25%
1106545	51120	Leave-Compensated Absences/S	-	2,140	-	0%
1106545	51140	Leave-Holiday Buyout	-	720	-	0%
1106545	52000	Allowance-Auto	-	3,600	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1106545	52200	Allowance-Mobile CommunicationDevic	-	720	-	0%
1106545	52400	Benefit-ADD/ Life Insurance	-	2,466	28	1%
1106545	52450	Benefit-Worker's Compensation	-	56,981	105	0%
1106545	52700	Benefit-Deferred CompensationMatchin	-	-	1,000	0%
1106545	52800	Benefit-Dental	-	6,628	160	2%
1106545	53000	Benefit-Short/Long Term Disability	-	7,723	57	1%
1106545	53300	Benefit-PERS Health	-	86,600	3,040	4%
1106545	53400	Benefit-PERS Retirement	-	118,825	3,503	3%
1106545	53600	Benefit-Vision	-	2,489	59	2%
1106545	53700	Taxes-FICA/Medicare Employer	-	10,075	234	2%
1106545	53980	Vacancy Factor	-	(35,455)	-	0%
1106545	60240	Contract Srvcs-Traffic SignalSignal Maint	-	-	383	0%
1106545	60480	Contract Srvcs-Other	-	-	10,325	0%
1106545	60560	Contract Srvcs-Street Sweeping	-	46,000	2,744	6%
1106545	60880	Equipment-Safety	-	3,000	434	14%
1106545	61440	Fees-Filing	-	1,500	-	0%
1106545	61910	Lease-Facility Rent	-	-	2,272	0%
1106545	62440	Other-Special Dept Expenditure	-	3,200	5,586	175%
1106545	62520	Other-Suspense-Expenses	-	-	2,735	0%
1106545	63800	Staff-Uniform Expense	-	8,750	2,266	26%
1106545	63880	Subscription-Membership, Dues, & Publi	-	210	639	304%
1106545	64040	Supplies-Maintenance	-	205,000	50,603	25%
1106545	64080	Supplies-Office	-	500	465	93%
1106545	64360	Training & Development	-	2,415	4,523	187%
1106545	64520	Utilities-Electric	-	24,000	-	0%
1106545	64640	Utilities-Telephone	-	8,460	1,403	17%
1106545	69100	Srvcs-Information Technology	-	105,830	79,373	75%
1106545	69200	Liab & Property Ins Charges	-	63,790	47,842	75%
1106545	69300	Srvcs-Fleet Maintenance	-	62,015	46,511	75%
1106550	60240	Contract Srvcs-Traffic SignalSignal Maint	-	290,000	133,756	46%
1106550	60480	Contract Srvcs-Other	-	20,500	12,561	61%
1106550	61040	Fees-Bond Administration	-	500	-	0%
1106550	61960	Maintenance-General Maint/Repa	-	80,000	47,949	60%
1106550	62800	Prior Period Expense	-	-	240	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1106550	64040	Supplies-Maintenance	-	-	18,125	0%
1106550	64560	Utilities-Electric-Street Lighting	-	80,000	20,925	26%
1106555	51020	Salary & Wages	-	251,620	26,820	11%
1106555	51040	Overtime	-	4,080	-	0%
1106555	51110	Leave-Annual Buyoutave	-	-	483	0%
1106555	51140	Leave-Holiday Buyout	-	310	-	0%
1106555	52400	Benefit-ADD/ Life Insurance	-	1,526	47	3%
1106555	52450	Benefit-Worker's Compensation	-	89,469	4,195	5%
1106555	52700	Benefit-Deferred CompensationMatchin	-	-	1,500	0%
1106555	52800	Benefit-Dental	-	3,787	377	10%
1106555	53000	Benefit-Short/Long Term Disability	-	4,476	109	2%
1106555	53100	Benefit-Retiree Medicals	-	2,000	-	0%
1106555	53300	Benefit-PERS Health	-	53,870	7,857	15%
1106555	53400	Benefit-PERS Retirement	-	49,000	6,918	14%
1106555	53600	Benefit-Vision	-	1,422	138	10%
1106555	53700	Taxes-FICA/Medicare Employer	-	3,710	433	12%
1106555	53980	Vacancy Factor	-	(18,611)	-	0%
1106555	60440	Contract Srvcs-Legal	-	-	473	0%
1106555	60480	Contract Srvcs-Other	-	15,000	-	0%
1106555	60880	Equipment-Safety	-	1,500	600	40%
1106555	61440	Fees-Filing	-	3,000	653	22%
1106555	62000	Maintenance-Building	-	404,000	51,015	13%
1106555	62520	Other-Suspense-Expenses	-	-	4,036	0%
1106555	63800	Staff-Uniform Expense	-	300	-	0%
1106555	64040	Supplies-Maintenance	-	10,000	459	5%
1106555	64080	Supplies-Office	-	500	128	26%
1106555	64360	Training & Development	-	1,256	-	0%
1106555	64520	Utilities-Electric	-	367,500	142,097	39%
1106555	64600	Utilities-Natural Gas	-	15,000	3,430	23%
1106555	64640	Utilities-Telephone	-	2,700	576	21%
1106555	64660	Utilities-Water	-	21,875	13,600	62%
1106555	69100	Srvcs-Information Technology	-	7,280	5,460	75%
1106555	69200	Liab & Property Ins Charges	-	39,490	29,617	75%
1106555	69300	Srvcs-Fleet Maintenance	-	44,063	33,047	75%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1106560	51020	Salary & Wages	-	130,200	23,635	18%
1106560	51100	Leave-Administrative Buyout Leave	-	-	571	0%
1106560	51110	Leave-Annual Buyoutave	-	-	1,098	0%
1106560	51140	Leave-Holiday Buyout	-	-	456	0%
1106560	52200	Allowance-Mobile CommunicationDevic	-	480	74	15%
1106560	52400	Benefit-ADD/ Life Insurance	-	1,353	20	2%
1106560	52450	Benefit-Worker's Compensation	-	1,877	114	6%
1106560	52800	Benefit-Dental	-	1,262	109	9%
1106560	53000	Benefit-Short/Long Term Disability	-	2,210	42	2%
1106560	53300	Benefit-PERS Health	-	26,000	5,809	22%
1106560	53400	Benefit-PERS Retirement	-	54,000	2,595	5%
1106560	53600	Benefit-Vision	-	474	40	8%
1106560	53700	Taxes-FICA/Medicare Employer	-	1,890	349	18%
1106560	53980	Vacancy Factor	-	(8,790)	-	0%
1106560	62200	Maintenance-Vehicle	-	81,900	11,573	14%
1106560	62220	Vehicle Fuel	-	65,000	36,522	56%
1107500	60480	Contract Srvcs-Other	-	-	13,320	0%
1107500	70000	Construction	-	-	1,539,151	0%
1107500	71020	Software & Intangible Assets	-	34,525	3,375	10%
1111600	53100	Benefit-Retiree Medicals	-	-	1,351	0%
1111600	62960	Program-Community Relations	102,000	102,000	69,179	68%
1111600	64360	Training & Development	6,038	6,038	-	0%
1112100	51020	Salary & Wages	110,700	110,700	75,241	68%
1112100	51140	Leave-Holiday Buyout	710	710	-	0%
1112100	52200	Allowance-Mobile CommunicationDevic	480	480	330	69%
1112100	52400	Benefit-ADD/ Life Insurance	731	731	168	23%
1112100	52450	Benefit-Worker's Compensation	886	886	578	65%
1112100	52700	Benefit-Deferred CompensationMatchin	-	-	1,200	0%
1112100	52800	Benefit-Dental	1,262	1,262	852	67%
1112100	53000	Benefit-Short/Long Term Disability	1,893	1,893	345	18%
1112100	53300	Benefit-PERS Health	21,280	21,280	16,076	76%
1112100	53400	Benefit-PERS Retirement	19,500	19,500	14,906	76%
1112100	53600	Benefit-Vision	474	474	316	67%
1112100	53700	Taxes-FICA/Medicare Employer	1,610	1,610	1,105	69%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1112100	53980	Vacancy Factor	(6,381)	(6,381)	-	0%
1112100	69100	Srvcs-Information Technology	-	2,430	1,823	75%
1112200	51020	Salary & Wages	100,500	100,500	52,532	52%
1112200	51044	FLSA Overtime	-	-	964	0%
1112200	51110	Leave-Annual Buyoutave	5,990	5,990	1,110	19%
1112200	51140	Leave-Holiday Buyout	200	200	-	0%
1112200	52400	Benefit-ADD/ Life Insurance	723	723	76	11%
1112200	52450	Benefit-Worker's Compensation	804	804	411	51%
1112200	52700	Benefit-Deferred CompensationMatchin	-	-	804	0%
1112200	52800	Benefit-Dental	1,262	1,262	852	67%
1112200	53000	Benefit-Short/Long Term Disability	1,718	1,718	231	13%
1112200	53300	Benefit-PERS Health	24,290	24,290	16,076	66%
1112200	53400	Benefit-PERS Retirement	15,200	15,200	13,485	89%
1112200	53600	Benefit-Vision	474	474	316	67%
1112200	53700	Taxes-FICA/Medicare Employer	1,460	1,460	813	56%
1112200	53980	Vacancy Factor	(6,105)	(6,105)	-	0%
1112200	69100	Srvcs-Information Technology	2,430	2,430	1,823	75%
1112200	69200	Liab & Property Ins Charges	8,970	8,970	6,728	75%
1112600	51020	Salary & Wages	154,200	154,200	104,081	67%
1112600	51040	Overtime	280	280	349	124%
1112600	51044	FLSA Overtime	-	-	147	0%
1112600	51110	Leave-Annual Buyoutave	3,200	3,200	-	0%
1112600	51120	Leave-Compensated Absences/S	440	440	-	0%
1112600	51140	Leave-Holiday Buyout	2,190	2,190	-	0%
1112600	52400	Benefit-ADD/ Life Insurance	546	546	153	28%
1112600	52450	Benefit-Worker's Compensation	1,236	1,236	803	65%
1112600	52700	Benefit-Deferred CompensationMatchin	-	-	1,452	0%
1112600	52800	Benefit-Dental	2,525	2,525	1,703	67%
1112600	53000	Benefit-Short/Long Term Disability	2,636	2,636	477	18%
1112600	53300	Benefit-PERS Health	37,980	37,980	32,152	85%
1112600	53400	Benefit-PERS Retirement	23,400	23,400	18,083	77%
1112600	53600	Benefit-Vision	948	948	632	67%
1112600	53700	Taxes-FICA/Medicare Employer	2,240	2,240	1,471	66%
1112600	53980	Vacancy Factor	(9,273)	(9,273)	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1112600	61000	Fees-Bank Administration	-	-	955	0%
1112600	69100	Srvcs-Information Technology	4,850	4,850	3,638	75%
1112600	69200	Liab & Property Ins Charges	13,840	13,840	10,380	75%
1113120	60480	Contract Srvcs-Other	80,000	-	-	0%
1113120	60880	Equipment-Safety	19,500	18,690	5,708	31%
1113120	61280	Debt Service-Principal	-	150,000	155,808	104%
1113120	61560	Other Interest Expense	-	-	59,232	0%
1113120	63055	Program-UAS	30,000	30,000	22,241	74%
1113120	64210	Supplies-PD Medical Supplies	5,000	-	-	0%
1113120	71030	Machinery & Equipment	536,408	542,218	356,094	66%
1113130	51020	Salary & Wages	942,940	942,940	636,191	67%
1113130	51040	Overtime	125,600	125,600	80,833	64%
1113130	51044	FLSA Overtime	-	-	21,143	0%
1113130	51110	Leave-Annual Buyoutave	8,830	8,830	24,500	277%
1113130	51120	Leave-Compensated Absences/S	7,250	7,250	3,317	46%
1113130	51140	Leave-Holiday Buyout	16,720	16,720	10,839	65%
1113130	51200	POST/Educational Certificate Pay	5,400	5,400	2,438	45%
1113130	52300	Allowance-Uniform	3,800	3,800	5,667	149%
1113130	52400	Benefit-ADD/ Life Insurance	4,720	4,720	1,095	23%
1113130	52450	Benefit-Worker's Compensation	8,597	8,597	5,707	66%
1113130	52700	Benefit-Deferred CompensationMatchin	-	-	15,201	0%
1113130	52800	Benefit-Dental	11,362	11,362	7,345	65%
1113130	53000	Benefit-Short/Long Term Disability	15,250	15,250	2,655	17%
1113130	53100	Benefit-Retiree Medicals	-	-	324	0%
1113130	53300	Benefit-PERS Health	171,600	171,600	132,720	77%
1113130	53400	Benefit-PERS Retirement	162,800	162,800	123,575	76%
1113130	53600	Benefit-Vision	4,266	4,266	2,726	64%
1113130	53700	Taxes-FICA/Medicare Employer	15,580	15,580	11,289	72%
1113130	53980	Vacancy Factor	(65,494)	(65,494)	-	0%
1113130	69100	Srvcs-Information Technology	20,450	20,450	15,338	75%
1113130	69200	Liab & Property Ins Charges	90,560	90,560	67,920	75%
1113160	51020	Salary & Wages	1,981,850	1,981,850	1,374,721	69%
1113160	51040	Overtime	39,910	39,910	10,779	27%
1113160	51044	FLSA Overtime	-	-	13,135	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1113160	51100	Leave-Administrative Buyout Leave	7,350	7,350	-	0%
1113160	51110	Leave-Annual Buyoutave	43,750	43,750	1,116	3%
1113160	51120	Leave-Compensated Absences/S	2,030	2,030	667	33%
1113160	51140	Leave-Holiday Buyout	101,040	101,040	37,809	37%
1113160	51170	Leave-Personal BuyoutBuyout	5,880	5,880	-	0%
1113160	51200	POST/Educational Certificate Pay	63,358	63,358	6,080	10%
1113160	52100	Allowance-Safety	-	-	1,021	0%
1113160	52300	Allowance-Uniform	25,200	25,200	16,604	66%
1113160	52400	Benefit-ADD/ Life Insurance	2,496	2,496	790	32%
1113160	52450	Benefit-Worker's Compensation	254,335	254,335	164,084	65%
1113160	52700	Benefit-Deferred CompensationMatchin	-	-	22,341	0%
1113160	52800	Benefit-Dental	17,674	17,674	11,185	63%
1113160	53000	Benefit-Short/Long Term Disability	8,801	8,801	2,448	28%
1113160	53100	Benefit-Retiree Medicals	2,000	2,000	13,603	680%
1113160	53300	Benefit-PERS Health	271,500	271,500	209,632	77%
1113160	53400	Benefit-PERS Retirement	690,200	690,200	556,740	81%
1113160	53500	Benefit-Tuition Reimb.	-	-	4,779	0%
1113160	53600	Benefit-Vision	6,636	6,636	4,148	63%
1113160	53700	Taxes-FICA/Medicare Employer	31,170	31,170	23,319	75%
1113160	53980	Vacancy Factor	(142,207)	(142,207)	-	0%
1113160	69100	Srvcs-Information Technology	28,620	28,620	21,465	75%
1113160	69200	Liab & Property Ins Charges	211,810	211,810	158,857	75%
1113180	51020	Salary & Wages	952,410	952,410	470,269	49%
1113180	51040	Overtime	5,920	5,920	2,123	36%
1113180	51044	FLSA Overtime	-	-	8,601	0%
1113180	51080	Part-Time Salary (PARS)	36,060	36,060	23,594	65%
1113180	51110	Leave-Annual Buyoutave	34,260	34,260	60,972	178%
1113180	51120	Leave-Compensated Absences/S	4,740	4,740	1,891	40%
1113180	51140	Leave-Holiday Buyout	64,620	64,620	19,927	31%
1113180	51170	Leave-Personal BuyoutBuyout	2,260	2,260	-	0%
1113180	51200	POST/Educational Certificate Pay	21,938	21,938	1,406	6%
1113180	52100	Allowance-Safety	-	-	396	0%
1113180	52300	Allowance-Uniform	14,400	14,400	5,540	38%
1113180	52400	Benefit-ADD/ Life Insurance	660	660	130	20%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1113180	52450	Benefit-Worker's Compensation	147,387	147,387	64,488	44%
1113180	52700	Benefit-Deferred CompensationMatchin	-	-	8,542	0%
1113180	52800	Benefit-Dental	7,574	7,574	3,616	48%
1113180	53000	Benefit-Short/Long Term Disability	3,042	3,042	656	22%
1113180	53100	Benefit-Retiree Medicals	2,730	2,730	3,966	145%
1113180	53200	Benefit-PARS Retirement	469	469	306	65%
1113180	53300	Benefit-PERS Health	116,960	116,960	73,102	63%
1113180	53400	Benefit-PERS Retirement	373,800	373,800	194,625	52%
1113180	53600	Benefit-Vision	2,844	2,844	1,343	47%
1113180	53700	Taxes-FICA/Medicare Employer	15,400	15,400	10,343	67%
1113180	53980	Vacancy Factor	(72,299)	(72,299)	-	0%
1113180	69100	Srvcs-Information Technology	14,310	14,310	10,733	75%
1113180	69200	Liab & Property Ins Charges	136,290	136,290	102,218	75%
1113520	51020	Salary & Wages	92,300	92,300	63,350	69%
1113520	51040	Overtime	650	650	333	51%
1113520	52400	Benefit-ADD/ Life Insurance	273	273	76	28%
1113520	52450	Benefit-Worker's Compensation	744	744	489	66%
1113520	52700	Benefit-Deferred CompensationMatchin	-	-	2,000	0%
1113520	52800	Benefit-Dental	1,262	1,262	852	67%
1113520	53000	Benefit-Short/Long Term Disability	1,656	1,656	291	18%
1113520	53300	Benefit-PERS Health	24,290	24,290	16,048	66%
1113520	53400	Benefit-PERS Retirement	14,000	14,000	10,993	79%
1113520	53600	Benefit-Vision	474	474	316	67%
1113520	53700	Taxes-FICA/Medicare Employer	1,350	1,350	899	67%
1113520	53980	Vacancy Factor	(5,480)	(5,480)	-	0%
1113520	60480	Contract Srvcs-Other	424,050	424,050	188,219	44%
1113520	60840	Equipment-Furniture < $5000	18,900	18,900	-	0%
1113520	60880	Equipment-Safety	181,000	181,000	50,936	28%
1113520	61280	Debt Service-Principal	83,119	83,119	-	0%
1113520	61560	Other Interest Expense	8,340	8,340	-	0%
1113520	62160	Maintenance-Software Licenses	83,470	83,470	27,322	33%
1113520	63250	Rental Expense	31,755	31,755	-	0%
1113520	63880	Subscription-Membership, Dues, & Publi	175	175	-	0%
1113520	64280	Training-Conference/Meeting	2,475	2,475	525	21%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1113520	64330	Program-CASP	-	-	880	0%
1113520	64360	Training & Development	2,500	2,500	909	36%
1113520	69100	Srvcs-Information Technology	2,050	2,050	1,537	75%
1113520	69200	Liab & Property Ins Charges	36,230	36,230	27,173	75%
1113520	69300	Srvcs-Fleet Maintenance	600,000	600,000	450,000	75%
1113520	71030	Machinery & Equipment	-	138,079	37,686	27%
1113540	71060	Vehicles	-	1	-	0%
1113580	51020	Salary & Wages	1,940,110	1,940,110	1,259,059	65%
1113580	51040	Overtime	589,320	589,320	331,599	56%
1113580	51043	Fire Standard Overtime	111,150	111,150	93,525	84%
1113580	51044	FLSA Overtime	-	-	63,816	0%
1113580	51045	Strike Team Overtime	80,088	80,088	222,311	278%
1113580	51120	Leave-Compensated Absences/S	40	40	-	0%
1113580	51140	Leave-Holiday Buyout	44,230	44,230	6,248	14%
1113580	51200	POST/Educational Certificate Pay	57,959	57,959	8,563	15%
1113580	52200	Allowance-Mobile CommunicationDevic	480	480	330	69%
1113580	52300	Allowance-Uniform	24,050	24,050	15,249	63%
1113580	52400	Benefit-ADD/ Life Insurance	12,348	12,348	2,818	23%
1113580	52450	Benefit-Worker's Compensation	763,336	763,336	516,831	68%
1113580	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	2,400	0%
1113580	52703	Bnft-MERP(MFA)	-	26,400	18,543	70%
1113580	52800	Benefit-Dental	16,411	16,411	10,218	62%
1113580	53000	Benefit-Short/Long Term Disability	7,202	7,202	1,773	25%
1113580	53300	Benefit-PERS Health	285,540	285,540	220,463	77%
1113580	53400	Benefit-PERS Retirement	640,000	640,000	449,606	70%
1113580	53500	Benefit-Tuition Reimb.	-	-	2,379	0%
1113580	53600	Benefit-Vision	6,162	6,162	3,792	62%
1113580	53700	Taxes-FICA/Medicare Employer	38,050	38,050	29,226	77%
1113580	53980	Vacancy Factor	(204,169)	(204,169)	-	0%
1113580	60800	Equipment < $5000	7,800	7,800	3,928	50%
1113580	60840	Equipment-Furniture < $5000	53,500	53,500	1,521	3%
1113580	62000	Maintenance-Building	330,500	348,349	213,706	61%
1113580	63800	Staff-Uniform Expense	9,800	9,800	-	0%
1113580	69100	Srvcs-Information Technology	30,840	30,840	23,130	75%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1113580	69200	Liab & Property Ins Charges	320,680	320,680	240,510	75%
1113580	71030	Machinery & Equipment	21,000	21,000	-	0%
1113590	51020	Salary & Wages	99,700	99,700	68,532	69%
1113590	51040	Overtime	7,240	7,240	2,678	37%
1113590	51044	FLSA Overtime	-	-	251	0%
1113590	51140	Leave-Holiday Buyout	190	190	-	0%
1113590	52300	Allowance-Uniform	1,850	1,850	1,271	69%
1113590	52400	Benefit-ADD/ Life Insurance	273	273	76	28%
1113590	52450	Benefit-Worker's Compensation	3,401	3,401	2,219	65%
1113590	52700	Benefit-Deferred CompensationMatchin	-	-	2,000	0%
1113590	52800	Benefit-Dental	1,262	1,262	852	67%
1113590	53000	Benefit-Short/Long Term Disability	1,790	1,790	314	18%
1113590	53300	Benefit-PERS Health	16,230	16,230	13,498	83%
1113590	53400	Benefit-PERS Retirement	-	-	1,811	0%
1113590	53600	Benefit-Vision	474	474	316	67%
1113590	53700	Taxes-FICA/Medicare Employer	1,550	1,550	1,084	70%
1113590	53980	Vacancy Factor	(5,358)	(5,358)	-	0%
1113590	69100	Srvcs-Information Technology	2,050	2,050	1,537	75%
1113590	69200	Liab & Property Ins Charges	8,200	8,200	6,150	75%
1114100	60020	Advertising	30,000	30,000	10,348	34%
1114100	62800	Prior Period Expense	-	-	5,000	0%
1114100	63120	Program-Marketing	50,000	50,000	45,886	92%
1114100	63880	Subscription-Membership, Dues, & Publi	5,000	5,000	5,000	100%
1114100	64280	Training-Conference/Meeting	10,000	10,000	6,657	67%
1114100	64360	Training & Development	9,057	9,057	6,198	68%
1114140	51020	Salary & Wages	258,770	258,770	152,691	59%
1114140	51040	Overtime	3,330	3,330	1,448	43%
1114140	51044	FLSA Overtime	-	-	79	0%
1114140	51140	Leave-Holiday Buyout	510	510	-	0%
1114140	52300	Allowance-Uniform	2,000	2,000	1,374	69%
1114140	52400	Benefit-ADD/ Life Insurance	819	819	229	28%
1114140	52450	Benefit-Worker's Compensation	6,707	6,707	3,951	59%
1114140	52700	Benefit-Deferred CompensationMatchin	-	-	3,196	0%
1114140	52800	Benefit-Dental	3,787	3,787	2,555	67%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1114140	53000	Benefit-Short/Long Term Disability	4,476	4,476	785	18%
1114140	53300	Benefit-PERS Health	41,970	41,970	38,129	91%
1114140	53400	Benefit-PERS Retirement	51,800	51,800	34,495	67%
1114140	53600	Benefit-Vision	1,422	1,422	948	67%
1114140	53700	Taxes-FICA/Medicare Employer	3,800	3,800	2,298	60%
1114140	53980	Vacancy Factor	(15,176)	(15,176)	-	0%
1114140	60480	Contract Srvcs-Other	-	18,700	-	0%
1114140	69100	Srvcs-Information Technology	11,530	11,530	8,647	75%
1114140	69200	Liab & Property Ins Charges	23,200	23,200	17,400	75%
1114400	51020	Salary & Wages	105,500	105,500	72,403	69%
1114400	52400	Benefit-ADD/ Life Insurance	589	589	162	28%
1114400	52450	Benefit-Worker's Compensation	844	844	556	66%
1114400	52800	Benefit-Dental	1,262	1,262	852	67%
1114400	53000	Benefit-Short/Long Term Disability	1,803	1,803	332	18%
1114400	53300	Benefit-PERS Health	-	-	16,076	0%
1114400	53400	Benefit-PERS Retirement	16,000	16,000	12,576	79%
1114400	53600	Benefit-Vision	474	474	316	67%
1114400	53700	Taxes-FICA/Medicare Employer	1,530	1,530	1,040	68%
1114400	53980	Vacancy Factor	(5,120)	(5,120)	-	0%
1114400	69100	Srvcs-Information Technology	6,680	6,680	5,010	75%
1114400	69200	Liab & Property Ins Charges	7,840	7,840	5,880	75%
1114600	51020	Salary & Wages	68,900	68,900	45,343	66%
1114600	51040	Overtime	-	-	229	0%
1114600	52400	Benefit-ADD/ Life Insurance	273	273	76	28%
1114600	52450	Benefit-Worker's Compensation	551	551	350	64%
1114600	52800	Benefit-Dental	1,262	1,262	852	67%
1114600	53000	Benefit-Short/Long Term Disability	1,149	1,149	212	18%
1114600	53300	Benefit-PERS Health	18,350	18,350	13,731	75%
1114600	53400	Benefit-PERS Retirement	10,500	10,500	7,853	75%
1114600	53600	Benefit-Vision	474	474	316	67%
1114600	53700	Taxes-FICA/Medicare Employer	1,000	1,000	661	66%
1114600	53980	Vacancy Factor	(4,098)	(4,098)	-	0%
1114600	69100	Srvcs-Information Technology	2,430	2,430	1,823	75%
1115100	51020	Salary & Wages	125,700	125,700	74,499	59%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1115100	51140	Leave-Holiday Buyout	2,290	2,290	-	0%
1115100	52200	Allowance-Mobile CommunicationDevic	480	480	330	69%
1115100	52400	Benefit-ADD/ Life Insurance	273	273	146	53%
1115100	52450	Benefit-Worker's Compensation	1,006	1,006	1,853	184%
1115100	52700	Benefit-Deferred CompensationMatchin	-	-	2,146	0%
1115100	52800	Benefit-Dental	1,262	1,262	852	67%
1115100	53000	Benefit-Short/Long Term Disability	1,879	1,879	342	18%
1115100	53300	Benefit-PERS Health	24,290	24,290	16,076	66%
1115100	53400	Benefit-PERS Retirement	19,000	19,000	13,012	68%
1115100	53600	Benefit-Vision	474	474	316	67%
1115100	53700	Taxes-FICA/Medicare Employer	1,820	1,820	1,028	56%
1115100	53900	Allocate Personnel Costs	-	(75,808)	-	0%
1115100	53980	Vacancy Factor	(6,156)	(6,156)	-	0%
1115100	69100	Srvcs-Information Technology	2,430	2,430	1,823	75%
1115100	69200	Liab & Property Ins Charges	10,520	10,520	7,890	75%
1115120	51020	Salary & Wages	67,500	67,500	46,696	69%
1115120	51040	Overtime	820	820	1,288	157%
1115120	51110	Leave-Annual Buyoutave	1,800	1,800	-	0%
1115120	52400	Benefit-ADD/ Life Insurance	273	273	76	28%
1115120	52450	Benefit-Worker's Compensation	2,173	2,173	1,489	69%
1115120	52700	Benefit-Deferred CompensationMatchin	-	-	1,013	0%
1115120	52800	Benefit-Dental	1,262	1,262	852	67%
1115120	53000	Benefit-Short/Long Term Disability	1,153	1,153	212	18%
1115120	53300	Benefit-PERS Health	11,900	11,900	10,280	86%
1115120	53400	Benefit-PERS Retirement	10,200	10,200	8,103	79%
1115120	53600	Benefit-Vision	474	474	316	67%
1115120	53700	Taxes-FICA/Medicare Employer	990	990	710	72%
1115120	53980	Vacancy Factor	(3,942)	(3,942)	-	0%
1115120	61280	Debt Service-Principal	-	100,000	93,550	94%
1115120	61560	Other Interest Expense	10,815	10,815	2,451	23%
1115120	61920	Lease-Vehicle	100,000	-	-	0%
1115120	69100	Srvcs-Information Technology	2,430	2,430	1,823	75%
1115120	69200	Liab & Property Ins Charges	5,930	5,930	4,448	75%
1115120	71030	Machinery & Equipment	-	57,600	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1115162	62040	Maintenance-Landscape	270,000	270,000	75,449	28%
1115900	51080	Part-Time Salary (PARS)	123,620	123,620	79,339	64%
1115900	52450	Benefit-Worker's Compensation	989	989	603	61%
1115900	53200	Benefit-PARS Retirement	1,607	1,607	1,031	64%
1115900	53700	Taxes-FICA/Medicare Employer	1,800	1,800	1,150	64%
1115900	53980	Vacancy Factor	(5,121)	(5,121)	-	0%
1115900	69100	Srvcs-Information Technology	16,850	16,850	12,638	75%
1115900	69200	Liab & Property Ins Charges	9,260	9,260	6,945	75%
1116120	51020	Salary & Wages	326,930	326,930	122,895	38%
1116120	51040	Overtime	6,075	6,075	10,725	177%
1116120	51044	FLSA Overtime	-	-	579	0%
1116120	51100	Leave-Administrative Buyout Leave	350	350	-	0%
1116120	51110	Leave-Annual Buyoutave	2,050	2,050	2,055	100%
1116120	51120	Leave-Compensated Absences/S	270	270	1,027	381%
1116120	51140	Leave-Holiday Buyout	5,690	5,690	-	0%
1116120	52200	Allowance-Mobile CommunicationDevic	480	480	-	0%
1116120	52400	Benefit-ADD/ Life Insurance	1,938	1,938	231	12%
1116120	52450	Benefit-Worker's Compensation	10,590	10,590	4,165	39%
1116120	52700	Benefit-Deferred CompensationMatchin	-	-	1,836	0%
1116120	52800	Benefit-Dental	3,156	3,156	1,277	40%
1116120	53000	Benefit-Short/Long Term Disability	5,334	5,334	538	10%
1116120	53300	Benefit-PERS Health	54,530	54,530	21,216	39%
1116120	53400	Benefit-PERS Retirement	57,250	57,250	26,643	47%
1116120	53600	Benefit-Vision	1,185	1,185	474	40%
1116120	53700	Taxes-FICA/Medicare Employer	4,830	4,830	1,951	40%
1116120	53980	Vacancy Factor	(19,226)	(19,226)	-	0%
1116120	69100	Srvcs-Information Technology	7,280	7,280	5,460	75%
1116120	69200	Liab & Property Ins Charges	28,920	28,920	21,690	75%
1116155	51020	Salary & Wages	187,600	187,600	60,513	32%
1116155	51040	Overtime	1,890	1,890	857	45%
1116155	51044	FLSA Overtime	-	-	59	0%
1116155	51110	Leave-Annual Buyoutave	-	-	1,127	0%
1116155	51120	Leave-Compensated Absences/S	-	-	47	0%
1116155	51140	Leave-Holiday Buyout	340	340	541	159%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1116155	52400	Benefit-ADD/ Life Insurance	819	819	95	12%
1116155	52450	Benefit-Worker's Compensation	66,303	66,303	19,015	29%
1116155	52700	Benefit-Deferred CompensationMatchin	-	-	1,313	0%
1116155	52800	Benefit-Dental	3,787	3,787	1,062	28%
1116155	53000	Benefit-Short/Long Term Disability	3,260	3,260	247	8%
1116155	53300	Benefit-PERS Health	16,230	16,230	17,999	111%
1116155	53400	Benefit-PERS Retirement	28,500	28,500	10,525	37%
1116155	53600	Benefit-Vision	1,422	1,422	395	28%
1116155	53700	Taxes-FICA/Medicare Employer	2,760	2,760	935	34%
1116155	53980	Vacancy Factor	(12,516)	(12,516)	-	0%
1116155	69100	Srvcs-Information Technology	6,140	6,140	-	0%
1116155	69200	Liab & Property Ins Charges	19,140	19,140	-	0%
1116160	61240	Debt Service-Interest	10,000	-	-	0%
1116160	61280	Debt Service-Principal	221,000	221,000	63,475	29%
1116160	61560	Other Interest Expense	-	10,000	5,685	57%
1116555	69100	Srvcs-Information Technology	-	-	4,605	0%
1116555	69200	Liab & Property Ins Charges	-	-	14,355	0%
1116560	61280	Debt Service-Principal	-	-	6,986	0%
1116560	61560	Other Interest Expense	-	-	621	0%
1116560	61920	Lease-Vehicle	-	2,019	-	0%
1117500	60440	Contract Srvcs-Legal	-	-	929	0%
1117500	60480	Contract Srvcs-Other	-	-	4,350	0%
1117500	62720	Printing	-	-	1,093	0%
1117500	70000	Construction	-	-	1,472,595	0%
1117500	71010	Furniture & Fixtures	-	-	135	0%
1117500	71060	Vehicles	-	1	-	0%
1118340	51020	Salary & Wages	217,100	217,100	148,951	69%
1118340	51040	Overtime	11,280	11,280	7,523	67%
1118340	51100	Leave-Administrative Buyout Leave	1,170	1,170	-	0%
1118340	51110	Leave-Annual Buyoutave	5,870	5,870	2,984	51%
1118340	51140	Leave-Holiday Buyout	2,640	2,640	-	0%
1118340	52200	Allowance-Mobile CommunicationDevic	960	960	659	69%
1118340	52400	Benefit-ADD/ Life Insurance	1,354	1,354	258	19%
1118340	52450	Benefit-Worker's Compensation	1,827	1,827	1,202	66%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1118340	52700	Benefit-Deferred CompensationMatchin	-	-	824	0%
1118340	52800	Benefit-Dental	2,525	2,525	1,703	67%
1118340	53000	Benefit-Short/Long Term Disability	3,732	3,732	669	18%
1118340	53300	Benefit-PERS Health	20,740	20,740	25,697	124%
1118340	53400	Benefit-PERS Retirement	43,200	43,200	32,996	76%
1118340	53600	Benefit-Vision	948	948	632	67%
1118340	53700	Taxes-FICA/Medicare Employer	3,310	3,310	2,415	73%
1118340	53980	Vacancy Factor	(12,666)	(12,666)	-	0%
1118340	69200	Liab & Property Ins Charges	18,800	18,800	14,100	75%
1127500	60480	Contract Srvcs-Other	-	-	297	0%
1127500	60600	Contract Srvcs-Plan Check	-	-	992	0%
1127500	62680	Postage	-	-	627	0%
1127500	70000	Construction	-	-	889,318	0%
1180030	60880	Equipment-Safety	14,000	14,000	6,924	49%
1180030	61000	Fees-Bank Administration	-	-	7	0%
1180030	61480	Fees-Investment Admin Expense	50	50	21	42%
1193120	51040	Overtime	-	50,870	71,141	140%
1193120	51044	FLSA Overtime	-	-	837	0%
1193120	61000	Fees-Bank Administration	10	10	-	0%
1193120	61480	Fees-Investment Admin Expense	20	20	-	0%
1193120	62440	Other-Special Dept Expenditure	10,100	10,100	2,893	29%
1193120	63080	Program-Every 15 Min	10,000	10,000	-	0%
1270060	61000	Fees-Bank Administration	-	-	92	0%
1270060	61480	Fees-Investment Admin Expense	850	850	353	41%
1280060	61000	Fees-Bank Administration	-	-	514	0%
1280060	61480	Fees-Investment Admin Expense	-	-	1,595	0%
1287500	60360	Contract Srvcs-Engineering	-	-	43,563	0%
1287500	60480	Contract Srvcs-Other	-	-	210,841	0%
1290060	61000	Fees-Bank Administration	-	-	24	0%
1290060	61480	Fees-Investment Admin Expense	30	30	74	246%
1300060	61000	Fees-Bank Administration	90	90	113	126%
1300060	61480	Fees-Investment Admin Expense	450	450	327	73%
1307500	71030	Machinery & Equipment	-	-	32,867	0%
1310050	61240	Debt Service-Interest	-	35,000	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1310060	61000	Fees-Bank Administration	-	-	131	0%
1310060	61480	Fees-Investment Admin Expense	500	500	228	46%
1317500	60480	Contract Srvcs-Other	-	-	226	0%
1317500	70000	Construction	-	-	846,541	0%
1320060	61000	Fees-Bank Administration	-	-	100	0%
1320060	61480	Fees-Investment Admin Expense	1,200	1,200	295	25%
1330060	61000	Fees-Bank Administration	-	-	401	0%
1330060	61480	Fees-Investment Admin Expense	2,600	2,600	1,113	43%
1337500	60480	Contract Srvcs-Other	-	-	59,658	0%
1337500	70000	Construction	-	-	296,272	0%
1337500	71150	Improvements Other than Buildings	-	-	195,477	0%
1340060	61000	Fees-Bank Administration	-	-	332	0%
1340060	61480	Fees-Investment Admin Expense	2,500	2,500	994	40%
1350060	61000	Fees-Bank Administration	-	-	667	0%
1350060	61480	Fees-Investment Admin Expense	-	-	2,036	0%
1357500	60360	Contract Srvcs-Engineering	-	-	87,780	0%
1360060	61000	Fees-Bank Administration	-	-	246	0%
1360060	61480	Fees-Investment Admin Expense	250	250	704	282%
1367500	70000	Construction	-	-	3,390	0%
1370060	61000	Fees-Bank Administration	-	-	129	0%
1370060	61480	Fees-Investment Admin Expense	100	100	369	369%
1380060	61000	Fees-Bank Administration	-	-	824	0%
1380060	61480	Fees-Investment Admin Expense	5,100	5,100	2,249	44%
1400060	61000	Fees-Bank Administration	20	20	5	24%
1400060	61480	Fees-Investment Admin Expense	250	250	37	15%
1410060	61000	Fees-Bank Administration	20	20	19	95%
1410060	61480	Fees-Investment Admin Expense	60	60	55	92%
1513520	51020	Salary & Wages	1,257,430	1,270,132	838,942	66%
1513520	51040	Overtime	11,700	11,700	10,630	91%
1513520	51044	FLSA Overtime	-	-	395	0%
1513520	51045	Strike Team Overtime	80,000	80,000	94,355	118%
1513520	51100	Leave-Administrative Buyout Leave	690	690	-	0%
1513520	51110	Leave-Annual Buyoutave	18,340	18,340	43,744	239%
1513520	51140	Leave-Holiday Buyout	9,170	9,170	374	4%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1513520	52200	Allowance-Mobile CommunicationDevic	1,680	1,680	1,154	69%
1513520	52300	Allowance-Uniform	4,300	4,300	2,954	69%
1513520	52400	Benefit-ADD/ Life Insurance	8,296	8,296	1,738	21%
1513520	52450	Benefit-Worker's Compensation	199,362	199,362	137,615	69%
1513520	52700	Benefit-Deferred CompensationMatchin	-	-	9,786	0%
1513520	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	2,125	0%
1513520	52800	Benefit-Dental	10,099	10,099	6,602	65%
1513520	53000	Benefit-Short/Long Term Disability	15,622	15,622	2,545	16%
1513520	53100	Benefit-Retiree Medicals	185,160	185,160	134,276	73%
1513520	53300	Benefit-PERS Health	76,110	76,110	105,635	139%
1513520	53400	Benefit-PERS Retirement	410,200	410,200	264,137	64%
1513520	53600	Benefit-Vision	3,792	3,792	2,449	65%
1513520	53700	Taxes-FICA/Medicare Employer	19,900	19,900	14,465	73%
1513520	53980	Vacancy Factor	(96,658)	(96,658)	-	0%
1513520	60010	Administrative Costs	300,450	300,450	225,338	75%
1513520	60080	Commission-Planning	-	-	(1,156)	0%
1513520	60440	Contract Srvcs-Legal	62,800	62,800	23,345	37%
1513520	60480	Contract Srvcs-Other	226,950	226,950	83,995	37%
1513520	60520	Contract Srvcs-Property Tax	161,650	161,650	145,096	90%
1513520	60760	Equipment-Computers < $5000	4,800	4,800	-	0%
1513520	60880	Equipment-Safety	45,000	45,000	11,950	27%
1513520	60920	Equipment-Software < $5000	1,500	1,500	80	5%
1513520	61000	Fees-Bank Administration	300	300	68	23%
1513520	61200	Fees-Credit Card Merchant	2,500	2,500	-	0%
1513520	61280	Debt Service-Principal	60,741	60,741	45,877	76%
1513520	61440	Fees-Filing	6,500	6,500	7,317	113%
1513520	61480	Fees-Investment Admin Expense	1,450	1,450	441	30%
1513520	61560	Other Interest Expense	16,440	16,440	8,454	51%
1513520	62000	Maintenance-Building	20,000	20,000	4,829	24%
1513520	62080	Maintenance-Equipment	1,500	1,500	457	30%
1513520	62120	Maintenance-Radio Equipment	8,500	8,500	7,108	84%
1513520	62160	Maintenance-Software Licenses	27,590	29,010	24,581	85%
1513520	62220	Vehicle Fuel	165,000	165,000	124,234	75%
1513520	62440	Other-Special Dept Expenditure	18,055	18,055	7,077	39%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1513520	62520	Other-Suspense-Expenses	-	-	15,358	0%
1513520	62680	Postage	5,880	5,880	4,200	71%
1513520	62720	Printing	3,300	3,300	2,057	62%
1513520	62800	Prior Period Expense	-	-	6,407	0%
1513520	62860	Program-AMR System Enhancement	80,000	378,570	86,541	23%
1513520	62960	Program-Community Relations	8,761	8,761	5,276	60%
1513520	63360	Program-Special Events	32,000	32,000	4,765	15%
1513520	63800	Staff-Uniform Expense	1,500	1,500	-	0%
1513520	63880	Subscription-Membership, Dues, & Publi	7,545	7,545	9,481	126%
1513520	64040	Supplies-Maintenance	1,200	1,200	230	19%
1513520	64080	Supplies-Office	9,969	9,969	2,284	23%
1513520	64175	Supplies-EMS Medical	74,000	74,000	57,795	78%
1513520	64200	Supplies-Safety	40,500	40,500	1,763	4%
1513520	64280	Training-Conference/Meeting	9,865	9,865	3,272	33%
1513520	64360	Training & Development	26,381	26,381	14,048	53%
1513520	64520	Utilities-Electric	24,500	24,500	15,860	65%
1513520	64640	Utilities-Telephone	42,000	42,000	33,545	80%
1513520	69100	Srvcs-Information Technology	329,460	329,460	247,095	75%
1513520	69200	Liab & Property Ins Charges	1,093,250	1,093,250	819,938	75%
1513540	51020	Salary & Wages	104,110	104,110	16,939	16%
1513540	51040	Overtime	2,950	2,950	913	31%
1513540	51044	FLSA Overtime	-	-	77	0%
1513540	51110	Leave-Annual Buyoutave	1,770	1,770	-	0%
1513540	51120	Leave-Compensated Absences/S	3,110	3,110	-	0%
1513540	52200	Allowance-Mobile CommunicationDevic	480	480	-	0%
1513540	52400	Benefit-ADD/ Life Insurance	273	273	10	4%
1513540	52450	Benefit-Worker's Compensation	3,405	3,405	5,509	162%
1513540	52800	Benefit-Dental	1,262	1,262	109	9%
1513540	53000	Benefit-Short/Long Term Disability	1,553	1,553	44	3%
1513540	53100	Benefit-Retiree Medicals	-	-	9,326	0%
1513540	53300	Benefit-PERS Health	23,800	23,800	3,854	16%
1513540	53400	Benefit-PERS Retirement	24,500	24,500	2,960	12%
1513540	53600	Benefit-Vision	474	474	40	8%
1513540	53700	Taxes-FICA/Medicare Employer	1,550	1,550	260	17%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1513540	53980	Vacancy Factor	(6,301)	(6,301)	-	0%
1513540	60880	Equipment-Safety	4,000	4,000	-	0%
1513540	62000	Maintenance-Building	4,500	4,500	4,917	109%
1513540	62160	Maintenance-Software Licenses	2,000	2,000	-	0%
1513540	62200	Maintenance-Vehicle	587,250	587,250	299,329	51%
1513540	63800	Staff-Uniform Expense	1,300	1,300	1,512	116%
1513540	64040	Supplies-Maintenance	4,800	4,800	4,629	96%
1513540	64080	Supplies-Office	1,500	1,500	543	36%
1513540	64200	Supplies-Safety	1,000	1,000	-	0%
1513540	64360	Training & Development	1,208	1,208	1,015	84%
1513540	69100	Srvcs-Information Technology	37,110	37,110	27,833	75%
1513540	69200	Liab & Property Ins Charges	1,510	1,510	1,132	75%
1513540	71030	Machinery & Equipment	87,610	87,610	19,025	22%
1513580	51020	Salary & Wages	7,915,510	7,915,510	5,270,020	67%
1513580	51040	Overtime	2,876,000	2,876,000	1,813,254	63%
1513580	51043	Fire Standard Overtime	549,500	549,500	424,480	77%
1513580	51044	FLSA Overtime	-	-	267,607	0%
1513580	51045	Strike Team Overtime	700,000	700,000	387,425	55%
1513580	51120	Leave-Compensated Absences/S	1,180	1,180	129	11%
1513580	51140	Leave-Holiday Buyout	174,970	174,970	38,057	22%
1513580	51180	Leave-Vacation Buyout	3,810	3,810	4,153	109%
1513580	51200	POST/Educational Certificate Pay	297,252	297,252	22,132	7%
1513580	52200	Allowance-Mobile CommunicationDevic	480	480	659	137%
1513580	52300	Allowance-Uniform	92,500	92,500	64,664	70%
1513580	52400	Benefit-ADD/ Life Insurance	52,814	52,814	11,539	22%
1513580	52450	Benefit-Worker's Compensation	3,311,853	3,311,853	2,115,855	64%
1513580	52703	Bnft-MERP(MFA)	-	122,400	85,771	70%
1513580	52800	Benefit-Dental	63,120	63,120	43,318	69%
1513580	53000	Benefit-Short/Long Term Disability	26,598	26,598	7,074	27%
1513580	53100	Benefit-Retiree Medicals	125,830	125,830	123,561	98%
1513580	53300	Benefit-PERS Health	1,337,840	1,337,840	918,824	69%
1513580	53400	Benefit-PERS Retirement	3,236,900	3,236,900	2,105,078	65%
1513580	53500	Benefit-Tuition Reimb.	-	-	32,889	0%
1513580	53600	Benefit-Vision	23,700	23,700	16,077	68%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1513580	53700	Taxes-FICA/Medicare Employer	165,020	165,020	118,334	72%
1513580	53900	Allocate Personnel Costs	(554,692)	(554,692)	-	0%
1513580	53980	Vacancy Factor	(857,355)	(857,355)	-	0%
1513580	60480	Contract Srvcs-Other	48,300	48,300	12,967	27%
1513580	60800	Equipment < $5000	7,500	7,500	599	8%
1513580	60840	Equipment-Furniture < $5000	5,900	5,900	926	16%
1513580	60880	Equipment-Safety	2,500	2,500	1,439	58%
1513580	62000	Maintenance-Building	160,000	160,000	65,328	41%
1513580	62440	Other-Special Dept Expenditure	17,000	17,000	175	1%
1513580	62520	Other-Suspense-Expenses	-	-	8,624	0%
1513580	62800	Prior Period Expense	-	-	689	0%
1513580	62860	Program-AMR System Enhancement	-	-	374	0%
1513580	63800	Staff-Uniform Expense	12,000	12,000	-	0%
1513580	63880	Subscription-Membership, Dues, & Publi	470	470	438	93%
1513580	64040	Supplies-Maintenance	32,300	32,300	19,003	59%
1513580	64080	Supplies-Office	3,500	3,500	542	15%
1513580	64200	Supplies-Safety	21,300	21,300	8,934	42%
1513580	64360	Training & Development	47,999	47,999	22,720	47%
1513580	64400	Travel-Fire Mutual Aid Travel	20,000	20,000	18,814	94%
1513580	64520	Utilities-Electric	115,000	115,000	57,802	50%
1513580	64600	Utilities-Natural Gas	13,370	13,370	7,117	53%
1513580	64640	Utilities-Telephone	-	-	124	0%
1513580	64660	Utilities-Water	32,000	32,000	24,695	77%
1513580	69100	Srvcs-Information Technology	211,280	211,280	158,460	75%
1513580	69200	Liab & Property Ins Charges	246,990	246,990	185,243	75%
1513590	51020	Salary & Wages	775,900	784,242	520,363	66%
1513590	51040	Overtime	47,000	47,000	15,138	32%
1513590	51044	FLSA Overtime	-	-	1,964	0%
1513590	51100	Leave-Administrative Buyout Leave	2,510	2,510	-	0%
1513590	51110	Leave-Annual Buyoutave	9,740	9,740	-	0%
1513590	51120	Leave-Compensated Absences/S	580	580	-	0%
1513590	51140	Leave-Holiday Buyout	4,290	4,290	-	0%
1513590	52300	Allowance-Uniform	9,250	9,250	6,150	66%
1513590	52400	Benefit-ADD/ Life Insurance	3,481	3,481	718	21%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1513590	52450	Benefit-Worker's Compensation	69,277	69,277	43,584	63%
1513590	52700	Benefit-Deferred CompensationMatchin	-	-	7,931	0%
1513590	52800	Benefit-Dental	8,837	8,837	5,750	65%
1513590	53000	Benefit-Short/Long Term Disability	12,856	12,856	2,125	17%
1513590	53100	Benefit-Retiree Medicals	2,000	2,000	1,272	64%
1513590	53300	Benefit-PERS Health	93,630	93,630	86,506	92%
1513590	53400	Benefit-PERS Retirement	120,900	120,900	90,772	75%
1513590	53500	Benefit-Tuition Reimb.	-	-	3,500	0%
1513590	53600	Benefit-Vision	3,318	3,318	2,133	64%
1513590	53700	Taxes-FICA/Medicare Employer	12,170	12,170	7,990	66%
1513590	53900	Allocate Personnel Costs	(142,495)	(142,495)	-	0%
1513590	53980	Vacancy Factor	(41,571)	(41,571)	-	0%
1513590	60480	Contract Srvcs-Other	323,250	323,250	109,405	34%
1513590	60800	Equipment < $5000	5,200	5,200	1,824	35%
1513590	60840	Equipment-Furniture < $5000	4,200	1,700	-	0%
1513590	60880	Equipment-Safety	4,800	3,800	-	0%
1513590	62160	Maintenance-Software Licenses	33,073	33,073	15,925	48%
1513590	62440	Other-Special Dept Expenditure	3,000	3,000	1,509	50%
1513590	62520	Other-Suspense-Expenses	-	-	3,876	0%
1513590	62720	Printing	5,800	5,800	46	1%
1513590	63800	Staff-Uniform Expense	3,700	3,700	2,040	55%
1513590	63880	Subscription-Membership, Dues, & Publi	5,700	5,700	6,224	109%
1513590	64040	Supplies-Maintenance	850	850	-	0%
1513590	64080	Supplies-Office	6,500	6,500	2,455	38%
1513590	64200	Supplies-Safety	2,800	2,800	324	12%
1513590	64360	Training & Development	9,407	12,907	10,632	82%
1513590	69100	Srvcs-Information Technology	103,040	103,040	77,280	75%
1513590	69200	Liab & Property Ins Charges	16,210	16,210	12,157	75%
1617500	60360	Contract Srvcs-Engineering	-	-	314,617	0%
1617500	61000	Fees-Bank Administration	-	-	30	0%
1617500	61480	Fees-Investment Admin Expense	-	-	154	0%
1715120	51020	Salary & Wages	1,438,870	-	739,378	0%
1715120	51040	Overtime	63,700	-	39,009	0%
1715120	51044	FLSA Overtime	-	-	6,167	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1715120	51100	Leave-Administrative Buyout Leave	8,190	-	1,947	0%
1715120	51110	Leave-Annual Buyoutave	53,600	-	9,298	0%
1715120	51120	Leave-Compensated Absences/S	3,070	-	-	0%
1715120	51140	Leave-Holiday Buyout	2,470	-	-	0%
1715120	52000	Allowance-Auto	1,800	-	1,236	0%
1715120	52200	Allowance-Mobile CommunicationDevic	960	-	577	0%
1715120	52400	Benefit-ADD/ Life Insurance	6,762	-	1,397	0%
1715120	52450	Benefit-Worker's Compensation	234,556	-	99,833	0%
1715120	52700	Benefit-Deferred CompensationMatchin	-	-	12,120	0%
1715120	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	886	0%
1715120	52800	Benefit-Dental	20,514	-	10,639	0%
1715120	53000	Benefit-Short/Long Term Disability	22,645	-	3,125	0%
1715120	53100	Benefit-Retiree Medicals	47,420	-	38,994	0%
1715120	53300	Benefit-PERS Health	323,193	-	176,345	0%
1715120	53400	Benefit-PERS Retirement	273,800	-	157,632	0%
1715120	53600	Benefit-Vision	7,703	-	3,950	0%
1715120	53700	Taxes-FICA/Medicare Employer	21,803	-	11,539	0%
1715120	53800	Taxes-Unemployment Insurance	-	-	17,550	0%
1715120	53900	Allocate Personnel Costs	(2,416,305)	-	(909,873)	0%
1715120	53980	Vacancy Factor	(101,242)	-	-	0%
1715120	60010	Administrative Costs	97,220	-	-	0%
1715120	60440	Contract Srvcs-Legal	42,120	-	17,352	0%
1715120	60480	Contract Srvcs-Other	12,180	-	1,554	0%
1715120	61200	Fees-Credit Card Merchant	-	-	1,545	0%
1715120	61910	Lease-Facility Rent	5,259	-	10,900	0%
1715120	61960	Maintenance-General Maint/Repa	33,000	-	12,669	0%
1715120	62000	Maintenance-Building	21,860	-	1,215	0%
1715120	62200	Maintenance-Vehicle	18,470	-	7,585	0%
1715120	62220	Vehicle Fuel	41,000	-	20,856	0%
1715120	62440	Other-Special Dept Expenditure	6,418	-	707	0%
1715120	62680	Postage	-	-	35	0%
1715120	62720	Printing	800	-	-	0%
1715120	62800	Prior Period Expense	-	-	13,935	0%
1715120	63360	Program-Special Events	-	-	23	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1715120	63800	Staff-Uniform Expense	4,160	-	4,346	0%
1715120	63880	Subscription-Membership, Dues, & Publi	2,025	-	3,481	0%
1715120	63920	Supplies-Building & Ground	16,500	-	2,907	0%
1715120	64040	Supplies-Maintenance	35,200	-	19,096	0%
1715120	64080	Supplies-Office	2,750	-	1,233	0%
1715120	64280	Training-Conference/Meeting	1,148	-	150	0%
1715120	64360	Training & Development	3,260	-	-	0%
1715120	64640	Utilities-Telephone	14,300	-	9,234	0%
1715120	69000	Allocate O & M Expense	(694,142)	-	(267,192)	0%
1715120	69100	Srvcs-Information Technology	147,560	-	86,077	0%
1715120	69200	Liab & Property Ins Charges	165,110	-	96,314	0%
1715144	51020	Salary & Wages	950,070	950,070	504,359	53%
1715144	51040	Overtime	20,460	20,460	18,686	91%
1715144	51044	FLSA Overtime	-	-	1,409	0%
1715144	51060	Part-Time Salary (PERS)	16,680	16,680	13,314	80%
1715144	51080	Part-Time Salary (PARS)	428,580	428,580	177,422	41%
1715144	51100	Leave-Administrative Buyout Leave	8,190	8,190	1,947	24%
1715144	51110	Leave-Annual Buyoutave	22,460	22,460	13,149	59%
1715144	51140	Leave-Holiday Buyout	2,250	2,250	-	0%
1715144	52000	Allowance-Auto	1,800	1,800	1,236	69%
1715144	52200	Allowance-Mobile CommunicationDevic	2,160	2,160	872	40%
1715144	52400	Benefit-ADD/ Life Insurance	5,661	5,661	978	17%
1715144	52450	Benefit-Worker's Compensation	33,603	33,603	17,555	52%
1715144	52700	Benefit-Deferred CompensationMatchin	-	-	8,338	0%
1715144	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	886	0%
1715144	52800	Benefit-Dental	11,046	11,046	5,961	54%
1715144	53000	Benefit-Short/Long Term Disability	14,136	14,136	2,003	14%
1715144	53200	Benefit-PARS Retirement	5,572	5,572	2,297	41%
1715144	53300	Benefit-PERS Health	190,798	190,798	109,357	57%
1715144	53400	Benefit-PERS Retirement	185,900	185,900	112,721	61%
1715144	53600	Benefit-Vision	4,148	4,148	2,331	56%
1715144	53700	Taxes-FICA/Medicare Employer	20,638	20,638	10,689	52%
1715144	53800	Taxes-Unemployment Insurance	-	-	1,133	0%
1715144	53980	Vacancy Factor	(83,465)	(83,465)	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1715144	60010	Administrative Costs	3,040	3,040	2,280	75%
1715144	60020	Advertising	650	650	875	135%
1715144	60440	Contract Srvcs-Legal	-	-	2,994	0%
1715144	60480	Contract Srvcs-Other	77,230	77,230	43,717	57%
1715144	60520	Contract Srvcs-Property Tax	8,800	8,800	5,286	60%
1715144	60840	Equipment-Furniture < $5000	3,250	3,250	1,191	37%
1715144	61000	Fees-Bank Administration	-	-	12	0%
1715144	61200	Fees-Credit Card Merchant	1,000	1,000	7,841	784%
1715144	61480	Fees-Investment Admin Expense	-	-	163	0%
1715144	61910	Lease-Facility Rent	11,935	11,935	9,961	83%
1715144	61960	Maintenance-General Maint/Repa	2,400	2,400	-	0%
1715144	62000	Maintenance-Building	146,478	146,478	93,097	64%
1715144	62040	Maintenance-Landscape	-	-	53	0%
1715144	62090	Maintenance-Pool	200	200	11,926	5963%
1715144	62400	Other-Leave Contingency	-	-	21	0%
1715144	62440	Other-Special Dept Expenditure	18,500	18,500	11,269	61%
1715144	62520	Other-Suspense-Expenses	-	-	13,152	0%
1715144	62680	Postage	50	50	104	208%
1715144	62720	Printing	400	400	381	95%
1715144	62800	Prior Period Expense	-	-	1,632	0%
1715144	62840	Program-Adult & Youth Sports	11,400	11,400	102	1%
1715144	63240	Program-Recreation & Excursions	332,500	332,500	187,816	56%
1715144	63360	Program-Special Events	25,008	27,008	17,262	64%
1715144	63800	Staff-Uniform Expense	5,800	5,800	3,298	57%
1715144	63880	Subscription-Membership, Dues, & Publi	14,358	14,358	6,025	42%
1715144	63920	Supplies-Building & Ground	-	-	1,674	0%
1715144	64040	Supplies-Maintenance	-	-	160	0%
1715144	64080	Supplies-Office	7,000	7,000	2,799	40%
1715144	64120	Supplies-Pool Operations	6,300	6,300	88	1%
1715144	64280	Training-Conference/Meeting	8,600	8,600	173	2%
1715144	64360	Training & Development	2,281	2,281	118	5%
1715144	64480	Utilities-Communications	1,680	1,680	427	25%
1715144	64520	Utilities-Electric	77,175	77,175	51,557	67%
1715144	64600	Utilities-Natural Gas	7,850	7,850	5,622	72%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1715144	69100	Srvcs-Information Technology	80,960	80,960	60,720	75%
1715144	69200	Liab & Property Ins Charges	156,050	156,050	117,038	75%
1715162	51020	Salary & Wages	313,361	-	-	0%
1715162	60010	Administrative Costs	3,520	-	-	0%
1715162	60480	Contract Srvcs-Other	53,000	-	3,045	0%
1715162	60520	Contract Srvcs-Property Tax	15,000	-	8,244	0%
1715162	60840	Equipment-Furniture < $5000	-	-	4,843	0%
1715162	61000	Fees-Bank Administration	-	-	25	0%
1715162	61480	Fees-Investment Admin Expense	1,000	-	-	0%
1715162	61600	Overhead Allocation	103,328	-	-	0%
1715162	61910	Lease-Facility Rent	4,128	-	2,774	0%
1715162	61960	Maintenance-General Maint/Repa	80,850	-	10,970	0%
1715162	62000	Maintenance-Building	59,389	-	12,019	0%
1715162	62040	Maintenance-Landscape	970,207	-	625,078	0%
1715162	62440	Other-Special Dept Expenditure	1,200	-	-	0%
1715162	62800	Prior Period Expense	-	-	680	0%
1715162	64040	Supplies-Maintenance	-	-	13,627	0%
1715162	64520	Utilities-Electric	251,880	-	241,017	0%
1715162	64660	Utilities-Water	735,412	-	123,843	0%
1715162	71010	Furniture & Fixtures	50,000	-	-	0%
1715166	62040	Maintenance-Landscape	60,000	60,000	27,129	45%
1716520	51020	Salary & Wages	-	1,438,870	151,671	11%
1716520	51040	Overtime	-	63,700	5,519	9%
1716520	51100	Leave-Administrative Buyout Leave	-	8,190	-	0%
1716520	51110	Leave-Annual Buyoutave	-	53,600	483	1%
1716520	51120	Leave-Compensated Absences/S	-	3,070	-	0%
1716520	51140	Leave-Holiday Buyout	-	2,470	-	0%
1716520	52000	Allowance-Auto	-	1,800	-	0%
1716520	52200	Allowance-Mobile CommunicationDevic	-	960	148	15%
1716520	52400	Benefit-ADD/ Life Insurance	-	6,762	245	4%
1716520	52450	Benefit-Worker's Compensation	-	234,556	5,078	2%
1716520	52700	Benefit-Deferred CompensationMatchin	-	-	5,037	0%
1716520	52800	Benefit-Dental	-	20,514	1,978	10%
1716520	53000	Benefit-Short/Long Term Disability	-	22,645	661	3%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1716520	53100	Benefit-Retiree Medicals	-	47,420	-	0%
1716520	53300	Benefit-PERS Health	-	323,193	29,923	9%
1716520	53400	Benefit-PERS Retirement	-	273,800	27,580	10%
1716520	53600	Benefit-Vision	-	7,703	731	9%
1716520	53700	Taxes-FICA/Medicare Employer	-	21,803	2,446	11%
1716520	53900	Allocate Personnel Costs	-	(2,416,305)	-	0%
1716520	53980	Vacancy Factor	-	(101,242)	-	0%
1716520	60010	Administrative Costs	-	97,220	72,915	75%
1716520	60440	Contract Srvcs-Legal	-	42,120	-	0%
1716520	60480	Contract Srvcs-Other	-	75,180	3,797	5%
1716520	61910	Lease-Facility Rent	-	5,259	554	11%
1716520	61960	Maintenance-General Maint/Repa	-	33,000	3,357	10%
1716520	62000	Maintenance-Building	-	21,860	171	1%
1716520	62200	Maintenance-Vehicle	-	18,470	808	4%
1716520	62220	Vehicle Fuel	-	41,000	6,156	15%
1716520	62440	Other-Special Dept Expenditure	-	6,418	392	6%
1716520	62520	Other-Suspense-Expenses	-	-	11,594	0%
1716520	62680	Postage	-	-	10	0%
1716520	62720	Printing	-	800	-	0%
1716520	63360	Program-Special Events	-	-	39	0%
1716520	63800	Staff-Uniform Expense	-	4,160	666	16%
1716520	63880	Subscription-Membership, Dues, & Publi	-	2,025	450	22%
1716520	63920	Supplies-Building & Ground	-	16,500	862	5%
1716520	64040	Supplies-Maintenance	-	35,200	19,523	55%
1716520	64080	Supplies-Office	-	2,750	3,402	124%
1716520	64280	Training-Conference/Meeting	-	1,148	-	0%
1716520	64360	Training & Development	-	3,260	-	0%
1716520	64640	Utilities-Telephone	-	14,300	-	0%
1716520	69000	Allocate O & M Expense	-	(694,142)	-	0%
1716520	69100	Srvcs-Information Technology	-	147,560	24,593	17%
1716520	69200	Liab & Property Ins Charges	-	165,110	27,518	17%
1716562	51020	Salary & Wages	-	313,361	117,998	38%
1716562	60010	Administrative Costs	-	3,520	2,640	75%
1716562	60480	Contract Srvcs-Other	-	53,000	35,195	66%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1716562	60520	Contract Srvcs-Property Tax	-	15,000	25	0%
1716562	61000	Fees-Bank Administration	-	-	8	0%
1716562	61480	Fees-Investment Admin Expense	-	1,000	104	10%
1716562	61600	Overhead Allocation	-	103,328	39,526	38%
1716562	61910	Lease-Facility Rent	-	4,128	-	0%
1716562	61960	Maintenance-General Maint/Repa	-	80,850	5,182	6%
1716562	62000	Maintenance-Building	-	59,389	2,360	4%
1716562	62040	Maintenance-Landscape	-	970,207	139,149	14%
1716562	62200	Maintenance-Vehicle	-	-	815	0%
1716562	62440	Other-Special Dept Expenditure	-	1,200	-	0%
1716562	64040	Supplies-Maintenance	-	-	6,073	0%
1716562	64080	Supplies-Office	-	-	407	0%
1716562	64520	Utilities-Electric	-	251,880	73,871	29%
1716562	64660	Utilities-Water	-	735,412	355,244	48%
1716562	71010	Furniture & Fixtures	-	50,000	-	0%
1717500	70000	Construction	-	-	2,562	0%
1800050	51020	Salary & Wages	464,586	464,586	174,943	38%
1800050	60480	Contract Srvcs-Other	184,630	184,630	62,290	34%
1800050	60520	Contract Srvcs-Property Tax	7,893	7,893	7,659	97%
1800050	60560	Contract Srvcs-Street Sweeping	152,472	152,472	112,325	74%
1800050	60880	Equipment-Safety	3,500	3,500	1,093	31%
1800050	61600	Overhead Allocation	140,635	140,635	53,796	38%
1800050	61960	Maintenance-General Maint/Repa	65,971	65,971	4,473	7%
1800050	62040	Maintenance-Landscape	908,759	908,759	631,328	69%
1800050	62800	Prior Period Expense	-	-	43,527	0%
1800050	64520	Utilities-Electric	9,933	9,933	6,377	64%
1800050	64660	Utilities-Water	539,133	539,133	369,855	69%
1810050	51020	Salary & Wages	43,475	43,475	16,371	38%
1810050	60480	Contract Srvcs-Other	8,888	8,888	3,964	45%
1810050	60520	Contract Srvcs-Property Tax	920	920	851	93%
1810050	61040	Fees-Bond Administration	88	88	-	0%
1810050	61600	Overhead Allocation	12,076	12,076	4,619	38%
1810050	61910	Lease-Facility Rent	3,600	3,600	6,503	181%
1810050	61960	Maintenance-General Maint/Repa	-	-	275	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1810050	62040	Maintenance-Landscape	65,726	65,726	44,365	68%
1810050	64520	Utilities-Electric	1,717	1,717	1,264	74%
1810050	64560	Utilities-Electric-Street Lighting	29,677	29,677	12,281	41%
1810050	64660	Utilities-Water	66,571	66,571	44,440	67%
1820050	51020	Salary & Wages	108,644	108,644	40,911	38%
1820050	60480	Contract Srvcs-Other	19,855	19,855	8,869	45%
1820050	60520	Contract Srvcs-Property Tax	2,259	2,259	2,091	93%
1820050	61040	Fees-Bond Administration	198	198	-	0%
1820050	61600	Overhead Allocation	30,178	30,178	11,544	38%
1820050	62040	Maintenance-Landscape	170,818	170,818	117,190	69%
1820050	64520	Utilities-Electric	4,761	4,761	3,505	74%
1820050	64560	Utilities-Electric-Street Lighting	65,900	65,900	27,280	41%
1820050	64660	Utilities-Water	78,019	78,019	52,446	67%
1830050	51020	Salary & Wages	9,857	9,857	3,712	38%
1830050	60480	Contract Srvcs-Other	1,826	1,826	812	44%
1830050	60520	Contract Srvcs-Property Tax	205	205	190	93%
1830050	61040	Fees-Bond Administration	22	22	-	0%
1830050	61600	Overhead Allocation	2,738	2,738	1,047	38%
1830050	62040	Maintenance-Landscape	12,860	12,860	10,154	79%
1830050	64520	Utilities-Electric	512	512	377	74%
1830050	64560	Utilities-Electric-Street Lighting	6,010	6,010	2,488	41%
1830050	64660	Utilities-Water	11,682	11,682	9,261	79%
1840050	51020	Salary & Wages	21,660	21,660	8,156	38%
1840050	60480	Contract Srvcs-Other	6,457	6,457	2,875	45%
1840050	60520	Contract Srvcs-Property Tax	495	495	458	92%
1840050	61040	Fees-Bond Administration	66	66	-	0%
1840050	61600	Overhead Allocation	6,016	6,016	2,301	38%
1840050	62040	Maintenance-Landscape	18,286	18,286	11,647	64%
1840050	64520	Utilities-Electric	825	825	731	89%
1840050	64560	Utilities-Electric-Street Lighting	22,214	22,214	9,196	41%
1840050	64660	Utilities-Water	42,309	42,309	25,190	60%
1850050	51020	Salary & Wages	2,297	2,297	865	38%
1850050	60480	Contract Srvcs-Other	1,826	1,826	807	44%
1850050	60520	Contract Srvcs-Property Tax	270	270	65	24%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
1850050	61040	Fees-Bond Administration	22	22	-	0%
1850050	61600	Overhead Allocation	638	638	244	38%
1850050	62040	Maintenance-Landscape	979	979	587	60%
1850050	64520	Utilities-Electric	30	30	22	74%
1850050	64560	Utilities-Electric-Street Lighting	6,028	6,028	2,495	41%
1850050	64660	Utilities-Water	4,708	4,708	7,059	150%
1860050	51020	Salary & Wages	14,007	14,007	5,274	38%
1860050	60480	Contract Srvcs-Other	726	726	320	44%
1860050	60520	Contract Srvcs-Property Tax	270	270	250	93%
1860050	61040	Fees-Bond Administration	11	11	-	0%
1860050	61600	Overhead Allocation	3,891	3,891	1,488	38%
1860050	62040	Maintenance-Landscape	20,089	20,089	20,631	103%
1860050	64520	Utilities-Electric	520	520	383	74%
1860050	64560	Utilities-Electric-Street Lighting	2,643	2,643	1,094	41%
1860050	64660	Utilities-Water	11,001	11,001	11,052	100%
1880050	51020	Salary & Wages	34,327	34,327	12,926	38%
1880050	60480	Contract Srvcs-Other	3,113	3,113	1,380	44%
1880050	60520	Contract Srvcs-Property Tax	663	663	613	92%
1880050	61040	Fees-Bond Administration	33	33	-	0%
1880050	61600	Overhead Allocation	9,535	9,535	3,647	38%
1880050	62040	Maintenance-Landscape	59,184	59,184	31,212	53%
1880050	64520	Utilities-Electric	1,600	1,600	1,178	74%
1880050	64560	Utilities-Electric-Street Lighting	10,369	10,369	4,292	41%
1880050	64660	Utilities-Water	83,351	83,351	48,532	58%
1890050	60520	Contract Srvcs-Property Tax	22	22	21	96%
1890050	64560	Utilities-Electric-Street Lighting	4,673	4,673	1,934	41%
2000050	51020	Salary & Wages	146,541	146,541	55,181	38%
2000050	60480	Contract Srvcs-Other	8,656	8,656	5,139	59%
2000050	60520	Contract Srvcs-Property Tax	485	485	450	93%
2000050	61000	Fees-Bank Administration	-	-	2	0%
2000050	61040	Fees-Bond Administration	33	33	-	0%
2000050	61480	Fees-Investment Admin Expense	25	25	9	35%
2000050	61600	Overhead Allocation	40,704	40,704	15,570	38%
2000050	62040	Maintenance-Landscape	201,829	201,829	150,433	75%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2000050	64520	Utilities-Electric	4,149	4,149	3,054	74%
2000050	64560	Utilities-Electric-Street Lighting	9,491	9,491	3,929	41%
2000050	64660	Utilities-Water	142,645	142,645	71,374	50%
2020050	51020	Salary & Wages	41,653	41,653	15,685	38%
2020050	60480	Contract Srvcs-Other	4,982	4,982	3,077	62%
2020050	60520	Contract Srvcs-Property Tax	214	214	203	95%
2020050	61000	Fees-Bank Administration	-	-	5	0%
2020050	61040	Fees-Bond Administration	11	11	-	0%
2020050	61480	Fees-Investment Admin Expense	18	18	18	98%
2020050	61600	Overhead Allocation	11,570	11,570	4,426	38%
2020050	61960	Maintenance-General Maint/Repa	138	138	-	0%
2020050	62040	Maintenance-Landscape	30,166	30,166	24,529	81%
2020050	64520	Utilities-Electric	705	705	519	74%
2020050	64560	Utilities-Electric-Street Lighting	3,608	3,608	1,494	41%
2020050	64660	Utilities-Water	60,854	60,854	33,545	55%
2030050	51020	Salary & Wages	5,480	5,480	2,064	38%
2030050	60480	Contract Srvcs-Other	3,172	3,172	2,065	65%
2030050	60520	Contract Srvcs-Property Tax	109	109	106	97%
2030050	61000	Fees-Bank Administration	-	-	1	0%
2030050	61040	Fees-Bond Administration	11	11	-	0%
2030050	61480	Fees-Investment Admin Expense	1	1	2	222%
2030050	61600	Overhead Allocation	1,522	1,522	582	38%
2030050	61960	Maintenance-General Maint/Repa	3,583	3,583	-	0%
2030050	62040	Maintenance-Landscape	2,576	2,576	1,545	60%
2030050	64520	Utilities-Electric	50	50	37	74%
2030050	64560	Utilities-Electric-Street Lighting	397	397	164	41%
2030050	64660	Utilities-Water	3,465	3,465	1,854	53%
2040050	51020	Salary & Wages	16,111	16,111	6,067	38%
2040050	60480	Contract Srvcs-Other	4,749	4,749	2,939	62%
2040050	60520	Contract Srvcs-Property Tax	204	204	193	95%
2040050	61000	Fees-Bank Administration	-	-	7	0%
2040050	61040	Fees-Bond Administration	11	11	-	0%
2040050	61480	Fees-Investment Admin Expense	30	30	23	76%
2040050	61600	Overhead Allocation	4,475	4,475	1,712	38%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2040050	62040	Maintenance-Landscape	18,059	18,059	10,858	60%
2040050	64520	Utilities-Electric	508	508	374	74%
2040050	64560	Utilities-Electric-Street Lighting	3,228	3,228	1,336	41%
2040050	64660	Utilities-Water	18,808	18,808	4,262	23%
2050050	51020	Salary & Wages	8,075	8,075	3,041	38%
2050050	60480	Contract Srvcs-Other	4,206	4,206	2,626	62%
2050050	60520	Contract Srvcs-Property Tax	161	161	154	96%
2050050	61000	Fees-Bank Administration	-	-	0.09	0%
2050050	61040	Fees-Bond Administration	11	11	-	0%
2050050	61480	Fees-Investment Admin Expense	-	-	0.48	0%
2050050	61600	Overhead Allocation	2,243	2,243	858	38%
2050050	62040	Maintenance-Landscape	4,258	4,258	2,555	60%
2050050	64520	Utilities-Electric	95	95	70	74%
2050050	64560	Utilities-Electric-Street Lighting	2,583	2,583	1,069	41%
2050050	64660	Utilities-Water	9,240	9,240	7,790	84%
2060050	51020	Salary & Wages	5,291	5,291	1,992	38%
2060050	60480	Contract Srvcs-Other	4,125	4,125	2,586	63%
2060050	60520	Contract Srvcs-Property Tax	159	159	152	96%
2060050	61000	Fees-Bank Administration	-	-	4	0%
2060050	61040	Fees-Bond Administration	11	11	-	0%
2060050	61480	Fees-Investment Admin Expense	16	16	12	73%
2060050	61600	Overhead Allocation	1,470	1,470	562	38%
2060050	62040	Maintenance-Landscape	1,940	1,940	1,164	60%
2060050	64520	Utilities-Electric	156	156	115	74%
2060050	64560	Utilities-Electric-Street Lighting	2,235	2,235	925	41%
2060050	64660	Utilities-Water	3,070	3,070	1,723	56%
2070050	51020	Salary & Wages	8,830	8,830	3,325	38%
2070050	60480	Contract Srvcs-Other	4,266	4,266	2,665	62%
2070050	60520	Contract Srvcs-Property Tax	170	170	162	95%
2070050	61000	Fees-Bank Administration	-	-	1	0%
2070050	61040	Fees-Bond Administration	11	11	-	0%
2070050	61480	Fees-Investment Admin Expense	3	3	3	114%
2070050	61600	Overhead Allocation	2,453	2,453	938	38%
2070050	62040	Maintenance-Landscape	2,713	2,713	1,545	57%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2070050	64520	Utilities-Electric	85	85	63	74%
2070050	64560	Utilities-Electric-Street Lighting	2,240	2,240	927	41%
2070050	64660	Utilities-Water	8,987	8,987	7,788	87%
2080050	51020	Salary & Wages	41,543	41,543	15,643	38%
2080050	60480	Contract Srvcs-Other	4,577	4,577	2,697	59%
2080050	60520	Contract Srvcs-Property Tax	286	286	269	94%
2080050	61000	Fees-Bank Administration	-	-	6	0%
2080050	61040	Fees-Bond Administration	22	22	-	0%
2080050	61480	Fees-Investment Admin Expense	54	54	22	41%
2080050	61600	Overhead Allocation	11,539	11,539	4,414	38%
2080050	62040	Maintenance-Landscape	73,573	73,573	54,664	74%
2080050	64520	Utilities-Electric	1,655	1,655	1,218	74%
2080050	64560	Utilities-Electric-Street Lighting	5,513	5,513	2,282	41%
2080050	64660	Utilities-Water	40,700	40,700	27,415	67%
2090050	51020	Salary & Wages	16,121	16,121	6,070	38%
2090050	60480	Contract Srvcs-Other	3,588	3,588	2,295	64%
2090050	60520	Contract Srvcs-Property Tax	138	138	133	96%
2090050	61000	Fees-Bank Administration	-	-	1	0%
2090050	61040	Fees-Bond Administration	11	11	-	0%
2090050	61480	Fees-Investment Admin Expense	4	4	5	122%
2090050	61600	Overhead Allocation	4,478	4,478	1,713	38%
2090050	62040	Maintenance-Landscape	8,670	8,670	4,687	54%
2090050	64520	Utilities-Electric	292	292	215	74%
2090050	64560	Utilities-Electric-Street Lighting	1,220	1,220	505	41%
2090050	64660	Utilities-Water	24,255	24,255	19,132	79%
2100050	51020	Salary & Wages	43,415	43,415	16,348	38%
2100050	60480	Contract Srvcs-Other	7,889	7,889	4,752	60%
2100050	60520	Contract Srvcs-Property Tax	387	387	361	93%
2100050	61040	Fees-Bond Administration	33	33	-	0%
2100050	61480	Fees-Investment Admin Expense	3	3	-	0%
2100050	61600	Overhead Allocation	12,059	12,059	4,613	38%
2100050	62040	Maintenance-Landscape	48,024	48,024	28,996	60%
2100050	64520	Utilities-Electric	1,079	1,079	794	74%
2100050	64560	Utilities-Electric-Street Lighting	7,532	7,532	3,118	41%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2100050	64660	Utilities-Water	59,653	59,653	44,987	75%
2110050	51020	Salary & Wages	14,019	14,019	5,279	38%
2110050	60480	Contract Srvcs-Other	7,018	7,018	4,003	57%
2110050	60520	Contract Srvcs-Property Tax	206	206	196	95%
2110050	61040	Fees-Bond Administration	33	33	-	0%
2110050	61600	Overhead Allocation	3,894	3,894	1,490	38%
2110050	62040	Maintenance-Landscape	4,138	4,138	2,483	60%
2110050	64520	Utilities-Electric	116	116	85	74%
2110050	64560	Utilities-Electric-Street Lighting	4,741	4,741	1,963	41%
2110050	64660	Utilities-Water	13,860	13,860	7,804	56%
2120050	51020	Salary & Wages	194,055	194,055	73,073	38%
2120050	60480	Contract Srvcs-Other	15,794	15,794	9,106	58%
2120050	60520	Contract Srvcs-Property Tax	840	840	783	93%
2120050	61000	Fees-Bank Administration	-	-	84	0%
2120050	61040	Fees-Bond Administration	66	66	-	0%
2120050	61280	Debt Service-Principal	-	38,000	38,000	100%
2120050	61480	Fees-Investment Admin Expense	170	170	264	155%
2120050	61600	Overhead Allocation	53,902	53,902	20,619	38%
2120050	61910	Lease-Facility Rent	6,790	6,790	3,346	49%
2120050	61960	Maintenance-General Maint/Repa	19,440	19,440	5,004	26%
2120050	62040	Maintenance-Landscape	247,027	247,027	135,268	55%
2120050	64520	Utilities-Electric	3,633	3,633	2,674	74%
2120050	64560	Utilities-Electric-Street Lighting	11,550	11,550	4,781	41%
2120050	64660	Utilities-Water	50,820	50,820	40,551	80%
2130050	51020	Salary & Wages	87,934	87,934	33,112	38%
2130050	60480	Contract Srvcs-Other	6,796	6,796	4,036	59%
2130050	60520	Contract Srvcs-Property Tax	303	303	284	94%
2130050	61040	Fees-Bond Administration	22	22	-	0%
2130050	61480	Fees-Investment Admin Expense	2	2	-	0%
2130050	61600	Overhead Allocation	24,425	24,425	9,343	38%
2130050	61960	Maintenance-General Maint/Repa	4,257	4,257	-	0%
2130050	62000	Maintenance-Building	6,816	6,816	4,294	63%
2130050	62040	Maintenance-Landscape	87,356	87,356	68,321	78%
2130050	63920	Supplies-Building & Ground	1,100	1,100	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2130050	64520	Utilities-Electric	3,465	3,465	2,551	74%
2130050	64560	Utilities-Electric-Street Lighting	3,675	3,675	1,521	41%
2130050	64660	Utilities-Water	92,400	92,400	54,847	59%
2140050	51020	Salary & Wages	16,244	16,244	6,117	38%
2140050	60480	Contract Srvcs-Other	4,663	4,663	2,921	63%
2140050	60520	Contract Srvcs-Property Tax	216	216	204	95%
2140050	61000	Fees-Bank Administration	-	-	2	0%
2140050	61040	Fees-Bond Administration	11	11	-	0%
2140050	61480	Fees-Investment Admin Expense	5	5	7	146%
2140050	61600	Overhead Allocation	4,512	4,512	1,726	38%
2140050	61960	Maintenance-General Maint/Repa	2,828	2,828	-	0%
2140050	62040	Maintenance-Landscape	11,829	11,829	8,128	69%
2140050	64520	Utilities-Electric	178	178	131	74%
2140050	64560	Utilities-Electric-Street Lighting	2,086	2,086	864	41%
2140050	64660	Utilities-Water	15,619	15,619	10,215	65%
2150050	51020	Salary & Wages	34,266	34,266	12,903	38%
2150050	60480	Contract Srvcs-Other	5,475	5,475	3,621	66%
2150050	60520	Contract Srvcs-Property Tax	368	368	346	94%
2150050	61000	Fees-Bank Administration	-	-	0.21	0%
2150050	61040	Fees-Bond Administration	11	11	-	0%
2150050	61480	Fees-Investment Admin Expense	11	11	-	0%
2150050	61600	Overhead Allocation	9,518	9,518	3,641	38%
2150050	62040	Maintenance-Landscape	20,480	20,480	7,788	38%
2150050	64520	Utilities-Electric	477	477	351	74%
2150050	64560	Utilities-Electric-Street Lighting	337	337	140	41%
2150050	64660	Utilities-Water	57,179	57,179	27,778	49%
2160050	51020	Salary & Wages	179,235	179,235	67,492	38%
2160050	60480	Contract Srvcs-Other	9,187	9,187	5,429	59%
2160050	60520	Contract Srvcs-Property Tax	465	465	435	94%
2160050	61000	Fees-Bank Administration	-	-	20	0%
2160050	61040	Fees-Bond Administration	33	33	-	0%
2160050	61480	Fees-Investment Admin Expense	81	81	69	86%
2160050	61600	Overhead Allocation	49,786	49,786	19,044	38%
2160050	61960	Maintenance-General Maint/Repa	2,750	2,750	1,232	45%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2160050	62000	Maintenance-Building	7,128	7,128	4,294	60%
2160050	62040	Maintenance-Landscape	199,793	199,793	158,265	79%
2160050	63920	Supplies-Building & Ground	1,650	1,650	-	0%
2160050	64520	Utilities-Electric	3,362	3,362	2,475	74%
2160050	64560	Utilities-Electric-Street Lighting	5,250	5,250	2,173	41%
2160050	64660	Utilities-Water	217,128	217,128	177,950	82%
2170050	51020	Salary & Wages	17,611	17,611	6,632	38%
2170050	60480	Contract Srvcs-Other	4,410	4,410	2,752	62%
2170050	60520	Contract Srvcs-Property Tax	241	241	170	71%
2170050	61000	Fees-Bank Administration	-	-	7	0%
2170050	61040	Fees-Bond Administration	11	11	-	0%
2170050	61480	Fees-Investment Admin Expense	39	39	23	60%
2170050	61600	Overhead Allocation	4,892	4,892	1,871	38%
2170050	62040	Maintenance-Landscape	20,861	20,861	15,557	75%
2170050	64520	Utilities-Electric	663	663	488	74%
2170050	64560	Utilities-Electric-Street Lighting	1,679	1,679	695	41%
2170050	64660	Utilities-Water	20,863	20,863	11,390	55%
2180050	51020	Salary & Wages	30,388	30,388	11,443	38%
2180050	60480	Contract Srvcs-Other	3,942	3,942	2,485	63%
2180050	60520	Contract Srvcs-Property Tax	146	146	140	96%
2180050	61000	Fees-Bank Administration	-	-	3	0%
2180050	61040	Fees-Bond Administration	11	11	-	0%
2180050	61480	Fees-Investment Admin Expense	49	49	7	14%
2180050	61600	Overhead Allocation	8,441	8,441	3,229	38%
2180050	62040	Maintenance-Landscape	51,162	51,162	19,079	37%
2180050	64520	Utilities-Electric	859	859	632	74%
2180050	64560	Utilities-Electric-Street Lighting	1,937	1,937	802	41%
2180050	64660	Utilities-Water	27,112	27,112	18,374	68%
2190050	51020	Salary & Wages	120,092	120,092	45,221	38%
2190050	60480	Contract Srvcs-Other	6,371	6,371	3,817	60%
2190050	60520	Contract Srvcs-Property Tax	324	324	290	89%
2190050	60800	Equipment < $5000	-	-	919	0%
2190050	61000	Fees-Bank Administration	-	-	4	0%
2190050	61040	Fees-Bond Administration	22	22	-	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2190050	61480	Fees-Investment Admin Expense	143	143	-	0%
2190050	61600	Overhead Allocation	33,358	33,358	12,760	38%
2190050	62040	Maintenance-Landscape	211,158	211,158	153,861	73%
2190050	64520	Utilities-Electric	4,898	4,898	3,606	74%
2190050	64560	Utilities-Electric-Street Lighting	3,675	3,675	1,521	41%
2190050	64660	Utilities-Water	98,175	98,175	43,149	44%
2197500	70000	Construction	-	-	1,823	0%
2200050	51020	Salary & Wages	52,380	52,380	19,724	38%
2200050	60480	Contract Srvcs-Other	4,056	4,056	2,544	63%
2200050	60520	Contract Srvcs-Property Tax	165	165	158	96%
2200050	61000	Fees-Bank Administration	-	-	8	0%
2200050	61040	Fees-Bond Administration	11	11	-	0%
2200050	61480	Fees-Investment Admin Expense	81	81	28	34%
2200050	61600	Overhead Allocation	14,549	14,549	5,565	38%
2200050	62040	Maintenance-Landscape	99,796	99,796	74,668	75%
2200050	64520	Utilities-Electric	2,327	2,327	1,713	74%
2200050	64560	Utilities-Electric-Street Lighting	1,853	1,853	767	41%
2200050	64660	Utilities-Water	75,075	75,075	35,835	48%
2210050	51020	Salary & Wages	88,589	88,589	33,359	38%
2210050	60480	Contract Srvcs-Other	7,184	7,184	4,334	60%
2210050	60520	Contract Srvcs-Property Tax	399	399	374	94%
2210050	61000	Fees-Bank Administration	-	-	24	0%
2210050	61040	Fees-Bond Administration	22	22	-	0%
2210050	61480	Fees-Investment Admin Expense	187	187	90	48%
2210050	61600	Overhead Allocation	24,607	24,607	9,413	38%
2210050	61960	Maintenance-General Maint/Repa	1,137	1,137	-	0%
2210050	62040	Maintenance-Landscape	145,902	145,902	97,733	67%
2210050	64520	Utilities-Electric	3,378	3,378	2,487	74%
2210050	64560	Utilities-Electric-Street Lighting	6,019	6,019	2,492	41%
2210050	64660	Utilities-Water	44,784	44,784	22,943	51%
2220050	51020	Salary & Wages	2,080	2,080	783	38%
2220050	60480	Contract Srvcs-Other	2,965	2,965	2,135	72%
2220050	60520	Contract Srvcs-Property Tax	140	140	134	96%
2220050	61000	Fees-Bank Administration	-	-	1	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2220050	61040	Fees-Bond Administration	11	11	-	0%
2220050	61480	Fees-Investment Admin Expense	-	-	1	0%
2220050	61600	Overhead Allocation	578	578	221	38%
2220050	61960	Maintenance-General Maint/Repa	1,063	1,063	-	0%
2220050	64560	Utilities-Electric-Street Lighting	183	183	76	41%
2230050	51020	Salary & Wages	54,170	54,170	20,398	38%
2230050	60480	Contract Srvcs-Other	4,517	4,517	2,798	62%
2230050	60520	Contract Srvcs-Property Tax	309	309	296	96%
2230050	61000	Fees-Bank Administration	-	-	16	0%
2230050	61040	Fees-Bond Administration	11	11	-	0%
2230050	61480	Fees-Investment Admin Expense	77	77	52	67%
2230050	61600	Overhead Allocation	15,047	15,047	5,756	38%
2230050	61960	Maintenance-General Maint/Repa	1,881	1,881	-	0%
2230050	62040	Maintenance-Landscape	66,886	66,886	50,731	76%
2230050	64520	Utilities-Electric	1,190	1,190	876	74%
2230050	64560	Utilities-Electric-Street Lighting	2,653	2,653	1,098	41%
2230050	64660	Utilities-Water	59,263	59,263	37,117	63%
2240050	51020	Salary & Wages	10,554	10,554	3,974	38%
2240050	60480	Contract Srvcs-Other	3,248	3,248	2,081	64%
2240050	60520	Contract Srvcs-Property Tax	142	142	136	96%
2240050	61000	Fees-Bank Administration	-	-	1	0%
2240050	61040	Fees-Bond Administration	11	11	-	0%
2240050	61480	Fees-Investment Admin Expense	2	2	2	98%
2240050	61600	Overhead Allocation	2,932	2,932	1,122	38%
2240050	62040	Maintenance-Landscape	4,472	4,472	1,762	39%
2240050	64520	Utilities-Electric	191	191	141	74%
2240050	64560	Utilities-Electric-Street Lighting	885	885	366	41%
2240050	64660	Utilities-Water	16,606	16,606	4,606	28%
2250050	51020	Salary & Wages	100,020	100,020	37,663	38%
2250050	60480	Contract Srvcs-Other	3,431	3,431	2,160	63%
2250050	60520	Contract Srvcs-Property Tax	366	366	282	77%
2250050	61000	Fees-Bank Administration	-	-	22	0%
2250050	61040	Fees-Bond Administration	11	11	-	0%
2250050	61480	Fees-Investment Admin Expense	374	374	71	19%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2250050	61600	Overhead Allocation	27,782	27,782	10,627	38%
2250050	62000	Maintenance-Building	18,456	18,456	8,993	49%
2250050	62040	Maintenance-Landscape	199,794	199,794	131,565	66%
2250050	63920	Supplies-Building & Ground	5,500	5,500	859	16%
2250050	64520	Utilities-Electric	7,508	7,508	5,527	74%
2250050	64560	Utilities-Electric-Street Lighting	1,582	1,582	655	41%
2250050	64640	Utilities-Telephone	1,320	1,320	-	0%
2250050	64660	Utilities-Water	86,626	86,626	65,151	75%
2257500	70000	Construction	-	-	182,931	0%
2260050	51020	Salary & Wages	3,452	3,452	1,300	38%
2260050	60480	Contract Srvcs-Other	3,179	3,179	2,040	64%
2260050	60520	Contract Srvcs-Property Tax	136	136	131	96%
2260050	61000	Fees-Bank Administration	-	-	2	0%
2260050	61040	Fees-Bond Administration	11	11	-	0%
2260050	61480	Fees-Investment Admin Expense	6	6	5	81%
2260050	61600	Overhead Allocation	959	959	367	38%
2260050	62040	Maintenance-Landscape	1,339	1,339	464	35%
2260050	64520	Utilities-Electric	49	49	36	74%
2260050	64560	Utilities-Electric-Street Lighting	840	840	348	41%
2260050	64660	Utilities-Water	1,921	1,921	3,800	198%
2270050	51020	Salary & Wages	25,440	25,440	9,580	38%
2270050	60480	Contract Srvcs-Other	3,328	3,328	2,108	63%
2270050	60520	Contract Srvcs-Property Tax	143	143	137	96%
2270050	61000	Fees-Bank Administration	-	-	17	0%
2270050	61040	Fees-Bond Administration	11	11	-	0%
2270050	61480	Fees-Investment Admin Expense	78	78	52	67%
2270050	61600	Overhead Allocation	7,066	7,066	2,703	38%
2270050	61960	Maintenance-General Maint/Repa	5,867	5,867	-	0%
2270050	62040	Maintenance-Landscape	39,292	39,292	16,591	42%
2270050	64520	Utilities-Electric	577	577	425	74%
2270050	64560	Utilities-Electric-Street Lighting	1,414	1,414	585	41%
2270050	64660	Utilities-Water	12,734	12,734	6,329	50%
2280050	51020	Salary & Wages	20,291	20,291	7,641	38%
2280050	60480	Contract Srvcs-Other	3,021	3,021	1,935	64%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2280050	60520	Contract Srvcs-Property Tax	136	136	130	96%
2280050	61000	Fees-Bank Administration	-	-	1	0%
2280050	61040	Fees-Bond Administration	11	11	-	0%
2280050	61480	Fees-Investment Admin Expense	1	1	4	390%
2280050	61600	Overhead Allocation	5,636	5,636	2,156	38%
2280050	61960	Maintenance-General Maint/Repa	6,200	6,200	-	0%
2280050	62040	Maintenance-Landscape	21,410	21,410	16,280	76%
2280050	64520	Utilities-Electric	401	401	295	74%
2280050	64560	Utilities-Electric-Street Lighting	496	496	205	41%
2280050	64660	Utilities-Water	15,159	15,159	14,164	93%
2290050	51020	Salary & Wages	2,556	2,556	962	38%
2290050	60480	Contract Srvcs-Other	2,253	2,253	1,499	67%
2290050	60520	Contract Srvcs-Property Tax	103	103	100	97%
2290050	61000	Fees-Bank Administration	-	-	1	0%
2290050	61480	Fees-Investment Admin Expense	-	-	2	0%
2290050	61600	Overhead Allocation	710	710	272	38%
2290050	61960	Maintenance-General Maint/Repa	687	687	-	0%
2290050	62040	Maintenance-Landscape	1,058	1,058	635	60%
2290050	64520	Utilities-Electric	25	25	18	74%
2290050	64660	Utilities-Water	1,703	1,703	1,721	101%
2310050	51020	Salary & Wages	17,654	17,654	6,648	38%
2310050	60480	Contract Srvcs-Other	16,080	16,080	1,562	10%
2310050	60520	Contract Srvcs-Property Tax	200	200	199	100%
2310050	61000	Fees-Bank Administration	10	10	2	23%
2310050	61480	Fees-Investment Admin Expense	50	50	3	7%
2310050	61600	Overhead Allocation	4,353	4,353	1,665	38%
2310050	61960	Maintenance-General Maint/Repa	990	990	-	0%
2310050	62040	Maintenance-Landscape	20,940	20,940	-	0%
2310050	64520	Utilities-Electric	190	190	-	0%
2310050	64560	Utilities-Electric-Street Lighting	595	595	-	0%
2310050	64660	Utilities-Water	3,520	3,520	-	0%
2320030	60520	Contract Srvcs-Property Tax	-	-	97	0%
2323160	61040	Fees-Bond Administration	-	-	501	0%
2323580	61040	Fees-Bond Administration	-	-	501	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2340010	60520	Contract Srvcs-Property Tax	-	-	97	0%
2340010	61040	Fees-Bond Administration	-	-	625	0%
2346500	61040	Fees-Bond Administration	-	-	1,041	0%
3020060	60200	Contract Srvcs-Audit	300	300	-	0%
3020060	61000	Fees-Bank Administration	890	890	797	90%
3020060	61480	Fees-Investment Admin Expense	1,000	1,000	2,588	259%
3020060	62800	Prior Period Expense	-	-	(0.01)	0%
3027500	60360	Contract Srvcs-Engineering	-	-	92,295	0%
3027500	60480	Contract Srvcs-Other	-	-	146,924	0%
3027500	60640	Contract Srvcs-Inspection	-	-	17,406	0%
3027500	70000	Construction	-	-	193,546	0%
3060060	51020	Salary & Wages	1,168,999	1,168,999	746,378	64%
3060060	51040	Overtime	22,908	22,908	40,689	178%
3060060	51044	FLSA Overtime	-	-	4,079	0%
3060060	51100	Leave-Administrative Buyout Leave	9,200	9,200	4,327	47%
3060060	51110	Leave-Annual Buyoutave	14,780	14,780	19,492	132%
3060060	51120	Leave-Compensated Absences/S	6,670	6,670	2,610	39%
3060060	51140	Leave-Holiday Buyout	4,540	4,540	186	4%
3060060	52000	Allowance-Auto	1,800	1,800	1,236	69%
3060060	52200	Allowance-Mobile CommunicationDevic	1,080	1,080	751	70%
3060060	52400	Benefit-ADD/ Life Insurance	5,875	5,875	1,331	23%
3060060	52450	Benefit-Worker's Compensation	169,304	169,304	114,223	67%
3060060	52700	Benefit-Deferred CompensationMatchin	-	-	14,324	0%
3060060	52701	Benefit-Deferred Comp NTWD401aMatc	-	-	1,700	0%
3060060	52800	Benefit-Dental	14,707	14,707	9,441	64%
3060060	53000	Benefit-Short/Long Term Disability	17,870	17,870	3,060	17%
3060060	53300	Benefit-PERS Health	190,807	190,807	165,321	87%
3060060	53400	Benefit-PERS Retirement	243,395	243,395	166,963	69%
3060060	53600	Benefit-Vision	5,522	5,522	3,503	63%
3060060	53700	Taxes-FICA/Medicare Employer	17,293	17,293	12,023	70%
3060060	53980	Vacancy Factor	(75,790)	(75,790)	-	0%
3060060	60680	Contract Srvcs-Traffic Mark Sand	110,000	117,701	32,116	27%
3060060	61000	Fees-Bank Administration	920	920	630	68%
3060060	61480	Fees-Investment Admin Expense	4,400	4,400	1,957	44%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
3060060	62220	Vehicle Fuel	36,000	36,000	15,690	44%
3060060	62800	Prior Period Expense	-	-	49	0%
3060060	64040	Supplies-Maintenance	200,000	200,000	106,217	53%
3060060	64560	Utilities-Electric-Street Lighting	315,000	315,000	304,820	97%
3060060	69200	Liab & Property Ins Charges	113,860	113,860	85,395	75%
3067500	60360	Contract Srvcs-Engineering	-	-	114,326	0%
3067500	60440	Contract Srvcs-Legal	-	-	7,271	0%
3067500	62680	Postage	-	-	126	0%
3067500	62720	Printing	-	-	670	0%
3067500	70000	Construction	-	-	60,983	0%
3070060	61000	Fees-Bank Administration	300	300	407	136%
3070060	61480	Fees-Investment Admin Expense	1,500	1,500	1,162	77%
3077500	60360	Contract Srvcs-Engineering	-	-	3,692	0%
3077500	60480	Contract Srvcs-Other	-	-	47,207	0%
3077500	62720	Printing	-	-	147	0%
3077500	70000	Construction	-	-	3,102,575	0%
3115900	51020	Salary & Wages	1,225,800	1,225,800	764,964	62%
3115900	51040	Overtime	1,500	1,500	-	0%
3115900	51044	FLSA Overtime	-	-	7,584	0%
3115900	51060	Part-Time Salary (PERS)	57,040	57,040	19,692	35%
3115900	51080	Part-Time Salary (PARS)	250,390	250,390	164,338	66%
3115900	51110	Leave-Annual Buyoutave	7,900	7,900	-	0%
3115900	51140	Leave-Holiday Buyout	8,180	8,180	-	0%
3115900	52200	Allowance-Mobile CommunicationDevic	960	960	659	69%
3115900	52400	Benefit-ADD/ Life Insurance	5,406	5,406	1,398	26%
3115900	52450	Benefit-Worker's Compensation	12,345	12,345	7,321	59%
3115900	52700	Benefit-Deferred CompensationMatchin	-	-	13,871	0%
3115900	52800	Benefit-Dental	17,674	17,674	11,070	63%
3115900	53000	Benefit-Short/Long Term Disability	20,854	20,854	3,440	16%
3115900	53100	Benefit-Retiree Medicals	54,010	54,010	45,724	85%
3115900	53200	Benefit-PARS Retirement	3,255	3,255	2,135	66%
3115900	53300	Benefit-PERS Health	245,300	245,300	185,645	76%
3115900	53400	Benefit-PERS Retirement	244,900	244,900	166,076	68%
3115900	53600	Benefit-Vision	6,636	6,636	4,108	62%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
3115900	53700	Taxes-FICA/Medicare Employer	22,240	22,240	14,107	63%
3115900	53800	Taxes-Unemployment Insurance	-	-	(14)	0%
3115900	53980	Vacancy Factor	(87,122)	(87,122)	-	0%
3115900	60010	Administrative Costs	68,000	68,000	51,000	75%
3115900	60440	Contract Srvcs-Legal	7,520	7,520	7,445	99%
3115900	60480	Contract Srvcs-Other	201,583	201,583	101,641	50%
3115900	60520	Contract Srvcs-Property Tax	29,500	29,500	25,367	86%
3115900	60800	Equipment < $5000	-	1,289	-	0%
3115900	61000	Fees-Bank Administration	-	-	90	0%
3115900	61200	Fees-Credit Card Merchant	2,160	2,160	3,001	139%
3115900	61480	Fees-Investment Admin Expense	1,500	1,500	352	23%
3115900	61750	Insurance-Special Event	1,000	1,000	734	73%
3115900	62000	Maintenance-Building	97,588	107,841	68,971	64%
3115900	62160	Maintenance-Software Licenses	2,888	2,888	452	16%
3115900	62440	Other-Special Dept Expenditure	3,440	3,440	1,197	35%
3115900	62520	Other-Suspense-Expenses	-	-	2,426	0%
3115900	62680	Postage	1,000	1,000	1,064	106%
3115900	62720	Printing	1,850	1,850	397	21%
3115900	62800	Prior Period Expense	-	-	1,599	0%
3115900	62920	Program-Collection Development	208,340	198,287	65,614	33%
3115900	63360	Program-Special Events	23,500	23,500	8,613	37%
3115900	63880	Subscription-Membership, Dues, & Publi	3,217	3,217	4,287	133%
3115900	64000	Supplies-Library	14,000	14,000	11,560	83%
3115900	64080	Supplies-Office	2,000	2,000	905	45%
3115900	64280	Training-Conference/Meeting	3,250	9,250	3,769	41%
3115900	64360	Training & Development	3,442	3,442	947	28%
3115900	64520	Utilities-Electric	153,400	153,400	106,424	69%
3115900	64600	Utilities-Natural Gas	10,620	10,620	4,956	47%
3115900	64660	Utilities-Water	15,340	15,340	8,632	56%
3115900	69100	Srvcs-Information Technology	253,470	253,470	190,103	75%
3115900	69200	Liab & Property Ins Charges	137,860	137,860	103,395	75%
3115900	71010	Furniture & Fixtures	14,664	7,375	-	0%
3160060	61000	Fees-Bank Administration	300	300	267	89%
3160060	61480	Fees-Investment Admin Expense	1,600	1,600	801	50%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
3167500	60360	Contract Srvcs-Engineering	-	-	16,310	0%
3167500	60480	Contract Srvcs-Other	-	-	5,499	0%
3190060	61000	Fees-Bank Administration	-	-	0.04	0%
3190060	61480	Fees-Investment Admin Expense	10	10	-	0%
3197500	70000	Construction	-	-	14,874	0%
3220040	53100	Benefit-Retiree Medicals	2,100	2,100	1,685	80%
3220040	60200	Contract Srvcs-Audit	400	400	-	0%
3220040	60440	Contract Srvcs-Legal	3,550	3,550	-	0%
3220040	60480	Contract Srvcs-Other	95,000	132,144	49,528	37%
3220040	61000	Fees-Bank Administration	340	340	37	11%
3220040	61480	Fees-Investment Admin Expense	350	350	81	23%
3220040	61960	Maintenance-General Maint/Repa	6,800	6,800	-	0%
3220040	62680	Postage	50	50	-	0%
3230040	60480	Contract Srvcs-Other	3,500	3,500	-	0%
3230040	61000	Fees-Bank Administration	90	90	85	94%
3230040	61480	Fees-Investment Admin Expense	400	400	445	111%
3360060	61000	Fees-Bank Administration	60	60	59	98%
3360060	61480	Fees-Investment Admin Expense	250	250	183	73%
3367500	70000	Construction	-	-	24,921	0%
3380010	60480	Contract Srvcs-Other	166,500	166,500	100,000	60%
3380010	61000	Fees-Bank Administration	-	-	8	0%
3380010	61480	Fees-Investment Admin Expense	51	51	14	27%
3410010	60440	Contract Srvcs-Legal	-	-	293	0%
3410010	60480	Contract Srvcs-Other	30,000	30,000	1,610	5%
3410010	61000	Fees-Bank Administration	-	-	0.01	0%
3410010	62880	Program-CDBG Special Programs	69,000	69,000	-	0%
3417500	60360	Contract Srvcs-Engineering	-	-	17,735	0%
3417500	60480	Contract Srvcs-Other	-	-	6,000	0%
3417500	70000	Construction	-	-	556,902	0%
3500030	60840	Equipment-Furniture < $5000	-	1,700	-	0%
3500030	64080	Supplies-Office	-	800	-	0%
3507500	70000	Construction	-	-	135,077	0%
3530010	60480	Contract Srvcs-Other	-	-	7,950	0%
3530050	60800	Equipment < $5000	18,000	18,000	10,493	58%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
3530050	61000	Fees-Bank Administration	-	-	19	0%
3530050	61480	Fees-Investment Admin Expense	50	50	71	142%
3530050	63120	Program-Marketing	4,000	4,000	-	0%
3530050	63360	Program-Special Events	3,000	3,000	1,038	35%
3537500	70000	Construction	-	-	94,780	0%
3550030	51040	Overtime	-	154,017	72,768	47%
3550030	51044	FLSA Overtime	-	-	478	0%
3550030	53150	Benefit-Allocation	-	16,091	7,501	47%
3550030	60800	Equipment < $5000	-	5,250	4,897	93%
3550030	60840	Equipment-Furniture < $5000	-	-	1,651	0%
3550030	60880	Equipment-Safety	-	120,000	-	0%
3550030	61000	Fees-Bank Administration	-	-	1	0%
3550030	64080	Supplies-Office	-	-	576	0%
3550030	64200	Supplies-Safety	-	3,912	2,168	55%
3550030	64280	Training-Conference/Meeting	-	2,000	1,240	62%
3550030	64360	Training & Development	-	4,730	-	0%
3570050	60480	Contract Srvcs-Other	-	-	350	0%
3570050	60840	Equipment-Furniture < $5000	-	-	4,847	0%
3570050	62920	Program-Collection Development	-	14,760	8,014	54%
3570050	64000	Supplies-Library	-	-	1,346	0%
3577500	70000	Construction	-	-	345,157	0%
3580030	51040	Overtime	-	91,234	129,662	142%
3580030	51044	FLSA Overtime	-	-	1,322	0%
3580030	61000	Fees-Bank Administration	-	-	135	0%
3580030	61480	Fees-Investment Admin Expense	-	-	40	0%
3580030	62800	Prior Period Expense	-	-	898	0%
3580030	63880	Subscription-Membership, Dues, & Publi	-	-	4,995	0%
3580030	71060	Vehicles	-	120,000	79,972	67%
3580040	71020	Software & Intangible Assets	-	7,975	-	0%
3580050	51020	Salary & Wages	-	87,000	42,195	48%
3580050	51040	Overtime	-	150	-	0%
3580050	51044	FLSA Overtime	-	-	609	0%
3580050	51110	Leave-Annual Buyoutave	-	-	3,109	0%
3580050	51140	Leave-Holiday Buyout	-	-	418	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
3580050	52400	Benefit-ADD/ Life Insurance	-	273	77	28%
3580050	52450	Benefit-Worker's Compensation	-	697	361	52%
3580050	52700	Benefit-Deferred CompensationMatchin	-	-	514	0%
3580050	52800	Benefit-Dental	-	1,262	852	67%
3580050	53000	Benefit-Short/Long Term Disability	-	1,524	211	14%
3580050	53300	Benefit-PERS Health	-	18,020	13,785	76%
3580050	53400	Benefit-PERS Retirement	-	13,200	8,136	62%
3580050	53600	Benefit-Vision	-	474	316	67%
3580050	53700	Taxes-FICA/Medicare Employer	-	1,260	783	62%
3580050	53900	Allocate Personnel Costs	-	75,808	-	0%
3580050	60320	Contract Srvcs-Consultant	-	116,484	16,315	14%
3580050	60480	Contract Srvcs-Other	-	2,646,897	1,225,947	46%
3580050	60760	Equipment-Computers < $5000	-	9,003	-	0%
3580050	62800	Prior Period Expense	-	-	44,423	0%
3597500	70000	Construction	-	-	647,465	0%
3613120	61000	Fees-Bank Administration	-	-	0.05	0%
3740010	61000	Fees-Bank Administration	-	-	197	0%
3740010	61480	Fees-Investment Admin Expense	-	-	1,144	0%
3747500	60480	Contract Srvcs-Other	-	-	50,130	0%
3760030	60480	Contract Srvcs-Other	-	3,000	8,454	282%
3760030	60800	Equipment < $5000	-	11,778	20,174	171%
3760030	64200	Supplies-Safety	-	1,200	1,289	107%
3770010	61000	Fees-Bank Administration	-	-	0.29	0%
3770030	53900	Allocate Personnel Costs	697,187	697,187	-	0%
3770030	62800	Prior Period Expense	-	-	(480,000)	0%
3770030	64200	Supplies-Safety	-	-	7,459	0%
3770030	64360	Training & Development	-	-	2,099	0%
3777500	70000	Construction	-	-	997,368	0%
3777500	71030	Machinery & Equipment	-	-	900,000	0%
3800060	61000	Fees-Bank Administration	-	-	0.15	0%
3807500	60480	Contract Srvcs-Other	-	-	226,564	0%
4020030	61000	Fees-Bank Administration	20	20	3	13%
4020030	61480	Fees-Investment Admin Expense	75	75	3	4%
4030030	61000	Fees-Bank Administration	-	-	11	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
4030030	61480	Fees-Investment Admin Expense	-	-	48	0%
4040030	61000	Fees-Bank Administration	-	-	17	0%
4040030	61480	Fees-Investment Admin Expense	-	-	28	0%
4040030	64200	Supplies-Safety	-	182,773	13,995	8%
4050030	61000	Fees-Bank Administration	-	-	1	0%
4050030	64360	Training & Development	6,672	6,672	4,750	71%
4110030	61000	Fees-Bank Administration	30	30	3	10%
4110030	61480	Fees-Investment Admin Expense	110	110	19	17%
4110030	62120	Maintenance-Radio Equipment	-	10,000	9,249	92%
4110030	63050	Program-SWAT	-	15,540	16,820	108%
4110030	63055	Program-UAS	-	10,960	10,960	100%
4110030	64200	Supplies-Safety	-	13,000	-	0%
4113160	51020	Salary & Wages	166,515	166,515	49,216	30%
4113160	51110	Leave-Annual Buyoutave	-	-	42,619	0%
4113160	51140	Leave-Holiday Buyout	-	-	939	0%
4113160	51200	POST/Educational Certificate Pay	12,631	12,631	-	0%
4113160	52300	Allowance-Uniform	900	900	268	30%
4113160	52400	Benefit-ADD/ Life Insurance	720	720	35	5%
4113160	52450	Benefit-Worker's Compensation	19,715	19,715	4,588	23%
4113160	52800	Benefit-Dental	631	631	128	20%
4113160	53000	Benefit-Short/Long Term Disability	1,105	1,105	58	5%
4113160	53300	Benefit-PERS Health	-	-	4,101	0%
4113160	53400	Benefit-PERS Retirement	76,000	76,000	22,873	30%
4113160	53600	Benefit-Vision	237	237	48	20%
4113160	53700	Taxes-FICA/Medicare Employer	2,415	2,415	1,271	53%
4113180	51020	Salary & Wages	-	-	69,598	0%
4113180	51110	Leave-Annual Buyoutave	-	-	9,886	0%
4113180	52300	Allowance-Uniform	-	-	458	0%
4113180	52400	Benefit-ADD/ Life Insurance	-	-	88	0%
4113180	52450	Benefit-Worker's Compensation	-	-	7,224	0%
4113180	52700	Benefit-Deferred CompensationMatchin	-	-	1,464	0%
4113180	52800	Benefit-Dental	-	-	327	0%
4113180	53000	Benefit-Short/Long Term Disability	-	-	146	0%
4113180	53300	Benefit-PERS Health	-	-	6,710	0%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
4113180	53400	Benefit-PERS Retirement	-	-	37,049	0%
4113180	53600	Benefit-Vision	-	-	121	0%
4113180	53700	Taxes-FICA/Medicare Employer	-	-	1,156	0%
4316120	51020	Salary & Wages	96,400	96,400	-	0%
4316120	52400	Benefit-ADD/ Life Insurance	273	273	-	0%
4316120	52450	Benefit-Worker's Compensation	3,066	3,066	-	0%
4316120	52800	Benefit-Dental	1,262	1,262	-	0%
4316120	53000	Benefit-Short/Long Term Disability	1,729	1,729	-	0%
4316120	53300	Benefit-PERS Health	24,290	24,290	-	0%
4316120	53400	Benefit-PERS Retirement	14,600	14,600	-	0%
4316120	53600	Benefit-Vision	474	474	-	0%
4316120	53700	Taxes-FICA/Medicare Employer	1,400	1,400	-	0%
4316120	53980	Vacancy Factor	(5,740)	(5,740)	-	0%
4316120	60200	Contract Srvcs-Audit	410	410	-	0%
4316120	60480	Contract Srvcs-Other	820,000	820,000	49,274	6%
4316120	60560	Contract Srvcs-Street Sweeping	68,000	68,000	50,546	74%
4316120	60640	Contract Srvcs-Inspection	160,000	160,000	68,960	43%
4316120	60720	Contract Srvcs-Underground/Open	125,000	125,000	-	0%
4316120	61000	Fees-Bank Administration	110	110	71	65%
4316120	61480	Fees-Investment Admin Expense	500	500	224	45%
4316120	62320	Other-Contingency	5,000	5,000	-	0%
4316120	62720	Printing	3,000	3,000	1,241	41%
4316120	64040	Supplies-Maintenance	1,000	1,000	-	0%
4316120	64360	Training & Development	2,415	2,415	-	0%
4316120	69100	Srvcs-Information Technology	2,430	2,430	1,823	75%
4316120	69200	Liab & Property Ins Charges	8,790	8,790	6,593	75%
4519100	61280	Debt Service-Principal	443,000	443,000	221,000	50%
4519200	61240	Debt Service-Interest	134,989	134,989	69,290	51%
5020060	61000	Fees-Bank Administration	10	10	10	98%
5020060	61480	Fees-Investment Admin Expense	50	50	30	60%
5110040	61000	Fees-Bank Administration	30	30	22	72%
5110040	61480	Fees-Investment Admin Expense	150	150	66	44%
5130040	61000	Fees-Bank Administration	165	165	79	48%
5130040	61480	Fees-Investment Admin Expense	800	800	212	26%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
5137500	60480	Contract Srvcs-Other	-	-	103,177	0%
5510060	61000	Fees-Bank Administration	490	490	362	74%
5510060	61480	Fees-Investment Admin Expense	4,200	4,200	1,127	27%
5517500	60480	Contract Srvcs-Other	-	-	81,973	0%
5767500	70000	Construction	-	-	375	0%
6010040	51020	Salary & Wages	14,058	14,058	-	0%
6010040	52000	Allowance-Auto	144	144	-	0%
6010040	52200	Allowance-Mobile CommunicationDevic	29	29	-	0%
6010040	52400	Benefit-ADD/ Life Insurance	124	124	-	0%
6010040	52450	Benefit-Worker's Compensation	112	112	-	0%
6010040	52800	Benefit-Dental	51	51	-	0%
6010040	53000	Benefit-Short/Long Term Disability	88	88	-	0%
6010040	53100	Benefit-Retiree Medicals	5,000	5,000	4,043	81%
6010040	53300	Benefit-PERS Health	486	486	-	0%
6010040	53400	Benefit-PERS Retirement	2,664	2,664	-	0%
6010040	53600	Benefit-Vision	19	19	-	0%
6010040	53700	Taxes-FICA/Medicare Employer	204	204	-	0%
6010040	60010	Administrative Costs	25,100	25,100	5,075	20%
6020010	61000	Fees-Bank Administration	70	70	28	41%
6020010	61480	Fees-Investment Admin Expense	180	180	121	67%
6029100	61280	Debt Service-Principal	1,765,000	1,765,000	1,765,000	100%
6029100	61281	Private Purpose TrstFund Contr	-	-	(1,765,000)	0%
6029200	61040	Fees-Bond Administration	8,625	8,625	5,100	59%
6029200	61240	Debt Service-Interest	1,033,319	1,033,319	533,972	52%
6559100	61280	Debt Service-Principal	670,000	670,000	-	0%
6559200	61040	Fees-Bond Administration	6,000	6,000	1,100	18%
6559200	61240	Debt Service-Interest	54,600	54,600	27,300	50%
6569100	61280	Debt Service-Principal	2,555,000	2,555,000	2,555,000	100%
6569200	61240	Debt Service-Interest	1,064,488	1,064,488	552,784	52%
6579100	61280	Debt Service-Principal	445,000	445,000	445,000	100%
6579200	61240	Debt Service-Interest	182,638	182,638	93,544	51%
6580010	61575	Loss on Sale	-	-	5	0%
6589100	61280	Debt Service-Principal	2,405,000	2,405,000	2,405,000	100%
6589200	61240	Debt Service-Interest	1,086,875	1,086,875	573,250	53%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
7018100	51020	Salary & Wages	185,400	185,400	141,461	76%
7018100	51100	Leave-Administrative Buyout Leave	3,000	3,000	-	0%
7018100	51110	Leave-Annual Buyoutave	3,000	3,000	3,386	113%
7018100	51140	Leave-Holiday Buyout	750	750	350	47%
7018100	52400	Benefit-ADD/ Life Insurance	914	914	273	30%
7018100	52450	Benefit-Worker's Compensation	1,483	1,483	1,086	73%
7018100	52700	Benefit-Deferred CompensationMatchin	-	-	3,159	0%
7018100	52800	Benefit-Dental	2,525	2,525	1,703	67%
7018100	53000	Benefit-Short/Long Term Disability	3,169	3,169	607	19%
7018100	53300	Benefit-PERS Health	45,570	45,570	34,795	76%
7018100	53400	Benefit-PERS Retirement	32,800	32,800	53,278	162%
7018100	53600	Benefit-Vision	948	948	632	67%
7018100	53700	Taxes-FICA/Medicare Employer	2,690	2,690	2,092	78%
7018100	53800	Taxes-Unemployment Insurance	-	-	4,461	0%
7018100	53980	Vacancy Factor	(11,290)	(11,290)	-	0%
7018100	60440	Contract Srvcs-Legal	2,470	5,597	117,924	2107%
7018100	60480	Contract Srvcs-Other	76,000	80,400	46,948	58%
7018100	60840	Equipment-Furniture < $5000	-	-	1,579	0%
7018100	61000	Fees-Bank Administration	-	-	195	0%
7018100	61480	Fees-Investment Admin Expense	-	-	820	0%
7018100	61760	Insurance-Property	320,000	333,617	333,617	100%
7018100	61770	Insurance-Auto Physical Damage	95,000	93,516	94,641	101%
7018100	61780	Insurance-Cyber Insurance	45,000	45,838	45,838	100%
7018100	61800	Insurance-General Liability	3,700,000	3,585,558	3,675,119	102%
7018100	61810	Insurance-Workers' Compensatio	2,000,000	1,994,309	1,994,309	100%
7018100	61820	Insurance-Crime & Bond	3,600	3,347	3,347	100%
7018100	61825	Ins-Alliant Deadly Weapons Res	620	653	653	100%
7018100	61830	Insurance-Employment Practices	230,000	296,663	296,663	100%
7018100	61850	Claims-General Liability	835,000	837,268	332,720	40%
7018100	61860	Claims-Workers' Compensation	5,600,000	5,697,786	959,058	17%
7018100	61870	Claims-Property & Crime	15,000	15,000	18,671	124%
7018100	61880	Claims-Employment Practices	250,000	302,388	36,069	12%
7018100	62400	Other-Leave Contingency	-	-	8	0%
7018100	62440	Other-Special Dept Expenditure	100,000	100,000	36,633	37%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
7018100	62520	Other-Suspense-Expenses	-	-	1,361	0%
7018100	62680	Postage	-	-	0.15	0%
7018100	63880	Subscription-Membership, Dues, & Publi	1,684	1,684	3,912	232%
7018100	64360	Training & Development	12,317	12,317	5,433	44%
7018100	69100	Srvcs-Information Technology	20,910	20,910	15,683	75%
7156160	61000	Fees-Bank Administration	90	90	347	386%
7156160	61480	Fees-Investment Admin Expense	340	340	204	60%
7158200	71060	Vehicles	4,219,233	4,227,233	1,280,397	30%
7268340	51020	Salary & Wages	1,196,030	1,146,715	797,793	70%
7268340	51040	Overtime	11,060	11,060	8,315	75%
7268340	51044	FLSA Overtime	600	600	65	11%
7268340	51100	Leave-Administrative Buyout Leave	5,000	5,000	1,572	31%
7268340	51110	Leave-Annual Buyoutave	20,000	20,000	9,431	47%
7268340	51140	Leave-Holiday Buyout	4,000	4,000	-	0%
7268340	52200	Allowance-Mobile CommunicationDevic	3,840	3,840	2,637	69%
7268340	52400	Benefit-ADD/ Life Insurance	6,752	6,752	1,577	23%
7268340	52450	Benefit-Worker's Compensation	9,657	9,657	6,195	64%
7268340	52700	Benefit-Deferred CompensationMatchin	-	-	5,968	0%
7268340	52800	Benefit-Dental	13,886	13,886	9,150	66%
7268340	53000	Benefit-Short/Long Term Disability	20,111	20,111	3,540	18%
7268340	53100	Benefit-Retiree Medicals	62,000	62,000	33,313	54%
7268340	53300	Benefit-PERS Health	216,770	216,770	159,717	74%
7268340	53400	Benefit-PERS Retirement	193,500	193,500	146,761	76%
7268340	53500	Benefit-Tuition Reimb.	500	500	-	0%
7268340	53600	Benefit-Vision	5,214	5,214	3,397	65%
7268340	53700	Taxes-FICA/Medicare Employer	17,520	17,520	11,927	68%
7268340	53980	Vacancy Factor	(71,458)	(71,458)	-	0%
7268340	60040	Advertising-Legal	300	300	-	0%
7268340	60440	Contract Srvcs-Legal	16,010	16,010	5,977	37%
7268340	60480	Contract Srvcs-Other	795,048	870,247	505,620	58%
7268340	60760	Equipment-Computers < $5000	424,375	424,375	105,009	25%
7268340	60920	Equipment-Software < $5000	5,000	5,000	-	0%
7268340	61000	Fees-Bank Administration	-	-	175	0%
7268340	61480	Fees-Investment Admin Expense	1,130	1,130	678	60%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
7268340	62080	Maintenance-Equipment	10,000	10,000	599	6%
7268340	62160	Maintenance-Software Licenses	1,823,034	1,832,257	2,429,314	133%
7268340	62220	Vehicle Fuel	500	500	-	0%
7268340	62520	Other-Suspense-Expenses	-	-	3,985	0%
7268340	62680	Postage	100	100	0.15	0%
7268340	63220	Program-Public Education Gov	58,000	58,000	-	0%
7268340	63880	Subscription-Membership, Dues, & Publi	18,062	80,412	12,396	15%
7268340	64080	Supplies-Office	18,500	18,500	6,469	35%
7268340	64280	Training-Conference/Meeting	7,300	7,300	1,586	22%
7268340	64360	Training & Development	16,120	16,120	7,280	45%
7268340	64370	Travel-Mileage	250	250	-	0%
7268340	64480	Utilities-Communications	57,750	57,750	44,519	77%
7268340	64640	Utilities-Telephone	139,915	139,915	81,450	58%
7268340	69200	Liab & Property Ins Charges	104,980	104,980	78,735	75%
7268340	69300	Srvcs-Fleet Maintenance	3,441	3,441	2,581	75%
7268340	71030	Machinery & Equipment	285,500	285,500	-	0%
8100050	61000	Fees-Bank Administration	45	45	30	66%
8100050	61480	Fees-Investment Admin Expense	215	215	92	43%
8100050	62341	Other-Endowment PaymentsPayments	8,490	8,490	21,588	254%
8110010	60520	Contract Srvcs-Property Tax	5,000	5,000	3,550	71%
8110010	61000	Fees-Bank Administration	-	-	5	0%
8110010	61040	Fees-Bond Administration	210,000	210,000	225,632	107%
8110010	61480	Fees-Investment Admin Expense	500	500	-	0%
8119100	61280	Debt Service-Principal	535,000	535,000	535,000	100%
8119200	61240	Debt Service-Interest	838,035	838,035	423,279	51%
TOTAL EXPENDITURES			***$ 182,131,286***	***$ 189,017,593***	***$ 137,641,096***	***73%***

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
TRANSFER IN						
1100000	82140	Transfer In All Other Fundsent	$ -	$ 28,508	$ -	0%
1100000	82160	Transfer In Federal Grants	-	-	603	0%
1100000	82340	Transfer In Other Grants	-	-	(381)	0%
1120000	82220	Transfer In General Fund	-	975,000	275,000	28%
1510000	82160	Transfer In Federal Grants	-	-	82,859	0%
1510000	82221	Transfer In Measure T	6,245,501	6,245,501	4,684,126	75%
1710000	82221	Transfer In Measure T	2,576,164	2,576,164	1,932,123	75%
1800000	82220	Transfer In General Fund	721,840	721,840	541,380	75%
1810000	82220	Transfer In General Fund	66,795	66,795	50,096	75%
1840000	82220	Transfer In General Fund	41,538	41,538	31,153	75%
1850000	82220	Transfer In General Fund	10,982	10,982	8,236	75%
1880000	82220	Transfer In General Fund	134,395	134,395	100,796	75%
2050000	82220	Transfer In General Fund	280	280	210	75%
2100000	82220	Transfer In General Fund	72,543	72,543	54,407	75%
2110000	82220	Transfer In General Fund	12,973	12,973	9,730	75%
3110000	82221	Transfer In Measure T	92,395	92,395	69,296	75%
4310000	82220	Transfer In General Fund	300,000	300,000	225,000	75%
4510000	82140	Transfer In All Other Fundsent	425,983	425,983	319,487	75%
4510000	82220	Transfer In General Fund	152,006	152,006	114,004	75%
6550000	82300	Transfer In Measure A	730,600	730,600	547,950	75%
7150000	82220	Transfer In General Fund	2,000,000	2,000,000	2,000,000	100%
7150000	82221	Transfer In Measure T	5,048,443	5,048,443	5,048,443	100%
TOTAL TRANSFER IN			**$ 18,632,436**	**$ 19,635,945**	**$ 16,094,520**	**82%**

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
TRANSFER OUT						
1100000	83120	Transfer Out City Debt Service	$ 152,006	$ 152,006	$ 114,004	75%
1100000	83140	TransferOut to All Other Fundsent	46,176	46,176	64,347	139%
1100000	83155	Transfer Out Local Zones	1,015,169	1,015,169	731,661	72%
1100000	83480	Transfer Out NPDES	300,000	300,000	225,000	75%
1110000	83150	Transfer Out Community Service District	2,576,164	2,576,164	1,932,123	75%
1110000	83300	Transfer Out Fire District	6,245,501	6,245,501	4,684,126	75%
1110000	83420	Transfer Out Library Fund	92,395	92,395	69,296	75%
1810000	83120	Transfer Out City Debt Service	47,973	47,973	35,980	75%
1820000	83120	Transfer Out City Debt Service	107,333	107,333	80,500	75%
1830000	83120	Transfer Out City Debt Service	9,826	9,826	7,369	75%
1840000	83120	Transfer Out City Debt Service	34,795	34,795	26,096	75%
1850000	83120	Transfer Out City Debt Service	9,768	9,768	7,326	75%
1860000	83120	Transfer Out City Debt Service	3,873	3,873	2,905	75%
1880000	83120	Transfer Out City Debt Service	16,704	16,704	12,528	75%
2000000	83120	Transfer Out City Debt Service	15,490	15,490	11,617	75%
2020000	83120	Transfer Out City Debt Service	5,838	5,838	4,379	75%
2030000	83120	Transfer Out City Debt Service	694	694	520	75%
2040000	83120	Transfer Out City Debt Service	5,260	5,260	3,945	75%
2050000	83120	Transfer Out City Debt Service	3,988	3,988	2,991	75%
2060000	83120	Transfer Out City Debt Service	3,641	3,641	2,731	75%
2070000	83120	Transfer Out City Debt Service	3,988	3,988	2,991	75%
2080000	83120	Transfer Out City Debt Service	8,612	8,612	6,459	75%
2090000	83120	Transfer Out City Debt Service	1,965	1,965	1,474	75%
2100000	83120	Transfer Out City Debt Service	12,253	12,253	9,190	75%
2110000	83120	Transfer Out City Debt Service	16,415	16,415	12,311	75%
2120000	83120	Transfer Out City Debt Service	35,315	35,315	26,486	75%
2130000	83120	Transfer Out City Debt Service	11,907	11,907	8,930	75%
2140000	83120	Transfer Out City Debt Service	4,219	4,219	3,164	75%
2150000	83120	Transfer Out City Debt Service	636	636	477	75%
2160000	83120	Transfer Out City Debt Service	16,935	16,935	12,701	75%
2170000	83120	Transfer Out City Debt Service	4,219	4,219	3,164	75%
2180000	83120	Transfer Out City Debt Service	3,179	3,179	2,384	75%

KEY	ACCOUNT	DESCRIPTION	2025/26 ADOPTED BUDGET	2025/26 AMENDED BUDGET	YTD THRU 3/31/2026	% USED
2190000	83120	Transfer Out City Debt Service	10,462	10,462	7,846	75%
2200000	83120	Transfer Out City Debt Service	3,584	3,584	2,688	75%
2210000	83120	Transfer Out City Debt Service	11,271	11,271	8,453	75%
1100000	83365	Transfer Out General Fund Capital	-	975,000	275,000	28%
1100000	83750	Transfer Out Vehicle Replacement	2,000,000	2,000,000	2,000,000	100%
1110000	83750	Transfer Out Vehicle Replacement	5,048,443	5,048,443	5,048,443	100%
4050000	83360	Transfer Out General Fund	-	28,508	-	0%
2220000	83120	Transfer Out City Debt Service	347	347	260	75%
2230000	83120	Transfer Out City Debt Service	5,086	5,086	3,814	75%
2240000	83120	Transfer Out City Debt Service	1,676	1,676	1,257	75%
2250000	83120	Transfer Out City Debt Service	3,006	3,006	2,255	75%
2260000	83120	Transfer Out City Debt Service	1,561	1,561	1,171	75%
2270000	83120	Transfer Out City Debt Service	2,601	2,601	1,951	75%
2280000	83120	Transfer Out City Debt Service	1,563	1,563	1,172	75%
3020000	83120	Transfer Out City Debt Service	730,600	730,600	547,950	75%
3530000	83360	Transfer Out General Fund	-	-	(381)	0%
3550030	83360	Transfer Out General Fund	-	-	603	0%
3770000	83300	Transfer Out Fire District	-	-	82,859	0%
TOTAL TRANSFER OUT			**$ 18,632,436**	**$ 19,635,945**	**$ 16,094,520**	**82%**

Fund	Object	Object Category	FY26 Amended Budget	FY26 Proposed Adjustment Amount	FY26 Proposed Amended Budget	Reason for Adjustment
Revenues						
1100000	40001	Taxes-Property-Current	$ 10,182,000	$ 120,000	$ 10,302,000	Reviewed and updated Property Tax Revenue
1100000	40002	Taxes-VLF/Property Tax Comp	11,555,300	601,700	12,157,000	Reviewed and updated Property Tax Revenue
1100000	40003	Taxes-Current-Unsecured	530,654	17,346	548,000	Reviewed and updated Property Tax Revenue
1100000	40004	Taxes-Prior Year	392,600	(93,600)	299,000	Reviewed and updated Property Tax Revenue
1100000	40006	Taxes-Current-Supplemental	448,500	(223,500)	225,000	Reviewed and updated Property Tax Revenue
1100000	40007	Taxes-Current-SBOE	225,500	(23,500)	202,000	Reviewed and updated Property Tax Revenue
1100000	40008	Taxes-Current-HOX	78,200	(9,200)	69,000	Reviewed and updated Property Tax Revenue
1100000	40011	Taxes-RDA Disolution Distrib	800,300	108,300	908,600	Reviewed and updated Property Tax Revenue
1100000	44401	Interest-Income	5,052,900	(1,200,000)	3,852,900	Moving budget for Interest Allocation to Fund 111
1110000	44401	Interest-Income	-	1,200,000	1,200,000	Adding budget for Interest Allocation to Fund 111
1510000	40001	Taxes-Property-Current	14,341,900	84,100	14,426,000	Reviewed and updated Property Tax Revenue
1510000	40003	Taxes-Current-Unsecured	730,300	61,700	792,000	Reviewed and updated Property Tax Revenue
1510000	40004	Taxes-Prior Year	555,600	(40,600)	515,000	Reviewed and updated Property Tax Revenue
1510000	40006	Taxes-Current-Supplemental	632,000	(317,000)	315,000	Reviewed and updated Property Tax Revenue
1510000	40007	Taxes-Current-SBOE	295,700	(41,700)	254,000	Reviewed and updated Property Tax Revenue
1510000	40008	Taxes-Current-HOX	98,600	(1,700)	96,900	Reviewed and updated Property Tax Revenue
1510000	40011	Taxes-RDA Disolution Distrib	1,502,000	181,000	1,683,000	Reviewed and updated Property Tax Revenue
1513520	43579	Chrg for Svc-Other Fire Servic	43,600	(37,000)	6,600	Reduction in budgeted Revenues based on Fire's revenue projections based on anticipated events
3110000	40001	Taxes-Property-Current	2,545,400	23,600	2,569,000	Reviewed and updated Property Tax Revenue
3110000	40003	Taxes-Current-Unsecured	129,600	11,400	141,000	Reviewed and updated Property Tax Revenue
3110000	40004	Taxes-Prior Year	98,300	(7,300)	91,000	Reviewed and updated Property Tax Revenue
3110000	40006	Taxes-Current-Supplemental	112,100	(56,100)	56,000	Reviewed and updated Property Tax Revenue
3110000	40007	Taxes-Current-SBOE	44,200	(6,200)	38,000	Reviewed and updated Property Tax Revenue
3110000	40008	Taxes-Current-HOX	17,500	(300)	17,200	Reviewed and updated Property Tax Revenue
3110000	40011	Taxes-RDA Disolution Distrib	206,100	27,900	234,000	Reviewed and updated Property Tax Revenue
4040030	42222	Intergvt Rev-Federal Reimb	-	259,816	259,816	Adding Budget for Funding earned in prior years and received in the current FY
7158200	43924	Chrg for Svc-Vehicle Services	1,937,961	33,108	1,971,068	Budget increased due to increases in the Vehicle Internal Service Allocation
Total Revenues				**$ 672,270**		

Fund	Object	Object Category	FY26 Amended Budget	FY26 Proposed Adjustment Amount	FY26 Proposed Amended Budget	Reason for Adjustment
Expenditures						
1101400	51020	Salary & Wages	$ 1,575,346	$ (34,509)	$ 1,540,836	Moving Personnel Budget for MSD Staff
1101400	52200	Allowance-Mobile Communication	2,371	(143)	2,229	Moving Personnel Budget for MSD Staff
1101400	52450	Benefit-Worker's Compensation	11,537	(266)	11,271	Moving Personnel Budget for MSD Staff
1101400	53300	Benefit-PERS Health	138,384	(3,352)	135,032	Moving Personnel Budget for MSD Staff
1101400	53400	Benefit-PERS Retirement	257,247	(6,873)	250,374	Moving Personnel Budget for MSD Staff
1101400	53700	Taxes-FICA/Medicare Employer	20,926	(528)	20,398	Moving Personnel Budget for MSD Staff
1106500	51020	Salary & Wages	-	103,414	103,414	Adding Personnel Budget for MSD Staff
1106500	52000	Allowance-Auto	-	641	641	Adding Personnel Budget for MSD Staff
1106500	52200	Allowance-Mobile Communication	-	271	271	Adding Personnel Budget for MSD Staff
1106500	52450	Benefit-Worker's Compensation	-	796	796	Adding Personnel Budget for MSD Staff
1106500	53300	Benefit-PERS Health	-	9,226	9,226	Adding Personnel Budget for MSD Staff
1106500	53400	Benefit-PERS Retirement	-	18,914	18,914	Adding Personnel Budget for MSD Staff
1106500	53700	Taxes-FICA/Medicare Employer	-	1,570	1,570	Adding Personnel Budget for MSD Staff
1715144	51020	Salary & Wages	950,070	(41,517)	908,553	Moving Personnel Budget for MSD Staff
1715144	52000	Allowance-Auto	1,800	(641)	1,159	Moving Personnel Budget for MSD Staff
1715144	52200	Allowance-Mobile Communication	2,160	(128)	2,032	Moving Personnel Budget for MSD Staff
1715144	52450	Benefit-Worker's Compensation	33,603	(320)	33,283	Moving Personnel Budget for MSD Staff
1715144	53300	Benefit-PERS Health	190,798	(3,539)	187,259	Moving Personnel Budget for MSD Staff
1715144	53400	Benefit-PERS Retirement	185,900	(7,255)	178,645	Moving Personnel Budget for MSD Staff
1715144	53700	Taxes-FICA/Medicare Employer	20,638	(636)	20,002	Moving Personnel Budget for MSD Staff
1716520	51020	Salary & Wages	1,438,870	(27,387)	1,411,483	Moving Personnel Budget for MSD Staff
1716520	52450	Benefit-Worker's Compensation	234,556	(211)	234,346	Moving Personnel Budget for MSD Staff
1716520	53300	Benefit-PERS Health	323,193	(2,335)	320,858	Moving Personnel Budget for MSD Staff
1716520	53400	Benefit-PERS Retirement	273,800	(4,786)	269,014	Moving Personnel Budget for MSD Staff
1716520	53700	Taxes-FICA/Medicare Employer	21,803	(406)	21,396	Moving Personnel Budget for MSD Staff
1103120	62160	Maintenance-Software Licenses	36,187	4,125	40,312	For Police Department Software
1103120	62220	Vehicle Fuel	450,000	8,000	458,000	Increase fuel Budget due to rising fuel costs.
1103160	62160	Maintenance-Software Licenses	200	6,102	6,302	For Police Department Software
1103180	63400	Program-Undercover/Investigati	20,000	112,416	132,416	Adding Budget for High Profile Out of State case costs and PD Forensic Services
1103520	69300	Srvcs-Fleet Replacement	296,839	11,520	308,359	Adding additional Budget for Internal Service Charges
1113520	69300	Srvcs-Fleet Replacement	600,000	21,588	621,588	Adding additional Budget for Internal Service Charges
1513520	62220	Vehicle Fuel	165,000	48,600	213,600	Increase fuel Budget due to rising fuel costs.
1715144	62000	Maintenance-Building	146,478	17,940	164,418	To add Budget for repairs needed for the Youth Center.
1800050	62040	Maintenance-Landscape	908,759	18,000	926,759	Budget added for Tree Trimming Service for the
3060060	60680	Contract Srvcs-Traffic Mark Sa	117,701	35,000	152,701	Adding budget for removals and installation of new Striping for the Auto Mall
3115900	62000	Maintenance-Building	107,841	24,999	132,840	Mold Remediation for the Library
7268340	62160	Maintenance-Software Licenses	1,832,257	1,658	1,833,915	Adding budget for PO that exceeded CY Budget
1102600	61000	Fees-Bank Administration	22,900	10,000	32,900	Updating Budget for Bank Service Admin Fees

Fund	Object	Object Category	FY26 Amended Budget	FY26 Proposed Adjustment Amount	FY26 Proposed Amended Budget	Reason for Adjustment
1112600	61000	Fees-Bank Administration	-	1,200	1,200	Updating Budget for Bank Service Admin Fees
1180030	61000	Fees-Bank Administration	-	15	15	Updating Budget for Bank Service Admin Fees
1270060	61000	Fees-Bank Administration	-	120	120	Updating Budget for Bank Service Admin Fees
1280060	61000	Fees-Bank Administration	-	680	680	Updating Budget for Bank Service Admin Fees
1290060	61000	Fees-Bank Administration	-	32	32	Updating Budget for Bank Service Admin Fees
1300060	61000	Fees-Bank Administration	90	60	150	Updating Budget for Bank Service Admin Fees
1310060	61000	Fees-Bank Administration	-	200	200	Updating Budget for Bank Service Admin Fees
1320060	61000	Fees-Bank Administration	-	133	133	Updating Budget for Bank Service Admin Fees
1330060	61000	Fees-Bank Administration	-	500	500	Updating Budget for Bank Service Admin Fees
1340060	61000	Fees-Bank Administration	-	450	450	Updating Budget for Bank Service Admin Fees
1350060	61000	Fees-Bank Administration	-	880	880	Updating Budget for Bank Service Admin Fees
1360060	61000	Fees-Bank Administration	-	330	330	Updating Budget for Bank Service Admin Fees
1370060	61000	Fees-Bank Administration	-	175	175	Updating Budget for Bank Service Admin Fees
1380060	61000	Fees-Bank Administration	-	1,100	1,100	Updating Budget for Bank Service Admin Fees
1410060	61000	Fees-Bank Administration	20	5	25	Updating Budget for Bank Service Admin Fees
1513520	61000	Fees-Bank Administration	300	(180)	120	Updating Budget for Bank Service Admin Fees
1715144	61000	Fees-Bank Administration	-	30	30	Updating Budget for Bank Service Admin Fees
1716562	61000	Fees-Bank Administration	-	50	50	Updating Budget for Bank Service Admin Fees
2000050	61000	Fees-Bank Administration	-	10	10	Updating Budget for Bank Service Admin Fees
2020050	61000	Fees-Bank Administration	-	10	10	Updating Budget for Bank Service Admin Fees
2030050	61000	Fees-Bank Administration	-	10	10	Updating Budget for Bank Service Admin Fees
2040050	61000	Fees-Bank Administration	-	15	15	Updating Budget for Bank Service Admin Fees
2050050	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
2060050	61000	Fees-Bank Administration	-	10	10	Updating Budget for Bank Service Admin Fees
2070050	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
2080050	61000	Fees-Bank Administration	-	15	15	Updating Budget for Bank Service Admin Fees
2090050	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
2120050	61000	Fees-Bank Administration	-	120	120	Updating Budget for Bank Service Admin Fees
2140050	61000	Fees-Bank Administration	-	10	10	Updating Budget for Bank Service Admin Fees
2150050	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
2160050	61000	Fees-Bank Administration	-	35	35	Updating Budget for Bank Service Admin Fees
2170050	61000	Fees-Bank Administration	-	15	15	Updating Budget for Bank Service Admin Fees
2180050	61000	Fees-Bank Administration	-	10	10	Updating Budget for Bank Service Admin Fees
2190050	61000	Fees-Bank Administration	-	10	10	Updating Budget for Bank Service Admin Fees
2200050	61000	Fees-Bank Administration	-	15	15	Updating Budget for Bank Service Admin Fees
2210050	61000	Fees-Bank Administration	-	35	35	Updating Budget for Bank Service Admin Fees
2220050	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
2230050	61000	Fees-Bank Administration	-	25	25	Updating Budget for Bank Service Admin Fees
2240050	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
2250050	61000	Fees-Bank Administration	-	35	35	Updating Budget for Bank Service Admin Fees
2260050	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees

Fund	Object	Object Category	FY26 Amended Budget	FY26 Proposed Adjustment Amount	FY26 Proposed Amended Budget	Reason for Adjustment
2270050	61000	Fees-Bank Administration	-	25	25	Updating Budget for Bank Service Admin Fees
2280050	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
2290050	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
3020060	61000	Fees-Bank Administration	890	190	1,080	Updating Budget for Bank Service Admin Fees
3070060	61000	Fees-Bank Administration	300	250	550	Updating Budget for Bank Service Admin Fees
3115900	61000	Fees-Bank Administration	-	120	120	Updating Budget for Bank Service Admin Fees
3160060	61000	Fees-Bank Administration	300	20	320	Updating Budget for Bank Service Admin Fees
3190060	61000	Fees-Bank Administration	-	1	1	Updating Budget for Bank Service Admin Fees
3220040	61000	Fees-Bank Administration	340	(240)	100	Updating Budget for Bank Service Admin Fees
3230040	61000	Fees-Bank Administration	90	30	120	Updating Budget for Bank Service Admin Fees
3360060	61000	Fees-Bank Administration	60	20	80	Updating Budget for Bank Service Admin Fees
3380010	61000	Fees-Bank Administration	-	12	12	Updating Budget for Bank Service Admin Fees
3530050	61000	Fees-Bank Administration	-	25	25	Updating Budget for Bank Service Admin Fees
3550030	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
3580030	61000	Fees-Bank Administration	-	200	200	Updating Budget for Bank Service Admin Fees
3740010	61000	Fees-Bank Administration	-	205	205	Updating Budget for Bank Service Admin Fees
4030030	61000	Fees-Bank Administration	-	15	15	Updating Budget for Bank Service Admin Fees
4040030	61000	Fees-Bank Administration	-	20	20	Updating Budget for Bank Service Admin Fees
4050030	61000	Fees-Bank Administration	-	5	5	Updating Budget for Bank Service Admin Fees
4110030	61000	Fees-Bank Administration	30	(15)	15	Updating Budget for Bank Service Admin Fees
5020060	61000	Fees-Bank Administration	10	5	15	Updating Budget for Bank Service Admin Fees
7018100	61000	Fees-Bank Administration	-	300	300	Updating Budget for Bank Service Admin Fees
7156160	61000	Fees-Bank Administration	90	350	440	Updating Budget for Bank Service Admin Fees
7268340	61000	Fees-Bank Administration	-	250	250	Updating Budget for Bank Service Admin Fees
8110010	61000	Fees-Bank Administration	-	10	10	Updating Budget for Bank Service Admin Fees
2120050	71030	Machinery & Equipment	-	21,016	21,016	For Playground Equipment to repair the Vintage Reserve Park playground.
Total Expenditures				**$ 348,971**		

Fund	Fund Description	Beginning Balance	Budgeted Revenues	Transfers In	Transfers Out	Budgeted Expenditures	Estimated Ending Balance	Amount Unavailable	Amount Available
110	General Fund	$ 83,901,676	$ 78,428,478	$ 28,508	$ (4,488,350)	$ (77,910,979)	$ 79,959,333	$ 49,209,417	$ 30,749,916
111	Gen Fund Measure T	60,884,375	30,081,479	-	(13,962,503)	(18,567,916)	58,435,435	39,794,724	18,640,711
151	Fire District Admin	3,774,820	21,998,805	6,245,501	-	(28,585,050)	3,434,075	3,453,356	(19,281)
171	Community Service District Fun	1,115,029	2,969,400	2,576,164	-	(5,537,422)	1,123,171	1,115,029	8,142
311	Library Fund	1,103,855	3,886,418	92,395	-	(3,383,717)	1,698,951	1,287,926	411,025
	Sum of All Major Funds	**$ 150,779,755**	**$ 137,364,579**	**8,942,568**	**(18,450,853)**	**(133,985,084)**	**$ 144,650,966**	**$ 94,860,453**	**$ 49,790,513**

Fund	Fund Description	Beginning Balance	Budgeted Revenues	Transfers In	Transfers Out	Budgeted Expenditures	Estimated Ending Balance
112	General Fund Capital	$ 7,937,068	$ -	$ 975,000	$ -	$ -	$ 8,912,068
118	Traffic Safety Fund	123,112	14,900	-	-	(14,065)	123,947
119	Crime Prevention Fund	(167,199)	71,000	-	-	(71,000)	(167,199)
127	DIF Fire Fund	1,114,950	400,537	-	-	(970)	1,514,517
128	DIF Freeway overcrossing Bridg	9,009,876	337,000	-	-	(680)	9,346,196
129	DIF General Facility Fund	275,603	176,936	-	-	(62)	452,477
130	DIF Law Enforcement Fund	1,912,226	305,059	-	-	(600)	2,216,685
131	DIF Library Fund	1,128,616	547,901	-	-	(35,700)	1,640,817
132	DIF Open Space Fund	1,669,517	64,000	-	-	(1,333)	1,732,184
133	DIF Park Land Fund	6,110,217	2,746,481	-	-	(3,100)	8,853,598
134	DIF Storm Drain Fund	5,797,078	587,512	-	-	(2,950)	6,381,640
135	DIF Street Fund	11,757,061	428,000	-	-	(880)	12,184,181
136	DIF Traffic Signal Fund	4,217,376	599,927	-	-	(580)	4,816,723
137	DIF Community Center Fund	2,199,202	339,319	-	-	(275)	2,538,246
138	DIF-FWY,Street,Bridge	13,843,774	4,494,606	-	-	(6,200)	18,332,180
140	RSA Fees Fund	16,535	2,000	-	-	(270)	18,265
141	SWRBBD Fund	356,289	7,500	-	-	(85)	363,704
161	TUMF Fund	815,318	-	-	-	-	815,318
180	CSD Exempt Maintenance	-	1,772,100	721,840	-	(2,495,512)	(1,572)
181	Local Zone A Fund	-	197,000	66,795	(47,973)	(232,738)	(16,916)
182	Local Zone B Fund	91,945	483,700	-	(107,333)	(480,632)	(12,320)
183	Local Zone C Fund	45,316	43,900	-	(9,826)	(45,712)	33,678
184	Local Zone D Fund	-	105,900	41,538	(34,795)	(118,328)	(5,685)
185	Local Zone E Fund	-	15,100	10,982	(9,768)	(16,798)	(484)
186	Local Zone F Fund	62,064	57,900	-	(3,873)	(53,158)	62,933
188	Local Zone H Fund	-	141,900	134,395	(16,704)	(202,175)	57,416
189	Local Zone I Fund	22,893	4,900	-	-	(4,695)	23,098
200	LLD 1 Copper Canyon Fund	99,076	537,585	-	(15,490)	(554,568)	66,603
202	LLD 2 Grizzly Ridge Fund	127,190	155,534	-	(5,838)	(153,929)	122,958
203	LLD 3 Cherry Street Fund	17,702	20,228	-	(694)	(20,376)	16,861
204	LLD 4 Western Pacific Fund	136,119	63,582	-	(5,260)	(66,198)	128,242
205	LLD 5 Murrieta Ranchos Fund	6,483	29,614	280	(3,988)	(30,877)	1,512
206	LLD 6 Fallsgrove Fund	69,999	21,938	-	(3,641)	(18,483)	69,813
207	LLD 7 Continental Homes Fund	24,552	33,172	-	(3,988)	(29,763)	23,973
208	LLD 8 Lincoln Ranch Fund	122,544	156,834	-	(8,612)	(179,477)	91,290
209	LLD 9 Tapestry Fund	34,504	60,021	-	(1,965)	(58,782)	33,777
210	LLD 10 Hwy 79/Hunter Rd Fund	-	158,675	72,543	(12,253)	(180,074)	38,891
211	LLD 11 Masters/Winchester Fnd	-	51,236	12,973	(16,415)	(48,025)	(231)
212	LLD 12 Warm Springs Fund	1,592,660	759,241	-	(35,315)	(663,223)	1,653,363
213	LLD 13 Mira Mosa Fund	4,665	321,386	-	(11,907)	(318,551)	(4,407)
214	LLD 14 Sycamore Ranch Fund	53,126	59,969	-	(4,219)	(58,201)	50,676
215	LLD 15 Greer Ranch Fund	-	125,636	-	(636)	(128,127)	(3,127)
216	LLD 16 Mapleton Fund	479,224	671,076	-	(16,935)	(675,883)	457,482
217	LLD 17 Country Gate Fund	142,429	69,167	-	(4,219)	(71,286)	136,091
218	LLD 18 Vineyards Fund	41,267	113,465	-	(3,179)	(124,057)	27,496
219	LLD 19 Murrieta Oaks Fund	-	444,916	-	(10,462)	(478,226)	(43,772)
220	LLD 20 Blackmore Ranch Fund	160,278	198,741	-	(3,584)	(250,308)	105,127
221	LLD 21 Northstar Ranch Fund	405,675	342,778	-	(11,271)	(322,243)	414,939
222	LLD 22 US Homes Fund	10,912	7,802	-	(347)	(7,025)	11,342
223	LLD 23 Creekside Village Fund	318,197	208,482	-	(5,086)	(206,029)	315,564
224	LLD 24 Springbrook Fund	18,055	38,774	-	(1,676)	(39,048)	16,105
225	LLD 25 Golden Cities Fund	364,337	383,557	-	(3,006)	(452,805)	292,084
226	LLD 26 Murrieta Field Fund	29,366	13,616	-	(1,561)	(11,897)	29,524

Fund	Fund Description	Beginning Balance	Budgeted Revenues	Transfers In	Transfers Out	Budgeted Expenditures	Estimated Ending Balance
227	LLD 27 Hunter Ridge Fund	310,434	103,479	-	(2,601)	(95,975)	315,338
228	LLD 28 Lantana	32,538	74,559	-	(1,563)	(72,767)	32,767
229	LLD 29 Gallery Estates	15,044	9,841	-	-	(9,100)	15,785
231	LLD 31 Landscaping and Lighting	62,241	64,521	-	-	(64,582)	62,180
302	Measure A Fund	14,339,424	3,824,000	-	(730,600)	(2,380)	17,430,444
306	State Gas Tax (HUTA) Fund	10,869,595	3,537,389	-	-	(2,641,841)	11,765,143
307	SB1 Road Maintenance and Rehab	7,614,919	3,135,570	-	-	(2,050)	10,748,439
316	Developer Agreement Fund	2,209,551	165,000	-	-	(1,920)	2,372,631
319	Reimbursement Agreement Fund	(26,605)	56,363	-	-	(11)	29,747
322	Low Mod Income Housing Fund	9,249,130	69,500	-	-	(145,494)	9,173,136
323	Housing Authority	2,699,682	80,000	-	-	(4,020)	2,775,662
335	Prop 68 Grant Fund	(247,627)	-	-	-	-	(247,627)
336	Air Quality Management Fund	1,112,121	175,000	-	-	(330)	1,286,791
338	Opioid Settlement Fund	122,327	170,000	-	-	(166,563)	125,764
341	Community Development Block Gr	(364,325)	590,000	-	-	(99,000)	126,675
350	Other Grants	(242,208)	2,500	-	-	(2,500)	(242,208)
352	Cal Trans HBRR Grant Fund	-	-	-	-	-	-
353	Recycling Grant Fund	57,158	37,840	-	-	(25,075)	69,923
354	Projects Funded Via Grants Fun	101,543	-	-	-	-	101,543
355	OTS Grant Fund	(31,008)	306,000	-	-	(306,005)	(31,013)
357	Library Grant Fund	(28,518)	14,760	-	-	(14,760)	(28,518)
358	Other State Grants Fund	253,930	3,183,286	-	-	(3,191,461)	245,755
359	RCTC Grant	-	-	-	-	-	-
361	Federal Grant - DOJ	1,147	20	-	-	-	1,167
371	Federal Funding-Toll Credits	-	-	-	-	-	-
374	ARPA Federal Grant Fund	196,960	75,000	-	-	(205)	271,755
376	Homeland Security - Federal Gr	(44,549)	15,978	-	-	(15,978)	(44,549)
377	Other Federal Grants Fund	(1,927,674)	-	-	-	(697,187)	(2,624,861)
380	State Transportation Imp Fund	(67,064)	-	-	-	-	(67,064)
402	Seized Assets Fund-State	16,888	8,750	-	-	(95)	25,543
403	Seized Assets Fund-Federal DOJ	271,361	10,000	-	-	(15)	281,346
404	Seized Asset Fnd-Fed Treasury	326,019	265,816	-	-	(182,793)	409,042
405	Undercover Operations	35,180	-	-	(28,508)	(6,677)	(5)
411	Supplemental Law Fund	(31,320)	359,200	-	-	(330,494)	(2,614)
431	NPDES CSA 152 Fund	1,122,875	567,000	300,000	-	(1,334,409)	655,465
451	City Wide Debt Service	9	-	577,989	-	(577,989)	9
502	SuccessrAgncy-2005 TABS Residu	172,888	6,200	-	-	(65)	179,023
511	Obligation Payment Fund	380,783	14,000	-	-	(180)	394,603
512	Obligation Pmt Fund 2005 TABs	-	-	-	-	-	-
513	Obligation Pmnt Fnd 2007 TABs	1,140,850	50,000	-	-	(965)	1,189,885
551	Area Drainage Fund	6,434,744	559,800	-	-	(4,690)	6,989,854
576	CFD'S Bond Proceeds	57,181	12,000	-	-	-	69,181
601	SuccessrAgncy-TaxIncr-Residual	63,997	48,700	-	-	(48,079)	64,618
602	SuccessrAgency RPTTF Debt Serv	(26,350,878)	2,824,194	-	-	(2,807,194)	(26,333,877)
655	2020A LRB Debt Service Fund	10,496	-	730,600	-	(730,600)	10,496
656	MFA (LARB 2016A)	1,971,983	3,691,488	-	-	(3,619,488)	2,043,983
657	MFA (LARB 2016B)	346,562	641,338	-	-	(627,638)	360,262
658	MFA (LARB 2022)	1,592,971	3,543,875	-	-	(3,491,875)	1,644,971
659	MFA (STRRB 2012)	-	-	-	-	-	-
701	Risk Management Fund	1,287,981	14,294,453	-	-	(13,698,110)	1,884,324
715	Vehicle Replacement Fund	1,182,097	2,014,068	7,048,443	-	(4,228,013)	6,016,596
726	Information Services/GIS Fund	3,834,679	5,090,907	-	-	(5,599,662)	3,325,924
801	Trust Accounts	-	-	-	-	-	-
810	Mur Valley Town Hall Endowment	519,704	20,000	-	-	(8,750)	530,954
811	Community Facilities Districts	(1,562,853)	1,973,035	-	-	(1,588,545)	(1,178,363)
812	Com. Facilities Dist Formation	26,777	-	-	-	-	26,777
	Sum of All Other Funds	**$ 111,716,336**	**$ 70,677,532**	**$ 10,693,376**	**$ (1,185,092)**	**$ (55,381,481)**	**$ 136,520,672**

CITY OF MURRIETA **SCHEDULE OF AUTHORIZED POSITIONS FOR FISCAL YEAR 2025/26**
FISCAL YEAR 2025/26

DEPARTMENT/DIVISION	POSITION	FY 26 AUTHORIZED POSITIONS as of Comprehensive Salary Update	NOTES	ADDITIONS/ DELETIONS	PROPOSED FY 26 AUTHORIZED POSITIONS as of Q3 Update
COUNCIL MEMBER		**5.00**			**5.00**
1101000	COUNCIL MEMBER	5.00			5.00
CITY MANAGER		**9.00**			**9.00**
1101400	ASSISTANT CITY MANAGER	1.00			1.00
1101400	DIRECTOR OF EXECUTIVE SERVICES	1.00			1.00
1101400	AUDIO VISUAL TECHNICIAN	1.00			1.00
1101400	CITY MANAGER	1.00			1.00
1101400	MANAGEMENT ANALYST	2.00			2.00
1101400	OFFICE ASSISTANT I / II	1.00			1.00
1101400	PUBLIC INFORMATION OFFICER	1.00			1.00
1101400	SENIOR EXECUTIVE ASSISTANT	1.00			1.00
CITY CLERK		**6.00**			**6.00**
1102400	ASSISTANT MANAGEMENT ANALYST	1.00			1.00
1102400	CITY CLERK	1.00			1.00
1102400	DEPUTY CITY CLERK	2.00			2.00
1102400	RECORDS MANAGER	1.00			1.00
1102400	SENIOR RECORDS COORDINATOR	1.00			1.00
ADMINISTRATIVE SERVICES DEPARTMENT (ASD) / ADMINISTRATION		**3.00**			**3.00**
1102100	ADMIN SERVICES DIRECTOR	1.00			1.00
1102100	EXECUTIVE ASSISTANT AT-WILL	1.00			1.00
1112100	MANAGEMENT ANALYST	1.00			1.00
ASD/HUMAN RESOURCES & RISK MANAGEMENT		**8.00**			**8.00**
1102200	HUMAN RESOURCES ANALYST	1.00			1.00
1112200	HUMAN RESOURCES ANALYST	1.00			1.00
1102200	SR HUMAN RESOURCES ANALYST	1.00			1.00

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CITY OF MURRIETA **SCHEDULE OF AUTHORIZED POSITIONS FOR FISCAL YEAR 2025/26**
FISCAL YEAR 2025/26

DEPARTMENT/DIVISION	POSITION	FY 26 AUTHORIZED POSITIONS as of Comprehensive Salary Update	NOTES	ADDITIONS/ DELETIONS	PROPOSED FY 26 AUTHORIZED POSITIONS as of Q3 Update
1102200	HUMAN RESOURCES MANAGER	1.00			1.00
1102200	HUMAN RESOURCES TECHNICIAN	2.00			2.00
7018100	RISK MANAGEMENT TECHNICIAN	1.00			1.00
7018100	RISK MANAGEMENT ANALYST	1.00			1.00
ASD/INFORMATION TECHNOLOGY		**12.00**			**12.00**
7268340	GIS ADMINISTRATOR	1.00			1.00
7268340	GIS TECHNICIAN	1.00			1.00
7268340	IT ANALYST	2.00			2.00
7268340	IT MANAGER	1.00			1.00
7268340	IT PROGRAM ADMINISTRATOR	1.00			1.00
7268340	IT SYSTEMS ADMINISTRATOR	1.00			1.00
1118340	SR NETWORK SYSTEMS ENGINEER	1.00			1.00
7268340	IT TECHNICIAN I / II	2.00			2.00
1118340	IT TECHNICIAN I / II	1.00			1.00
7268340	MANAGEMENT ANALYST	1.00			1.00
ECONOMIC DEVELOPMENT		**4.00**			**4.00**
1104100	DEPUTY CITY MANAGER	1.00			1.00
1104100	EXECUTIVE ASSISTANT	1.00			1.00
1104100	ECONOMIC DEVELOPMENT ASSISTANT	1.00			1.00
1104100	MANAGEMENT ANALYST	1.00			1.00
DEVELOPMENT SERVICES DEPARTMENT (DSD)/PLANNING		**15.00**			**15.00**
1104400	ASSISTANT PLANNER	2.00			2.00
1104400	ASSOCIATE PLANNER	3.00			3.00
1104400	CITY PLANNER	1.00			1.00
1104400	DEPUTY DIRECTOR OF DSD	1.00			1.00
1104400	DEVELOPMENT SERVICES DIRECTOR	1.00			1.00
1104400	DEVELOPMENT SERVICES TECH	1.00			1.00

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CITY OF MURRIETA **SCHEDULE OF AUTHORIZED POSITIONS FOR FISCAL YEAR 2025/26**
FISCAL YEAR 2025/26

DEPARTMENT/DIVISION	POSITION	FY 26 AUTHORIZED POSITIONS as of Comprehensive Salary Update	NOTES	ADDITIONS/ DELETIONS	PROPOSED FY 26 AUTHORIZED POSITIONS as of Q3 Update
1104400	EXECUTIVE ASSISTANT	1.00			1.00
1114400	OFFICE ASSISTANT I / II	1.00			1.00
1114400	MANAGEMENT ANALYST	1.00			1.00
1104400	SR PLANNER	3.00			3.00
DSD/BUILDING & SAFETY		**15.00**			**15.00**
1104600	ADMINISTRATIVE ASSISTANT	1.00			1.00
1104600	BUILDING INSPECTION SUPERVISOR	1.00			1.00
1104600	BUILDING INSPECTOR I / II / III	3.00			3.00
1104600	BUILDING OFFICIAL	1.00			1.00
1104600	DEVELOPMENT SERVICES TECHNICHIAN	3.00			3.00
1104600	DEVELOPMENT REVIEW COORDINATOR	1.00			1.00
1104600	OFFICE ASSISTANT I / II	1.00			1.00
1104600	PLANS EXAMINER	1.00			1.00
1104600	SR DEVELOPMENT SERVICES TECH	1.00			1.00
1104600	SR PLANS EXAMINER	2.00			2.00
DSD/CODE ENFORCEMENT		**9.00**			**9.00**
1104140	CODE ENFORCEMENT OFFICER I / II	4.00			4.00
1114140	CODE ENFORCEMENT OFFICER I / II	2.00			2.00
1104140	CODE ENFORCEMENT MANAGER	1.00			1.00
1104140	OFFICE ASSISTANT I / II	1.00			1.00
1114140	OFFICE ASSISTANT I / II	1.00			1.00
COMMUNITY SERVICES/EVENT/PROMO		**2.00**			**2.00**
1105000	RECREATION SUPERVISOR	1.00			1.00
1105000	SENIOR RECREATION COORDINATOR	1.00			1.00
COMMUNITY SERVICES/HOMELESS		**2.00**			**2.00**
1115100	HOMELESS PROGRAM MANAGER	1.00			1.00
3580050	ADMINISTRATIVE ASSISTANT - Grant Funded	1.00			1.00

CITY OF MURRIETA **SCHEDULE OF AUTHORIZED POSITIONS FOR FISCAL YEAR 2025/26**
FISCAL YEAR 2025/26

DEPARTMENT/DIVISION	POSITION	FY 26 AUTHORIZED POSITIONS as of Comprehensive Salary Update	NOTES	ADDITIONS/ DELETIONS	PROPOSED FY 26 AUTHORIZED POSITIONS as of Q3 Update
COMMUNITY SERVICES/RECREATION		**24.00**			**24.00**
1715144	DIRECTOR OF COMMUNITY SERVICES	1.00			1.00
1715144	MANAGEMENT ANALYST	1.00			1.00
1715144	ADMINISTRATIVE ASSISTANT	1.00			1.00
1715144	OFFICE ASSISTANT I / II	2.00			2.00
1715144	P/T RECREATION LEADER	6.50			6.50
1715144	P/T SENIOR RECREATION LEADER	1.50			1.50
1715144	PARKS & COMMUNITY SRVS MANAGER	1.00			1.00
1715144	PARK RANGER	2.00			2.00
1115144	PARK RANGER	1.00			1.00
1715144	RECREATION COORDINATOR	3.00			3.00
1715144	RECREATION SUPERVISOR	2.00			2.00
1715144	SENIOR RECREATION COORDINATOR	1.00			1.00
1715144	SENIOR RECREATION SUPERVISOR	1.00			1.00
FINANCE DEPARTMENT		**18.00**			**18.00**
1102600	ACCOUNTANT	3.00			3.00
1102600	ACCOUNTING ASSISTANT	2.00			2.00
1102600	ACCOUNTING SPECIALIST	3.00			3.00
1112600	ACCOUNTING TECHNICIAN	2.00			2.00
1102600	ACCOUNTING MANAGER	1.00			1.00
1102600	EXECUTIVE ASSISTANT	1.00			1.00
1102600	FINANCE DIRECTOR	1.00			1.00
1102600	FINANCE MANAGER	1.00			1.00
1102600	FINANCIAL ANALYST	1.00			1.00
1102600	MANAGEMENT ANALYST	1.00			1.00
1102600	PURCHASING & CONTRACTS COORD	1.00			1.00
1102600	SR. FINANCIAL ANALYST	1.00			1.00

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CITY OF MURRIETA **SCHEDULE OF AUTHORIZED POSITIONS FOR FISCAL YEAR 2025/26**
FISCAL YEAR 2025/26

DEPARTMENT/DIVISION	POSITION	FY 26 AUTHORIZED POSITIONS as of Comprehensive Salary Update	NOTES	ADDITIONS/ DELETIONS	PROPOSED FY 26 AUTHORIZED POSITIONS as of Q3 Update
FIRE ADMINISTRATION		**9.00**			**9.00**
1513520	ADMINISTRATIVE ASSISTANT	1.00			1.00
1513520	DEPUTY FIRE CHIEF	1.00			1.00
1513520	EMERGENCY MED SRVS NURSE COORD	1.00			1.00
1113520	EXECUTIVE ASSISTANT	1.00			1.00
1513520	FIRE CHIEF	1.00			1.00
1513520	MANAGEMENT ANALYST	2.00			2.00
1513520	OFFICE ASSISTANT I / II	1.00			1.00
1513520	SR. MANAGEMENT ANALYST	1.00			1.00
FIRE FLEET MAINTENANCE		**1.00**			**1.00**
1513540	SR. FIRE EQUIPMENT MECHANIC	1.00			1.00
FIRE OPERATIONS		**63.00**			**63.00**
1113580	DIVISION CHIEF	1.00			1.00
1513580	FIRE BATTALION CHIEF 56	3.00			3.00
1513580	FIRE CAPTAIN (56 HR)	15.00			15.00
1513580	FIRE CAPTAIN 40 HOUR	1.00			1.00
1513580	FIRE ENGINEER (56 HR)	15.00			15.00
1113580	FIRE ENGINEER (56 HR)	3.00			3.00
1113580	FIRE ENGINEER (56 HR)	3.00			3.00
1513580 (FPS Grant)	FIRE INVESTIGATOR CAPTAIN	1.00			1.00
1513580	PARAMEDIC/FIREFIGHTER (56 HR)	15.00			15.00
1113580	PARAMEDIC/FIREFIGHTER (56 HR)	3.00			3.00
1113580	PARAMEDIC/FIREFIGHTER (56 HR)	3.00			3.00
FIRE PREVENTION		**9.00**			**9.00**
1513590	DEVELOPMENT SERVICES TECHNICHIAN	1.00			1.00
1513590	DISASTER PREPAREDNESS COORDINATOR	1.00			1.00
1513590	FIRE INSPECTOR	3.00			3.00
1513590	FIRE INSPECTOR - Grant Funded	1.00			1.00
1113590	FIRE INSPECTOR	1.00			1.00
1513590	FIRE PREVENTION BATTALION CHIEF	2.00			2.00

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CITY OF MURRIETA **SCHEDULE OF AUTHORIZED POSITIONS FOR FISCAL YEAR 2025/26**
FISCAL YEAR 2025/26

DEPARTMENT/DIVISION	POSITION	FY 26 AUTHORIZED POSITIONS as of Comprehensive Salary Update	NOTES	ADDITIONS/ DELETIONS	PROPOSED FY 26 AUTHORIZED POSITIONS as of Q3 Update
POLICE ADMINISTRATION		**2.00**			**2.00**
1103120	POLICE CHIEF	1.00			1.00
1103120	EXECUTIVE ASSISTANT AT-WILL	1.00			1.00
POLICE OPERATIONS		**83.50**			**83.50**
1103160	COMMUNITY SERVICES OFFICER I / II	4.00			4.00
1103160	POLICE AIDE	0.50			0.50
1103160	POLICE CAPTAIN	1.00			1.00
1103160	POLICE CORPORAL	6.00			6.00
1113160	POLICE CORPORAL	1.00			1.00
1103160	POLICE LIEUTENANT	2.00			2.00
1113160	POLICE LIEUTENANT	2.00			2.00
1103160	TRAFFIC INVESTIGATOR I	2.00			2.00
1103160	POLICE OFFICER	43.00			43.00
1113160	POLICE OFFICER	10.00			10.00
1103160	POLICE SERGEANT	7.00			7.00
1113160	POLICE SERGEANT-BWC PROGRAM	1.00			1.00
1103160	POLICE SERVICES TECHNICIAN I / II	1.00			1.00
	POLICE OFFICER - TEMPORARY OVERFILL	3.00			3.00
POLICE/SUPPORT		**57.00**			**57.00**
1103180	ADMINISTRATIVE ASISTANT	1.00			1.00
1103180	CAD/RMS ADMINISTRATOR	2.00			2.00
1103180	MANAGEMENT ANALYST	2.00			2.00
1113180	POLICE CADET	1.00			1.00
1103180	POLICE CAPTAIN	1.00			1.00
1103180	POLICE CORPORAL	3.00			3.00
1113180	POLICE DETECTIVE I / II	3.00			3.00
1113180	POLICE DETECTIVE III	1.00			1.00
1103180	POLICE DETECTIVE I / II	3.00			3.00
1103180	POLICE DETECTIVE III	1.00			1.00
1103180	POLICE LIEUTENANT	2.00			2.00
1103180	POLICE OFFICER	15.00			15.00

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CITY OF MURRIETA **SCHEDULE OF AUTHORIZED POSITIONS FOR FISCAL YEAR 2025/26**
FISCAL YEAR 2025/26

DEPARTMENT/DIVISION	POSITION	FY 26 AUTHORIZED POSITIONS as of Comprehensive Salary Update	NOTES	ADDITIONS/ DELETIONS	PROPOSED FY 26 AUTHORIZED POSITIONS as of Q3 Update
1113180	POLICE OFFICER	2.00			2.00
1103180	POLICE RECORDS SUPERVISOR	1.00			1.00
1103180	POLICE SERGEANT	6.00			6.00
1103180	POLICE SERGEANT-COMMUNITY POLICINGTM	1.00			1.00
1103180	POLICE SERVICES TECHNICIAN I / II	9.00			9.00
1103180	PROPERTY/EVIDENCE TECHNICIAN	1.00			1.00
1103180	CRIME/PROPERTY EVID SPECIALIST	1.00			1.00
1103180	SR. CRIME AND INTELLIGENCE ANALYST	1.00			1.00
POLICE/COMMUNICATIONS		**43.00**			**43.00**
1103130	P/T DISPATCHER I / II	1.00			1.00
1103130	P/T DISPATCHER I / II - LIMITED TERM	2.00			2.00
1113130	PUBLIC SAFETY COMMUNICATIONS MGR	1.00			1.00
1103130	PUBLIC SAFETY DISPATCH SUPVR	4.00			4.00
1113130	PUBLIC SAFETY DISPATCH SUPVR	3.00			3.00
1103130	PUBLIC SAFETY DISPATCHER I / II	27.00			27.00
1113130	PUBLIC SAFETY DISPATCHER I / II	5.00			5.00
PUBLIC WORKS/ENGINEERING		**18.00**			**18.00**
1106120	ADMINISTRATIVE ASSISTANT	1.00			1.00
1116120	ASSOCIATE CIVIL ENGINEER	1.00			1.00
1106120	ASSOCIATE ENGINEER	1.00			1.00
1106120	ASSISTANT ENGINEER	2.00			2.00
1106120	CITY ENGINEER	1.00			1.00
1106120	DEVELOPMENT SERVICES TECH	3.00			3.00
1106120	DIRECTOR OF PW/CITY ENGINEER	1.00			1.00
1106120	EXECUTIVE ASSISTANT	1.00			1.00
1106120	MANAGEMENT ANALYST	1.00			1.00
1106120	PRINCIPAL CIVIL ENGINEER	1.00			1.00

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CITY OF MURRIETA **SCHEDULE OF AUTHORIZED POSITIONS FOR FISCAL YEAR 2025/26**
FISCAL YEAR 2025/26

DEPARTMENT/DIVISION	POSITION	FY 26 AUTHORIZED POSITIONS as of Comprehensive Salary Update	NOTES	ADDITIONS/ DELETIONS	PROPOSED FY 26 AUTHORIZED POSITIONS as of Q3 Update
1106120	PW INSPECTOR	1.00			1.00
1106120	SR CIVIL ENGINEER	1.00			1.00
1116120	SR CIVIL ENGINEER	1.00			1.00
1106120	SR DEVELOPMENT SERVICES TECH	1.00			1.00
1116120	SR PUBLIC WORKS INSPECTOR	1.00			1.00
MUNICIPAL SERVICES - ADMIN		**3.00**			**3.00**
1106500	DIRECTOR OF MUNICIPAL SERVICES	1.00			1.00
1106500	EXECUTIVE ASSISTANT	1.00			1.00
1106500	MANAGEMENT ANALYST	1.00			1.00
MUNICIPAL SERVICES - STREETS		**11.00**			**11.00**
1106545	MAINTENANCE SUPERVISOR	1.00			1.00
1106545	MANAGEMENT ANALYST	1.00			1.00
1106545	MAINTENANCE WORKER I / II	6.00			6.00
1106545	SENIOR MAINTENANCE WORKER	1.00			1.00
1106545	MAINTENANCE MANAGER	1.00			1.00
1106545	TRAFFIC SIGNAL TECHNICIAN	1.00			1.00
MUNICIPAL SERVICES - FACILITIES MAINTENANCE		**6.00**			**6.00**
1106555	MAINTENANCE SUPERVISOR	1.00			1.00
1106555	SENIOR MAINTENANCE WORKER	1.00			1.00
1106555	MAINTENANCE WORKER I / II	1.00			1.00
1116555	MAINTENANCE WORKER I / II	3.00			3.00
MUNICIPAL SERVICES - VEHICLE		**1.00**			**1.00**
1106560	MANAGEMENT ANALYST	1.00			1.00

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CITY OF MURRIETA **SCHEDULE OF AUTHORIZED POSITIONS FOR FISCAL YEAR 2025/26**
FISCAL YEAR 2025/26

DEPARTMENT/DIVISION	POSITION	FY 26 AUTHORIZED POSITIONS as of Comprehensive Salary Update	NOTES	ADDITIONS/ DELETIONS	PROPOSED FY 26 AUTHORIZED POSITIONS as of Q3 Update
MUNICIPAL SERVICES - PARKS MAINTENANCE		**11.00**			**11.00**
1716520	MAINTENANCE WORKER I / II	5.00			5.00
1716520	OFFICE ASSISTANT I / II	1.00			1.00
1716520	SENIOR MAINTENANCE WORKER	1.00			1.00
1716520	PARKS MAINTENANCE SUPERVISOR	1.00			1.00
1716520	PARKS & LANDSCAPE INSPECTOR I	2.00			2.00
1716520	CAPITAL PROJECTS PROGRAM MANAGER	1.00			1.00
LIBRARY		**22.59**			**22.59**
3115900	ADMINISTRATIVE ASSISTANT	1.00			1.00
3115900	LIBRARIAN I / II	4.00			4.00
3115900	LIBRARY ASSISTANT I / II	1.00			1.00
3115900	LIBRARY MANAGER	1.00			1.00
3115900	LIBRARY SERVICES SUPERVISOR	1.00			1.00
3115900	LIBRARY SPECIALIST	2.00			2.00
3115900	ASSISTANT MANAGEMENT ANALYST	1.00			1.00
3115900	OFFICE ASSISTANT II	1.00			1.00
3115900	P/T LIBRARY ASSISTANT I / II	4.71			4.71
3115900	P/T LIBRARY PAGE	1.88			1.88
1115900	P/T LIBRARIAN	1.00			1.00
1115900	P/T LIBRARY SPECIALIST	1.00			1.00
3115900	SUPERVISING LIBRARIAN	2.00			2.00
Grand Total		**472.09**		**-**	**472.09**

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 17.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Justin Clifton, City Manager

PREPARED BY: Isaac Bravo, Management Analyst

SUBJECT: Discussion Regarding Potential Modifications to City Council Term Limits

ABSTRACT

At the request of Council Member Stone, this report provides relevant background and analysis regarding potential changes to existing City Council term limits, including the potential placement of a ballot measure, and requests direction from the City Council.

RECOMMENDATION

Provide direction to staff regarding the potential initiation of a ballot measure for the November 2026 General Municipal Election related to a proposed increase of the existing City Council term limits.

PRIOR ACTION/VOTE

On December 7, 2010, Ordinance No. 444-10 was adopted by declaration of the results of the November 2, 2010, General Municipal Election, establishing term limits for local elected officials (Measure C) (Vote: 4-0-1).

On February 1, 2011, the City Council voted to introduce an ordinance with clarifying language on Measure C (Vote: 5-0).

On February 15, 2011, the City Council directed staff to return with an ordinance to clarify when the term limits became effective 11-2-10 (Vote: 4-0-1).

On March 1, 2011, Ordinance No. 454-11 was introduced with clarifying language (Vote: 5-0).

On March 15, 2011, the City Council adopted Ordinance No. 454-11, clarifying when the term limit application commenced (Vote:4-0-1).

CITY COUNCIL GOAL

Maintain a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency.

DISCUSSION

Pursuant to Section 2.8.1 of the City Council Rules of Procedure, Council Member Stone requested that the City Manager place this item on a future City Council agenda for discussion regarding potential modifications to existing City Council term limits. Because the request was submitted directly to the City Manager under Section 2.8.1, consideration under Section 2.8.2 was not required.

The November 3, 2026, General Municipal Election presents an opportunity for the City Council to consider placing measures before Murrieta voters on matters involving municipal governance, policy, fiscal, or operational issues that may require or benefit from direct voter approval. Placement of a ballot measure would allow residents to directly participate in decisions that may impact the organization, structure, and long-term direction of the City.

Council Member Stone expressed interest in considering a modification to the City's current term limits by expanding the existing limit from two consecutive four-year terms to three four-year terms, whether consecutive or non-consecutive. Because Murrieta's term limits were originally approved by voters, any amendment would require voter approval pursuant to California Government Code Section 36502(b).

If the City Council wishes to place a measure on the November 2026 ballot, action must occur in accordance with the timelines established by the Riverside County Registrar of Voters by August 7, 2026.

Key Considerations

Cities throughout Southwest Riverside County have adopted varying approaches to term limits. Some cities have no term limits, while others permit two or three terms, with certain jurisdictions allowing reelection after a break in service. Murrieta currently limits City Council Members to two consecutive four-year terms, while allowing reelection after leaving office for at least one term.

Proponents of longer-term limits would assert that additional time in office promotes continuity in governance, preserves institutional knowledge, and strengthens the City's ability to advocate on regional and long-term initiatives. They may also contend that experienced elected officials are better positioned to navigate complex governmental processes, maintain regional partnerships, and advance major infrastructure, transportation, economic development, and public safety initiatives that often span many years.

Conversely, proponents of shorter-term limits may emphasize leadership rotation, accountability, and the introduction of new perspectives into local government. They may argue that regular turnover encourages broader civic participation, reduces the concentration of influence among long-serving officials, and creates opportunities for new ideas and diverse representation in local governance.

FISCAL IMPACT

While there is no direct fiscal impact associated with this report, if the City Council opts to proceed with a ballot measure, the estimated cost for placing a ballot measure on the November 2026 General Election is approximately an additional $143,000, subject to fluctuation based on text quantity and postage.

ATTACHMENTS

None.

CITY OF MURRIETA
City Council Meeting Agenda Report

6/2/2026
Agenda Item No. 18.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

SUBJECT:
E-Bike Safety

RECOMMENDATION

At the request of Mayor Pro Tem Holliday and Council Member Stone discuss Murrieta resident's safety concerns regarding E-Bikes and the feasibility of stricter enforcement or regulations to be brought back for further consideration.

CITY OF MURRIETA
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Agenda Item No. CS1.

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6/2/2026
Agenda Item No. CS2.