CITY COUNCIL MEETING

CEMETERY DISTRICT BOARD

AGENDA

WEDNESDAY, MAY 13, 2026

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595
CLOSED SESSION: 4:30 PM | REGULAR SESSION 6:00 PM

Carlos Marquez - Mayor | District 1
Dustin Nigg - Mayor Pro Tem | District 2
Ashlee DePhillippo - Council Member| District 5
Bridgette Moore - Council Member | District 4
Joseph Morabito - Council Member | District 3

Chris Mann, City Manager
Thomas D. Jex, City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

CALL TO ORDER – CLOSED SESSION - 4:30 P.M.

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

CLOSED SESSION

Presented By: Thomas D Jex, City Attorney

RECOMMENDATION:

1. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matter of pending litigation:

Angie Garcia v. City of Wildomar, et al; Case No. CVME2517512

2. The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding represented employees pursuant to Government Code 54957.6.

Agency representative: City Manager Chris Mann
Employee organization: Teamsters Local 986, General Teamsters, Airline, Aerospace & Allied Employees, Public, Professional, & Medical Employees, Warehousemen, Drivers, Construction, Rock and Sand Affiliated with the International Brotherhood of Teamsters

CALL TO ORDER – OPEN SESSION - 6:00 P.M.

The City Council serves as the Board of the Wildomar Cemetery District. This meeting is convened as a meeting of both bodies.

ROLL CALL

Discussion and determination on whether an absence is excused.

FLAG SALUTE

CLOSED SESSION REPORT

PRESENTATIONS

1. Proclamation: Building & Safety Month
2. Proclamation: Officer Roxann Baca: RSO Explorer Program
3. Proclamation: Animal Friends of the Valleys (AFV) - Nonprofit of the Year
4. Recognition: Lake Elsinore Unified School District - Retirees from Wildomar
5. Other presentations

DEPARTMENT REPORTS

Police Department Quarterly Update - January - March, 2026.
Presented By: Lt. Jeff Reese, Police Department

RECOMMENDATION:
Receive the presentation.

Fire Department Quarterly Update - January - March, 2026.
Presented By: Chief Dustin Reed, Fire Department

RECOMMENDATION:
Receive the quarterly update.

Wildomar Library Quarterly Update - January - March, 2026.
Presented By: Sandra Brautigam, Wildomar Library

RECOMMENDATION:
Receive the presentation.

PUBLIC COMMENTS
*This is the time when the City Council receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.*

APPROVAL OF THE AGENDA AS PRESENTED
The City Council to approve the agenda as it is herein presented, or, if it is the desire of the City Council, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR
All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the City Council, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 City Council/ Cemetery District Board Minutes - April 8, 2026 - Regular Meeting
Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:
Approve the minutes as presented.

1.2 April 2026 City Warrant Register

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2025/2026:

1. Warrant Register dated 4-2-2026 in the amount of $843.11.
2. Warrant Register dated 4-6-2026 in the amount of $951,019.57.
3. Warrant Register dated 4-7-2026 in the amount of $2,026.20.
4. Warrant Register dated 4-9-2026 in the amount of $218,923.74.
5. Warrant Register dated 4-13-2026 in the amount of $3,869.78.
6. Warrant Register dated 4-16-2026 in the amount of $366,872.10.
7. Warrant Register dated 4-23-2026 in the amount of $1,396,594.60.
8. Warrant Register dated 4-30-2026 in the amount of $169,535.62.
9. Wire Transfer Register dated 4-30-2026 in the amount of $1,344,385.73.
10. Payroll Register dated 4-30-2026 in the amount of $529,315.38.

1.3 April 2026 Cemetery Warrant Register

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2025/2026

1. Warrant Register dated 4-6-2026 in the amount of $35,085.98.
2. Warrant Register dated 4-9-2026 in the amount of $1,222.91.
3. Warrant Register dated 4-16-2026 in the amount of $667.56.
4. Warrant Register dated 4-23-2026 in the amount of $190,912.50.
5. Warrant Register dated 4-30-2026 in the amount of $9,617.23.

1.4 March 2026 City Treasury Report

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

Approve the City Treasury Report for March 2026.

1.5 March 2026 Cemetery Treasury Report

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

Approve the Treasury Report for March 2026.

1.6 **Second Reading of Ordinance No. 263 Amending Ordinance No. 249 to Establish Construction Cost Index Adjustments to the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program**
Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Adopt an Ordinance entitled:

ORDINANCE NO. 263
AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING ORDINANCE NO. 249 TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

1.7 **Notice of Intent to Hold a Public Hearing of Delinquent Trash Charges for Calendar Year 2025**
Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Provide a Notice of Intent to hold a Public Hearing on June 10th, 2026 at 6:00 pm in the City Council chambers, for placing a levy on parcels with unpaid charges for trash collection services.

1.8 **Landscaping and Lighting Maintenance District No. 89-1-Consolidated: Initiating Proceeding for Levy and Collection of Assessments**
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR ALL ZONES OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

1.9 Landscaping and Lighting Maintenance District No. 89-1-Consolidated: Approval of Engineers Report and Intention to Levy

Location: Landscape and Lighting Maintenance Zones (Various Locations Citywide)
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE ANNUAL ENGINEER'S REPORT REGARDING THE PROPOSED LEVY AND COLLECTION OF ASSESSMENTS FOR ALL ZONES OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, FISCAL YEAR 2026-27

2. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR ALL ZONES OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, FISCAL YEAR 2026-27

1.10 County Service Areas Notice of Intent to Establish Charges for FY 2026-27

Location: County Service Areas 22, 103, and 142 (Various Locations Citywide)
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, SETTING THE PUBLIC HEARING TO ESTABLISH SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2026-27

1.11 Professional Services Agreement with Accenture Infrastructure and Capital Projects, LLC, for Construction Management Services for the Bundy Canyon Rd., Segment 2, Improvement Project (CIP 026-2)

Location: Bundy Canyon Rd. (between Oak Canyon Dr. and The Farm Road)
Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:

Approve and Authorize the City Manager to Execute a Professional Services Agreement with Accenture Infrastructure and Capital Projects, LLC, for Construction Management Services for the Bundy Canyon Rd., Segment 2, Improvement Project (CIP 026-2).

1.12 Request to Annually Raise MIA/POW Flag at the Wildomar Cemetery for Memorial Day

Location: Wildomar Cemetery (21400 Palomar St., Wildomar, CA)
Presented By: Daniel Torres , Wildomar Cemetery

RECOMMENDATION:

Approve the annual display of the Missing in Action (MIA)/Prisoner of War (POW) commemorative flag at the Wildomar Cemetery District flagpole on Memorial Day in accordance with the City Flag Display Policy.

1.13 Professional Services Agreement with MNS Engineers, Inc. for Engineering and Design Services for Sedco Boulevard Roadway Safety Improvements and MDP Line C (CIP 096) and Cooperative Funding Agreement with the Riverside County Flood Control and Water Conservation District (District) for Sedco MDP Line C, Stage 1

Location: Sedco Boulevard from Mission Trail to Lakeview Terrace
Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:

1. Authorize the City Manager and Mayor to execute the Funding/Cooperative Agreement with Riverside County Flood Control and Water Conservation District (District) for the Design and Construction of the Sedco Master Drainage Plan Line C, Stage 1

2. Authorize the City Manager to execute a Professional Services Agreement with MNS Engineers, Inc. in the amount not to exceed $580,685 for the Sedco Boulevard Roadway Safety Improvements Project (CIP 096).

1.14 Acceptance of Public Improvements of Plot Plan No. 13-0089 - Villa Siena Apartment Project

Location: Prielipp Road between Elizabeth Lane and Jana Lane, APN 380-290-029
Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PLOT PLAN NO. 13-0089 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

1.15 Amending the Background Check Policy for Commissioners and Committee Members

Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:

Adopt the amended Background Check Policy for Commissioners and Committee Members.

1.16 Measure AA Oversight Advisory Committee Appointment

Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:

Appoint Don Saunders to the Measure AA Oversight Advisory Committee for the term ending January 2027.

1.17 Tri-Party Consulting Service Agreement for the Mission Hills Wildomar Project (PLN-25-0085) Environmental Documentation

Presented By: Abdu Lachgar , Community Development Department

RECOMMENDATION:

1. Authorize the City Manager to execute a Tri-Party Consultant Services Agreement (Attachment A) between the City of Wildomar, Oliver Investments, and EPD Solutions, Inc. for preparation of environmental documentation for the Mission Hills Wildomar Project; and

2. Authorize the City Manager to execute a Consultant Services Agreement/Contract between the City of Wildomar and EPD Solutions, Inc. for preparation of environmental documentation for the Mission Hills Wildomar Project, based on the proposed scope shown in Attachment B.

1.18 Bundy Canyon Road Rehab Project and Slurry Seal Project (CIP 057-3, 058-3) Contract Items

Location: Bundy Canyon Road (east of I-15 to Murrieta Rd.)

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

1. Authorize the City Manager to execute a Memorandum of Understanding (MOU) with the City of Menifee for resurfacing Scott Road/Bundy Canyon Road as part of the City of Wildomar's Bundy Canyon Road Rehab Project (CIP 057-3).

2. Authorize the Public Works Director to execute a three-party Escrow Agreement with Citizens Business Bank and Project Contractor All American Asphalt, as allowed under Public Contract Code Section 22300.

3. Approve a supplemental appropriation of $100,000 in expenditures and increase in revenue budget for Fund 507 to allocate available grant funds to CIP 057-3.

1.19 Professional Service Agreement with Albert A. Webb & Associates (WEBB) for planning and environmental services for creation of the Old Town Specific Plan

Presented By: Robert Flores , Community Development Department

RECOMMENDATION:

1. Authorize the City Manager or designee to execute a Professional Services Agreement with Albert A. Webb & Associates (WEBB) in the amount not to exceed $459,225 for planning and environmental services for the preparation of the city-initiated Old Town Specific Plan; and

2. Approve a supplemental appropriation for Fund 110 (Cannabis DA) in the amount of $459,225.

1.20 Amendments to the Tri-Party Agreement and Agreement for Services for "The Bluffs" Specific Plan Project and associated environmental documentation (PLN 24-0048)

Presented By: Abdu Lachgar , Community Development Department

RECOMMENDATION:

1. Authorize the City Manager to execute the amendment for the Tri-Party Agreement (Attachment A) between the City of Wildomar, The Bluffs at Hidden Springs, LLC, Inc. and PlaceWorks, Inc. for the preparation of The Bluffs Specific Plan (SP) document and associated environmental documentation under CEQA; and

2. Authorize the City Manager to execute the amendment for the Agreement for Services (Attachment B) between the City of Wildomar and PlaceWorks, Inc. for the preparation of an SP document and associated environmental documentation under CEQA for the Bluffs at Hidden Springs Project.

1.21 Tri-Party Consulting Service Agreement for the Westpark Promenade (Tri-Pointe) project, substantial conformance Environmental Documentation

Presented By: Abdu Lachgar , Community Development Department

RECOMMENDATION:

1. Authorize the City Manager to execute a Tri-Party Consultant Services Agreement (Attachment A) between the City of Wildomar, Tri-Pointe Homes, and EPD Solutions, Inc. for preparation of environmental documentation for the Westpark Promenade (Tri-Pointe) Project substantial conformance; and

2. Authorize the City Manager to execute a Consultant Services Agreement/Contract between the City of Wildomar and EPD Solutions, Inc. for preparation of environmental documentation for the Westpark Promenade (Tri-Pointe) Project substantial conformance, based on the proposed scope shown in Attachment B.

1.22 **Approval of a Services Agreement with Infinity Technologies for Information Technology and GIS Support Services**
Presented By: Cory Gorham , City Manager's Office

RECOMMENDATION:
Authorize the City Manager to execute a Services Agreement with Infinity Technologies for Information Technology and GIS Support Services and waive any informality or irregularity in the bid.

2. PUBLIC HEARINGS
No items scheduled.

3. GENERAL BUSINESS

3.1 **Road Maintenance and Rehabilitation - Program Summary and Potential List of Streets for FY 26/27 Project**
Presented By: Cameron Luna , Public Works/ Engineering Department

RECOMMENDATION:
Receive and file the Road Maintenance and Rehabilitation (Road Rehab) Update and receive and provide input on the proposed list of streets for the FY 26/27 Road Rehab Project.

3.2 **Streetlight Program Feasibility Analysis and Phase 1 Streetlight Project**
Location: Various Streets
Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:
Approve the Phase 1 Streetlight Project recommendation and direct staff to add the Phase 1 Streetlight Project to the Citys 5-Year (FY 2026-27 to FY 2030-31) Capital Improvement Program.

COUNCIL COMMUNICATIONS
This is the opportunity for the City Council to report on city and regional committees and community events.

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION
NOTICE:
City Council/ Cemetery District Board meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third

party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

MEETINGS

Regular City Council/Cemetery District Board Meetings are generally held on the 2nd Wednesday of every month at 6:00 P.M. The City Council adopts the meeting schedule annually.

Meeting Schedule for 2026

January 14th | February 10th | March 11th | April 8th | May 13th | June 10th | July 8th | August 12th | September 9th | October 14th | November 18th | December 9th

LOCATION

City Council Chambers, 23873 Clinton Keith Road, Ste. 106, Wildomar, CA 92595.

VIEW THE MEETING

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595

2. Watch Live

wildomar.gov/129/Agendas-Videos-Watch-Live or stream on YouTube.com/@CityofWildomar

3. Cable TV | Frontier Channel 36 or AT&T Channel 99

PARTICIPATE IN THE MEETING

1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the City Clerk in the basket located at the front of the chambers.
3. When the City Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Mayor will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the City Council may provide. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751 x210, no later than 10:00 a.m. on the day preceding the scheduled meeting.

REPORTS

All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road, and on the City's website at the following address: Wildomar.gov. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available by appointment for public inspection at City Hall during regular business hours.

AFFIDAVIT OF POSTING

I, Janet Morales Garcia, Wildomar City Clerk do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at Wildomar.gov.

Janet Morales, CMC
City Clerk
Dated: May 07, 2026

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: May 13, 2026

SUBJECT: Police Department Quarterly Update - January - March, 2026.

SUBMITTED BY: Lt. Jeff Reese

ACTION:
Receive the presentation.

FISCAL IMPACT:
As this is only an update on activities, there is no fiscal impact.

ATTACHMENTS:
1. Presentation - Quarterly update

City of Wildomar

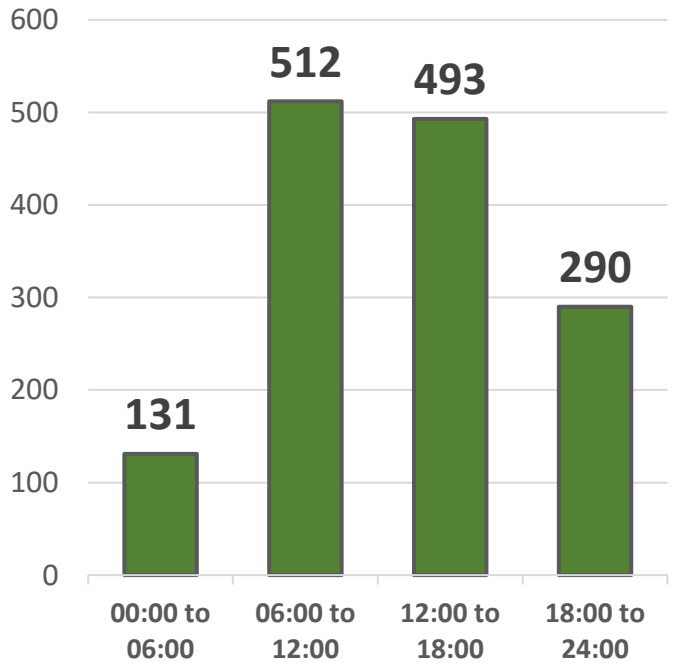
Stats

January to March 2026

Calls for Service

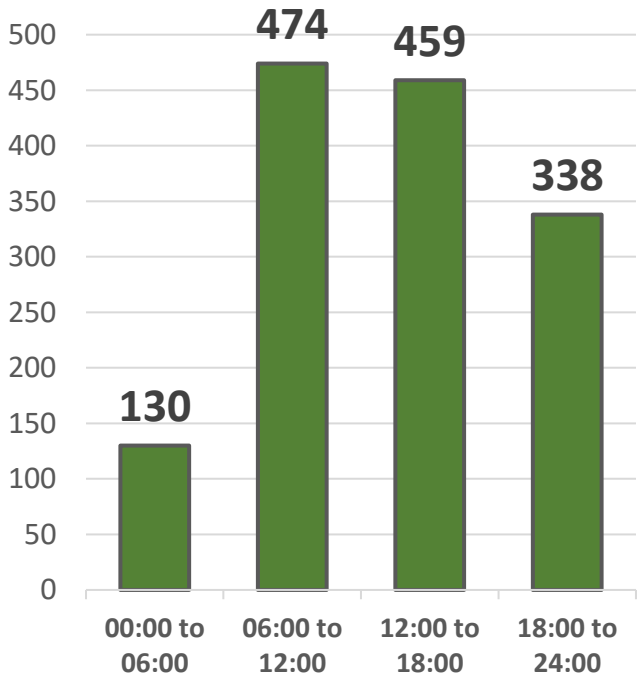
Jan – 1,426

Jan 2025 – 1,206



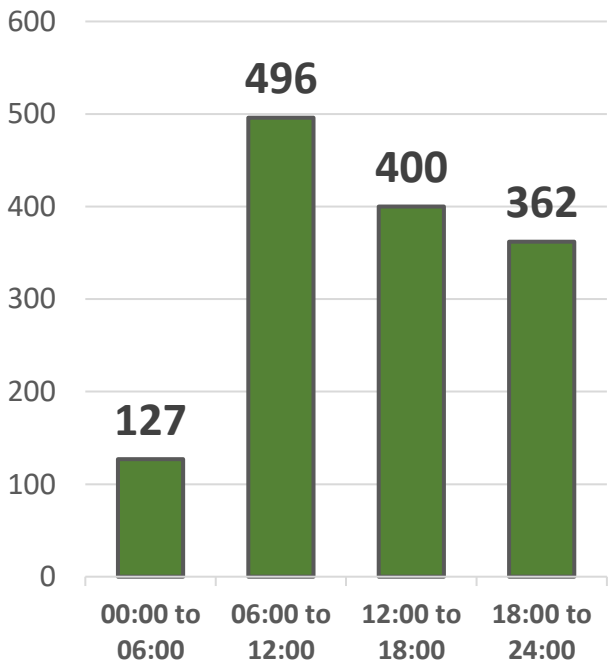
Feb – 1,401

Feb 2025 – 1,197

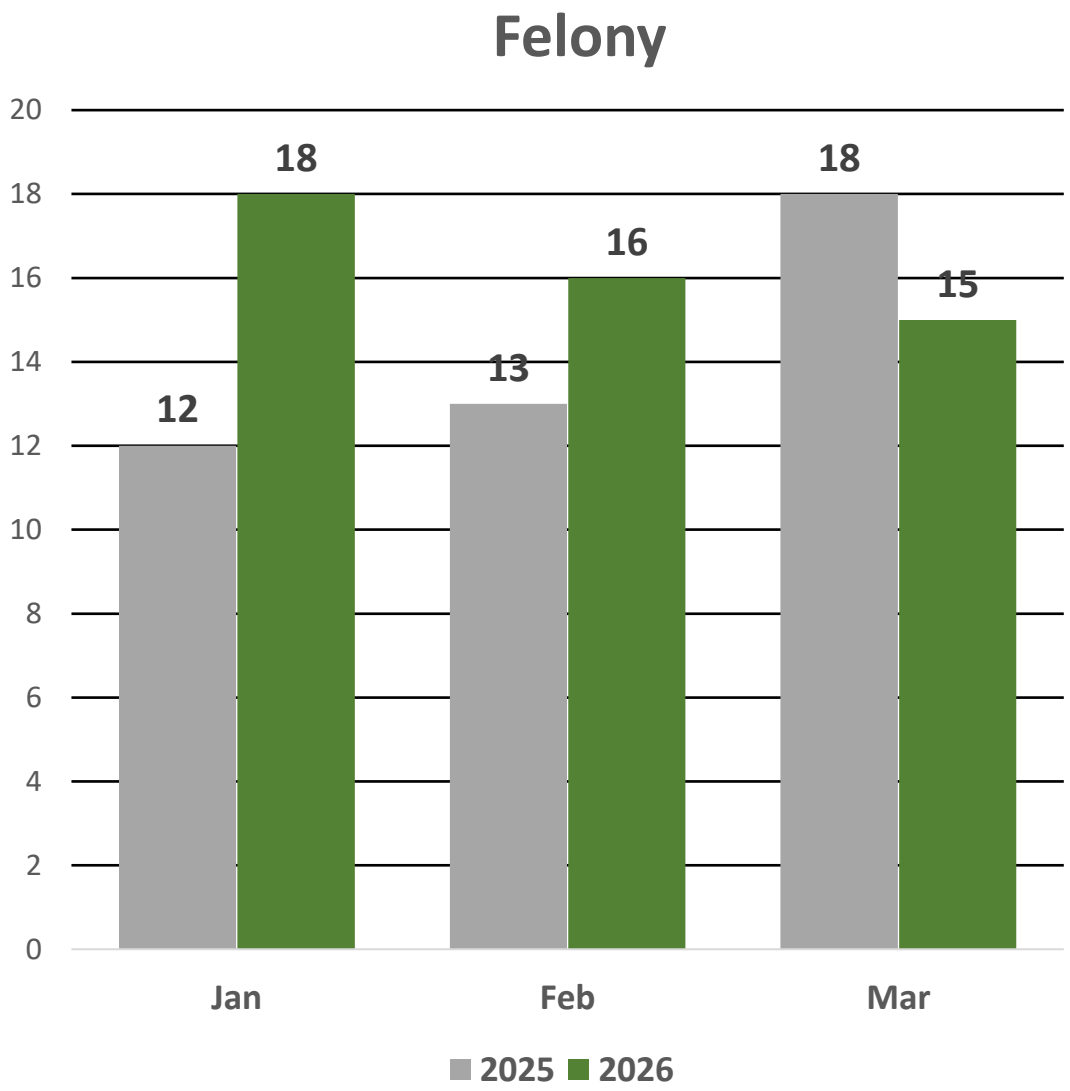


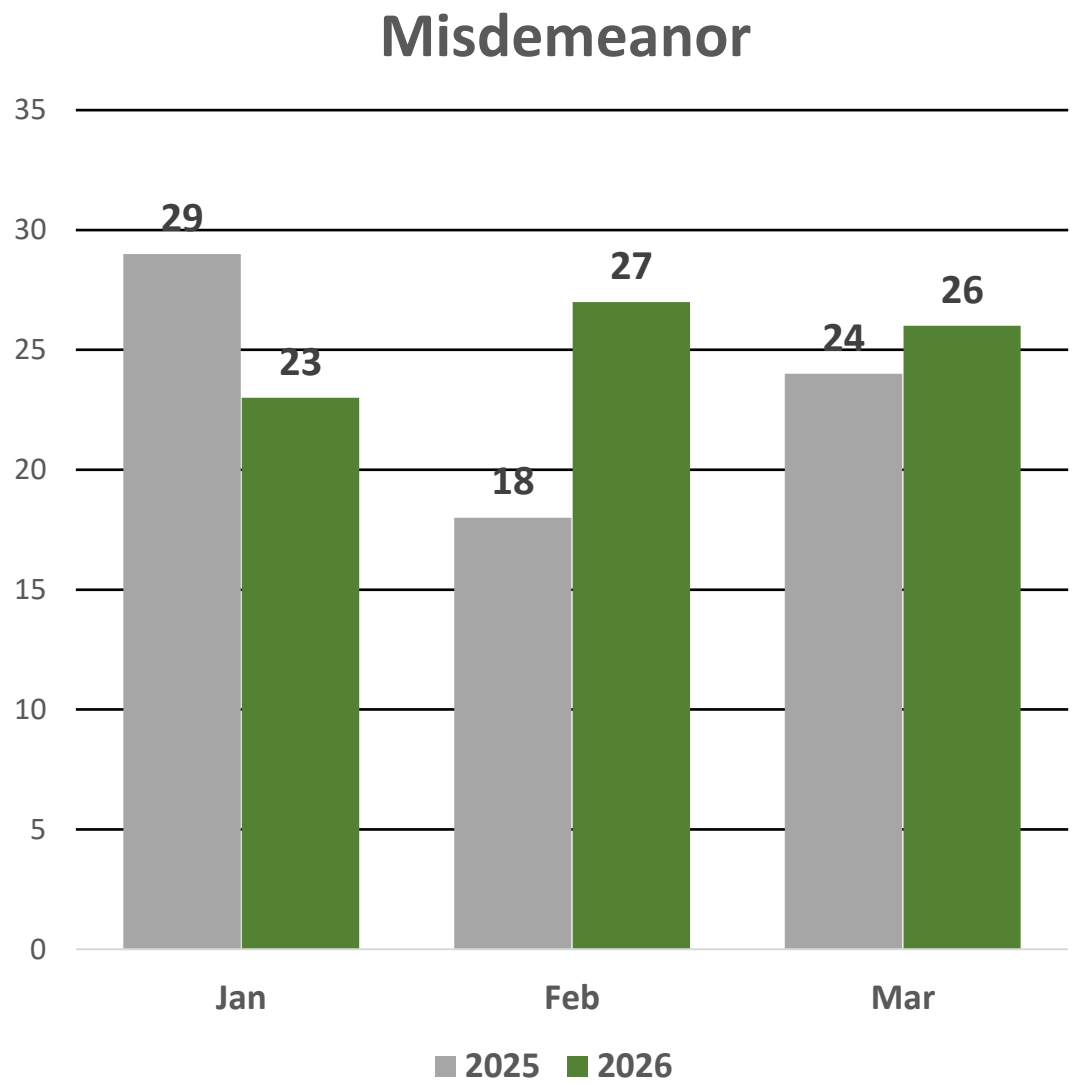
Mar – 1,385

Mar 2025 – 1,359



Arrests


Felony
20
18
16
14
12
10
8
6
4
2
0
18
16
18
15
12
13
Jan
Feb
Mar
2025
2026


Misdemeanor
35
30
25
20
15
10
5
0
29
23
18
27
24
26
Jan
Feb
Mar
2025
2026

Part 1 - Property & Violent Crimes

	Oct	Nov	Dec	Jan	Feb	Mar	6-Month 2024/25	6-Month 2025/26
Aggravated Assault	3	4	2	4	1	3	**21**	**17**
Robbery	0	0	0	0	0	0	**1**	**0**
Sex Crimes	0	0	0	2	0	1	**4**	**3**
Homicide	0	1	0	0	0	0	**0**	**1**
Burglary	4	7	6	3	6	5	**20**	**31**
Larceny	31	23	12	20	22	10	**124**	**118**
Veh Theft	3	5	3	7	1	4	**16**	**23**

Part 1 - Violent Crimes

	Jan		Feb		Mar	
	2025	2026	2025	2026	2025	2026
Aggravated Assault	5	4	4	1	3	3
Robbery	0	0	0	0	0	0
Sex Crimes	0	2	2	0	0	1
Homicide	0	0	0	0	0	0

Part 1 - Property Crimes

	Jan		Feb		Mar	
	2025	2026	2025	2026	2025	2026
Burglary	8	3	3	6	2	5
Larceny	26	20	20	22	12	10
Vehicle Theft	1	7	3	1	5	4

Average Response Time

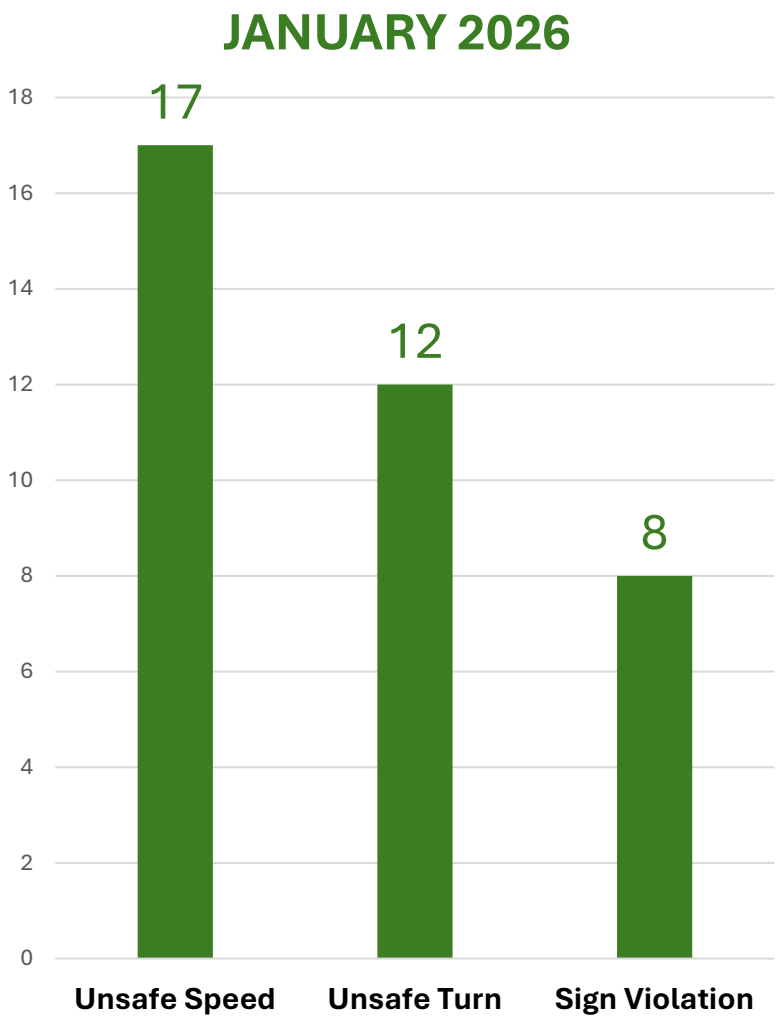
	Priority 1		Priority 2		Priority 3		Priority 4	
	ART	CFS	ART	CFS	ART	CFS	ART	CFS
Jan	8.52	20	19.14	276	35.11	250	48.57	137
Feb	8.71	18	17.99	257	34.13	268	44.98	161
Mar	7.24	25	19.23	310	35.75	318	44.79	162

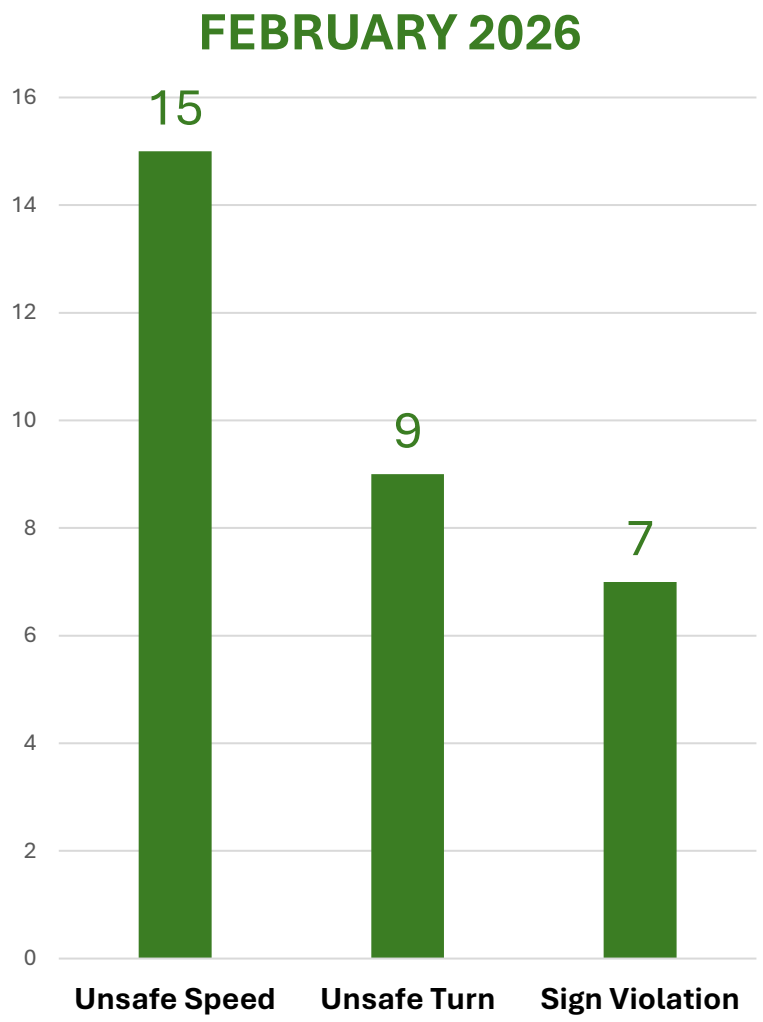
Priority 1 calls: Threat to human life or property, which involve a high level of violence or serous injury.
Priority 2 calls: Pose or did pose immediate threat to human life or property.
Priority 3 calls: Circumstances which are neither urgent nor life threatening.
Priority 4 calls: Most past calls are considered a priority 4. (Fraud, Burglary, and Theft not in progress)

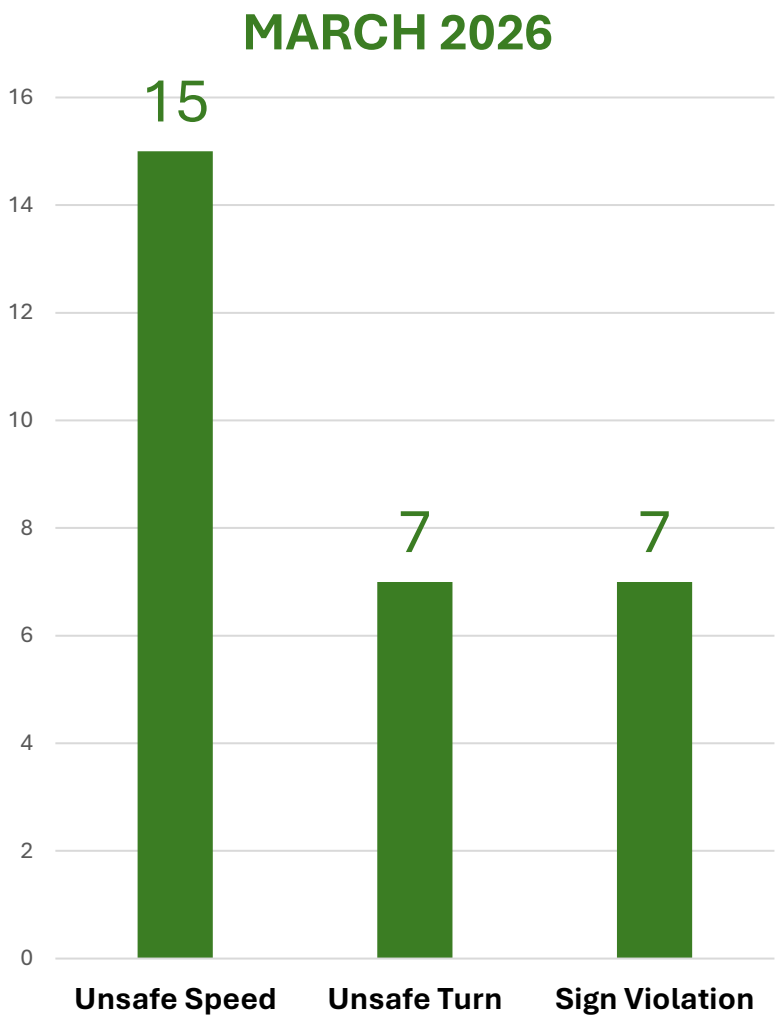
Traffic Collisions

	Jan	Feb	Mar
Total Collisions	37	31	29
Fatal Collisions	0	0	0
Total Citations	279	273	201

PRIMARY COLLISION FACTORS







THANK YOU

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: May 13, 2026

SUBJECT: Fire Department Quarterly Update - January - March, 2026.

SUBMITTED BY: Chief Dustin Reed, Division Chief 3105 â€“ Riverside Unit

ACTION:
Receive the quarterly update.

FISCAL IMPACT:
As this is only an update on activities, there is no fiscal impact.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: May 13, 2026

SUBJECT: Wildomar Library Quarterly Update - January - March, 2026.

SUBMITTED BY: Sandra Brautigam, Branch Manager, Wildomar Library

ACTION:
Receive the presentation.

FISCAL IMPACT:
As this is merely a report on activities, it does not have any fiscal impact.

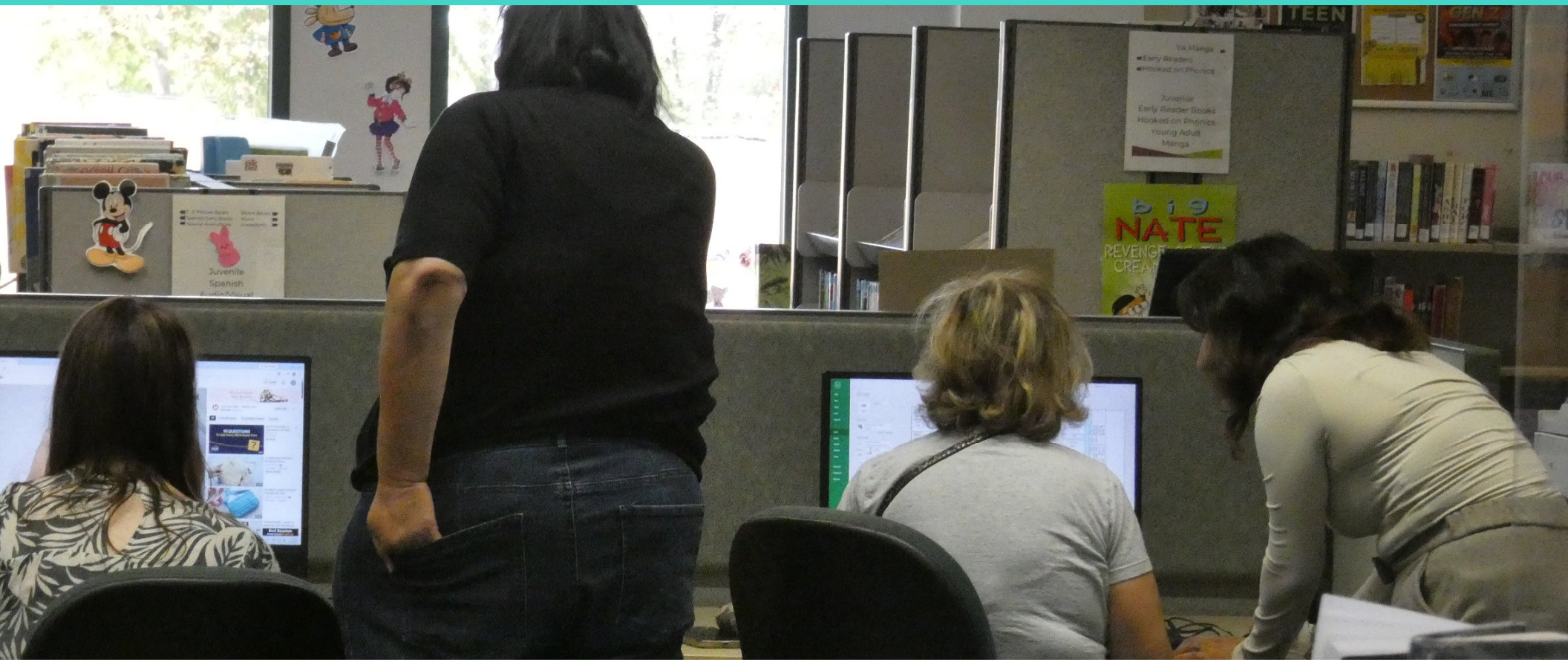
ATTACHMENTS:
1. Presentations: Wildomar Library First Quarter 2026

Riverside County
Library System

Wildomar Library Report 2026

First Quarter: January, February, March

Community Services



Community Services

- Computer Sessions 1,480
  - January - 445 February - 482 March - 550
- Wi Fi Sessions 3,926
  - January - 1,530 February - 969 March - 1,427
- Reference Questions 2722
  - January - 956   February - 755   March - 1,011

Library Use

Library Availability and Use

- Service Hours 545
  - January - 177 February – 172 March 196
- Library Visitors 13,800
  - January - 4410 February - 4146 March - 5244
- New Library Accounts 271
  - January – 90 February – 94 March - 87
- Community Room Outside Use 28
  - January - 13 February - 7 March - 8

Programs

Programs

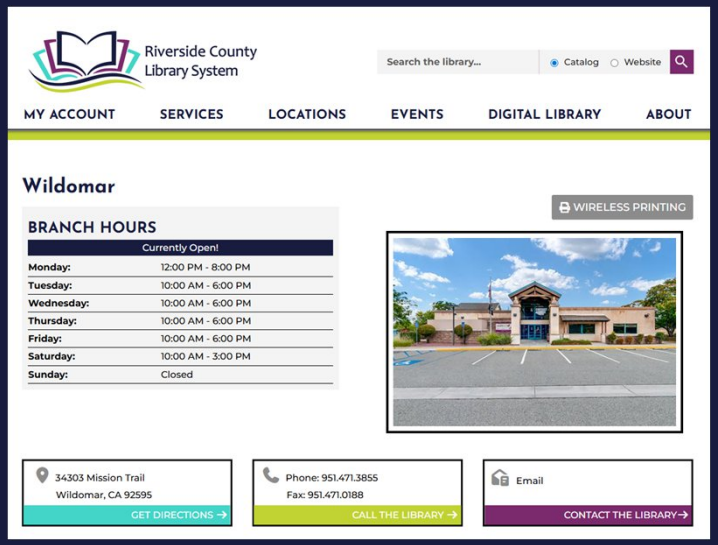
- Children and Family 31/761 (# of programs/attendance)
  - January - 9/177, February - 9/168, March - 13/416
- Bilingual 11/386
  - January - 4/138, February - 3/80, March - 4/168
- Teen 8/86
  - January - 2/17, February - 3/37, March - 3/32
- Adult 31/415
  - January - 10/138, February - 8/153, March - 13/124

Circulation

Circulation

- Children 12,187
  - January - 3,851, February - 3,865, March - 4,471
- Teen 984
  - January - 403, February - 289, March - 292
- Adult 4,204
  - January - 1,397, February - 1,286, March - 1,521

Stay in Touch!



https://www.rivlib.com/location/wildomar

Infowil@rivlib.net

951-471-3855

Facebook.com/WildomarLibrary

@wildomarlibrary

Thank You!

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: May 13, 2026

SUBJECT: City Council/ Cemetery District Board Minutes - April 8, 2026 - Regular Meeting

SUBMITTED BY: Janet Morales Garcia, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
1. Minutes - 04-08-2026-cm

MINUTES
CITY OF WILDOMAR
CITY COUNCIL/CEMETERY DISTRICT
WEDNESDAY, APRIL 8, 2026
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

Closed Session: 4:30 PM | Regular Session 6:00 PM

CALL TO ORDER - CLOSED SESSION - 4:30 P.M.

The Closed Session was called to order by Mayor Marquez at 4:31 p.m.

ROLL CALL

Members in attendance: Carlos Marquez, Ashlee DePhillippo, Bridgette Moore, and Joseph Morabito

Members absent: Dustin Nigg

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

1. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:

Properties: 20580 Palomar Street, Wildomar, CA 92595, APN 368-030-057, and Parcel adjacent to and immediately north of 20580 Palomar Street, Wildomar, CA 92595 and West of Mission Trail, APN 368-030-043?
Agency negotiators: City Manager Chris Mann
Negotiating parties: Hoa V. Pham and Hong-Van Thi Pham
Under negotiation: Instruction regarding price and terms of payment.

1. The City Council will meet in closed session pursuant to the provisions of

Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:

Property: 33767 Raciti Road, Wildomar, CA 92595, APN: 366-320-050
Agency negotiators: City Manager Chris Mann
Negotiating parties: Mark Lamont Smith
Under negotiation: Instruction regarding price and terms of payment.

2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matters of pending litigation:

a. In the Matter of the Appeal of Misty Cheng and City of Wildomar v. Board of Administration California Public Employees Retirement System; Case No. 2024-0358

b. Angie Garcia v. City of Wildomar, et al; Case No. CVME2517512

The City Council convened into Closed Session at 4:32 p.m.

CALL TO ORDER - OPEN SESSION - 6:00 P.M.

The Regular Joint Meeting of the Wildomar City Council and the Wildomar Cemetery District was called to order by Mayor Marquez at 6:01 p.m.

ROLL CALL

Members in attendance: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, and Joseph Morabito

Members absent: None.

Staff in attendance: City Manager Mann, City Attorney Jex, City Clerk Morales Garcia, Community Development Director Flores, Public Works Director/City Engineer Farag, Human Resources and Risk Manager Wolf, Finance Manager Jantz, Assistant to the City Manager Gorham, Public Works Manager Torres, and Principal Planner Lachgar.

FLAG SALUTE

The flag salute was led by Mayor Pro Tem Nigg

CLOSED SESSION REPORT

City Attorney Jex stated that the City Council met in Closed Session regarding all the items. In regards to item 2b, the City Council voted unanimously to defend the litigation. No reportable actions on the remainder of the items.

PRESENTATIONS

1. Proclamation: Eagle Scout Logan John Stuart
2. Proclamation: DMV/Donate Life Month
3. Introduction: Fire Chief Robert Fish and Battalion Chief Shawn Burris
4. Legislative Update: Cal Cities - Jesse Ramirez

DEPARTMENT REPORTS

Community Development Department & Development Update

PUBLIC COMMENTS

The following individuals provided public comments on items not on the agenda:

1. Ron Pirayoff, Lake Elsinore Unified School District.
2. Jessica Hume, resident.
3. Dallin Olsingch, Church of Jesus Christ of Latter Day Saints.
4. Stella McCleran, residents.
5. Julie Paule, SRCAR

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

1) CONSENT CALENDAR

Moved by Ashlee DePhillippo; seconded by Dustin Nigg to approve the Consent Calendar.

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

1.1) City Council/ Cemetery District Board Minutes - March 11, 2026 - Regular Meeting

Approved the minutes as presented.

1.2) March 2026 City Warrant Register

Approved the following:

For Fiscal Year 2025/2026:
1. Warrant Register dated 3-2-2026 in the amount of $7,280.92
2. Warrant Register dated 3-5-2026 in the amount of $146,338.45
3. Warrant Register dated 3-12-2026 in the amount of $1,947,124.19
4. Warrant Register dated 3-19-2026 in the amount of $198,914.65
5. Warrant Register dated 3-26-2026 in the amount of $83,751.75
6. Warrant Register dated 3-31-2026 in the amount of $489.35
7. Wire Transfer Register dated 3-31-2026 in the amount of $57,291.98
8. Payroll Register dated 3-31-2026 in the amount of $515,879.45.

1.3) March 2026 Cemetery Warrant Register

Approved the following:

For Fiscal Year 2025/2026
1. Warrant Register dated 3-5-2026 in the amount of $2,017.55
2. Warrant Register dated 3-12-2026 in the amount of $2,413.06
3. Warrant Register dated 3-19-2026 in the amount of $16,296.09
4. Warrant Register dated 3-31-2026 in the amount of $455.64.

1.4) February 2026 City Treasury Report

Approved the City Treasury Report for February 2026.

1.5) February 2026 Cemetery Treasury Report

Approved the Treasury Report for February 2026.

1.6) Second Reading and Adoption of Ordinance No. 262 adding a chapter under Title 10 (Vehicles and Traffic) of the Municipal Code relating to bicycles and e-conveyances, including E-Bikes.

1. Determined that Municipal Code Amendment (DCA) No. 2026-01, and its adopting Ordinance No. 262, is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the common sense exemption, Section 15061(b)(3) of the CEQA Guidelines.

2. Conducted a second reading by title only and adopt Ordinance No. 262 amending Title 10 (Vehicles and Traffic) of the Wildomar Municipal Code, as entitled:

ORDINANCE NO. 262
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADDING CHAPTER 10.56 (BIKES, E-BIKES, E-SCOOTERS AND E-SKATEBOARDS) TO TITLE 10 (VEHICLES AND TRAFFIC) OF THE WILDOMAR MUNICIPAL CODE RELATING TO BICYCLES, ELECTRIC BICYCLES, ELECTRIC SCOOTERS AND ELECTRIC SKATEBOARDS

1.7) Acceptance of FY2024-25 Annual Comprehensive Financial Report and Cemetery District Financial Statement

Received and filed the FY2024-25 Annual Comprehensive Financial Report and Cemetery District Financial Statement.

1.8) Updating the City’s Conflict of Interest Code

Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 15
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, UPDATING THE CITY'S CURRENT CONFLICT OF INTEREST CODE SET FORTH BY THE CALIFORNIA STATE FAIR POLITICAL PRACTICES COMMISSION FOR ELECTED OFFICIALS, BOARD AND COMMISSION MEMBERS, AND EMPLOYEES OF THE CITY OF WILDOMAR

1.9) TUMF Agreement Amendment No. 4 for the Palomar St. Widening Project

Authorized the City Manager to execute a Fourth TUMF Agreement Amendment with the Western Riverside Council of Governments (WRCOG) for the Palomar Street Widening Project.

1.10) Resolution Authorizing the Citys Participation in a National Opioid Litigation Settlement: In re: National Prescription Opiate Litigation, MDL No. 2804, Case No. 1:17-md-2804 (Multi-District Litigation)

Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 16
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING THE CITY?S PARTICIPATION IN A NATIONAL LITIGATION SETTLEMENT WITH ASSOCIATED PHARMACIES, INC., AMERICAN ASSOCIATED PHARMACIES, J M SMITH CORPORATION, LOUISIANA WHOLESALE DRUG COMPANY, MORRIS & DICKINSON CO., NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC., AND UNITED NATURAL FOODS, INC., AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS FOR THE SETTLEMENT, DIRECTING PAYMENT OF SETTLEMENT FUNDS TO RIVERSIDE COUNTY, AND APPROVING SUCH ACTIONS FOR FUTURE RELATED SETTLEMENTS

1.11) Parcel Map No. 36612 (Westpark Promenade) Subdivision Improvement Agreement

1. Authorized the City Manager to execute a Subdivision Improvement Agreement with Tri Pointe Homes IE-SD, Inc. for Parcel Map 36612 (Westpark Promenade)

2. Authorized the Public Works Director/City Engineer to release all

the securities associated with the prior Subdivision Improvement Agreement between the City and CRP/CWR Westpark Project, LLC

1.12) Tract Map No. 37156 Camelia Townhomes (KB Home) - Final Map and Subdivision Improvement Agreement

1. Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 17
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE FINAL MAP FOR TENTATIVE TRACT MAP 37156 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT

2. Directed the City Clerk to not accept the offer of dedication for Lot F on the Final Map for Tract No. 37156.

1.13) Measure Z Oversight Advisory Committee Appointments

Appointed Zia Hotak, Dennis Rowe, and Timothy Underdown to the Measure Z Oversight Advisory Committee for terms ending January 2028.

3) GENERAL BUSINESS

3.1) Wildomar Cemetery Master Plan Update: Veterans & First Responders Memorial Stakeholder Engagement Workshop

Public Works Manager Torres and Consultant Lee & Associates presented the staff report.

Jesse Nunez, American Legion Post 200, provided public comment.

The City Council received the presentation and community feedback.

3.2) FY2025-26 3rd Quarter Budget Report

Finance Manager Jantz presented the staff report.

There were no public comments.

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to Review and approve the Fiscal Year 2025-26 3rd Quarter Budget Report, and adopt a Resolution entitled:

RESOLUTION NO. 2026 - 18
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING ADJUSTMENTS TO THE FY2025-26 BUDGETED REVENUES AND EXPENSES

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

2) PUBLIC HEARINGS

2.1) Public Hearing for the Adoption of Revised Transportation Uniform Mitigation Fee Schedule and Amending Ordinance No. 249

The Mayor opened the public hearing at 8:47 p.m.

There were no public comments.

The Mayor closed the public hearing at 8:52 p.m.

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to Adopt the first reading of an Ordinance entitled:

ORDINANCE NO. 263
AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING ORDINANCE NO. 249 TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to Adopt a Resolution entitled:

RESOLUTION NO. 2026 - 19
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF WILDOMAR

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

2.2) City of Wildomar Vacancy Report and Recruitment and Retention Efforts

The Mayor opened the public hearing at 8:52 p.m.

There were no public comments.

The Mayor closed the public hearing at 9:00 p.m.

The City Council received and filed the report.

COUNCIL COMMUNICATIONS

The City Council spoke about the various committees, commissions, and boards they serve on locally and regionally, as well as community events.

CITY MANAGER REPORT

There was no report given.

FUTURE AGENDA ITEMS

There were no items added.

ADJOURN THE MEETING

There being no further business, Mayor Marquez adjourned the meeting at 9:10 p.m.

Submitted by:

Janet Morales Garcia

Janet Morales Garcia, CMC

City Clerk

SUBJECT: April 2026 City Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant II

PREPARED BY: Nicholas Neidiffer, Accountant II

ACTION:
Approve the following:

For Fiscal Year 2025/2026:
1. Warrant Register dated 4-2-2026 in the amount of $843.11.
2. Warrant Register dated 4-6-2026 in the amount of $951,019.57.
3. Warrant Register dated 4-7-2026 in the amount of $2,026.20.
4. Warrant Register dated 4-9-2026 in the amount of $218,923.74.
5. Warrant Register dated 4-13-2026 in the amount of $3,869.78.
6. Warrant Register dated 4-16-2026 in the amount of $366,872.10.
7. Warrant Register dated 4-23-2026 in the amount of $1,396,594.60.
8. Warrant Register dated 4-30-2026 in the amount of $169,535.62.
9. Wire Transfer Register dated 4-30-2026 in the amount of $1,344,385.73.
10. Payroll Register dated 4-30-2026 in the amount of $529,315.38.

SUMMARY:
April 2026 City Warrant Register

DISCUSSION:
The City of Wildomar requires that the City Council audit payments of demands and direct the City Manager to issue checks. The Warrant and Payroll Registers are submitted for approval.

FISCAL IMPACT:
These Warrant, Wire Transfer and Payroll Registers will have a budgetary impact in the amount and fiscal year noted in the recommendation section of this report. These costs are included in the Fiscal Year 2025/26 Budget.

ATTACHMENTS:
April 2026 City Warrant Register.pdf

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #697588	Bill Payment #221608	3/6/2026	4/2/2026	241.00	CRISP IMAGING	CIP 057-3, Road Rehab March 2026
Bill #4261750353	Bill Payment #221567	4/1/2026	4/2/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #5050082	Bill Payment #221584	4/1/2026	4/2/2026	379.52	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Boots - Sheriff
Bill #25-1387	Bill Payment #221520	8/29/2025	4/6/2026	480.00	GATES SOUND	Troubleshooting and Repair for Livestream video Issue
Bill #696966	Bill Payment #221609	3/4/2026	4/6/2026	24.37	CRISP IMAGING	CIP 088 Bundy Canyon, Harvest Wy East TS, March 2026
Bill #696967	Bill Payment #221611	4/1/2026	4/6/2026	29.40	CRISP IMAGING	CIP 089 TS Retrofit and Upgrades, March 2026
Bill #2602A652	Bill Payment #221523	1/31/2026	4/6/2026	3,045.00	PARSONS TRANSPORTATION GRP INC	CIP 026-2 Bundy Canyon, Seg II
Bill #5363	Bill Payment #221629	3/6/2026	4/6/2026	1,950.00	ELM TREE CARE	Public Works Road Maintenance Program Tree Trimming
Bill #2026-45	Bill Payment #221576	1/31/2026	4/6/2026	2,087.00	TKE ENGINEERING INC	CIP 103, Wildomar Trail Interchange Restriping, Jan 2026
Bill #1CGR-1JRG-3MHG	Bill Payment #221596	3/17/2026	4/6/2026	414.66	AMAZON CAPITAL SERVICES	PW Supplies: Goplus Lawn Mower Lift, Coffee
Bill #5389	Bill Payment #221632	4/1/2026	4/6/2026	885.00	ELM TREE CARE	Public Works Road Maintenance
Bill #4262516566	Bill Payment #221565	4/1/2026	4/6/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #473066	Bill Payment #221585	4/1/2026	4/6/2026	325.77	STALKER RADAR APPLIED CONCEPTS, INC	Traffic Operations - Traffic Calming
Bill #35563	Bill Payment #221621	2/4/2026	4/6/2026	222.37	GOLDSTAR ASPHALT PRODUCTS MICHELLE	Materials (non-asphalt), equipment rentals, operator training, and tools for installing asphalt on City streets
Bill #4263279987	Bill Payment #221566	3/19/2026	4/6/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #160679963	Bill Payment #221616	3/15/2026	4/6/2026	482.83	EVERON, LLC.	Building Access Control (April-July 2026)
Bill #32526	Bill Payment #221634	4/1/2026	4/6/2026	1,000.00	PHYLLIS A. WALKER, TRUSTEE	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for ROEs
Bill #32526	Bill Payment #221620	3/25/2026	4/6/2026	3,000.00	BUSCH, JR NORMAN F. & BEVERLY A.	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for TCEs
Bill #32526	Bill Payment #221604	3/25/2026	4/6/2026	1,000.00	GUY WILTSHIRE &, CLAUDIA SALZER	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for ROEs
Bill #32526	Bill Payment #221593	4/1/2026	4/6/2026	1,000.00	LOPEZ, ALBERT & GINA	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for ROEs
Bill #32526	Bill Payment #221603	4/1/2026	4/6/2026	2,000.00	KUNZ, DEANA RENE	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for ROEs
Bill #32526	Bill Payment #221592	4/1/2026	4/6/2026	1,000.00	CASA DE ADORACION Y GLORIA	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for ROEs
Bill #32526	Bill Payment #221635	3/25/2026	4/6/2026	1,000.00	ALVARADO, MIGUEL ANGEL & SANDI A.	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for ROEs
Bill #32526	Bill Payment #221625	3/25/2026	4/6/2026	1,000.00	BALCHACK, MICHAEL & SHANNON	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for ROEs
Bill #32526	Bill Payment #221564	3/25/2026	4/6/2026	2,800.00	THE FARM PROPERTY OWNERS, ASSOCIATION	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for ROEs
Bill #32526	Bill Payment #221624	3/25/2026	4/6/2026	1,200.00	SPOON-SADLON, JODI	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for TCEs
Bill #5610007801	Bill Payment #221599	3/14/2026	4/6/2026	400.00	YUNEX, LLC	Streetlight Maint. and Response
Bill #2026-08A	Bill Payment #221581	1/31/2026	4/6/2026	130.00	TKE ENGINEERING INC	Development Review - January 2026
Bill #2026-43	Bill Payment #221580	1/31/2026	4/6/2026	5,944.00	TKE ENGINEERING INC	CIP 026-2 Bundy Canyon, Seg II
Bill #2026-46	Bill Payment #221578	1/31/2026	4/6/2026	1,483.00	TKE ENGINEERING INC	CIP 097-1, HSIP 11 - January 2026
Bill #2026-48	Bill Payment #221577	1/31/2026	4/6/2026	3,782.00	TKE ENGINEERING INC	CIP 088/089 Harvest Way & Bundy Canyon TS, January 2026
Bill #181026872-0001	Bill Payment #221588	3/10/2026	4/6/2026	481.19	SUNBELT RENTALS, INC.	PW Road Maintenance - Excavator Rental
Bill #231641130	Bill Payment #221598	2/28/2026	4/6/2026	3,061.98	ST. FRANCIS ELECTRIC	CIP 028-2 - Palomar Widening - February 2026
Bill #699189	Bill Payment #221610	3/11/2026	4/6/2026	150.43	CRISP IMAGING	Department Supplies for Candidate Interviews
Bill #1246557	Bill Payment #221589	3/10/2026	4/6/2026	461.55	ALL AMERICAN ASPHALT	PW Road Maintenance - Asphalt Material
Bill #98611	Bill Payment #221590	3/6/2026	4/6/2026	3,088.50	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	PW Road Maintenance - Replacement Signs
Bill #5398	Bill Payment #221631	3/16/2026	4/6/2026	500.00	ELM TREE CARE	PW Road Maintenance - Stump Grinding
Bill #01-7269122	Bill Payment #221559	3/25/2026	4/6/2026	946.00	APPLEONE	Temp HR Tech Assistance

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #06C8710025004	Bill Payment #221637	3/28/2026	4/6/2026	614.03	PRIMO BRANDS	City Hall Drinking Water Services 02/27/26-03/26/26
Bill #14166593	Bill Payment #221540	3/23/2026	4/6/2026	423.95	ELSINORE VALLEY MUNICIPAL, WATER	02/12/26-03/14/26 Water Zone 42 Loc 01 M1
Bill #14166843	Bill Payment #221525	3/23/2026	4/6/2026	250.07	ELSINORE VALLEY MUNICIPAL, WATER	02/12/26-03/14/26 Water Zone 42 Loc 03 M3
Bill #14166845	Bill Payment #221529	3/23/2026	4/6/2026	219.19	ELSINORE VALLEY MUNICIPAL, WATER	02/12/26-03/14/26 Water Zone 42 Loc 02 M2
Bill #14169539	Bill Payment #221539	3/24/2026	4/6/2026	80.25	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 3 Loc 23 M1
Bill #14169746	Bill Payment #221544	3/24/2026	4/6/2026	85.70	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 30 Loc 02
Bill #14169786	Bill Payment #221526	3/24/2026	4/6/2026	74.90	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 3 Loc 49 M1
Bill #14170039	Bill Payment #221532	3/24/2026	4/6/2026	86.61	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 51 Loc 01
Bill #14170205	Bill Payment #221527	3/24/2026	4/6/2026	284.06	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/14/26-03/17/26 Water 21400 Palomar St Little League
Bill #14170246	Bill Payment #221528	3/24/2026	4/6/2026	278.12	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Windsong Park
Bill #14170755	Bill Payment #221541	3/24/2026	4/6/2026	162.26	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 3 Loc 29 M1
Bill #14170832	Bill Payment #221543	3/24/2026	4/6/2026	233.70	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 3 Loc 29 M2
Bill #14170835	Bill Payment #221537	3/24/2026	4/6/2026	272.19	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 30 Loc 1
Bill #14170934	Bill Payment #221533	3/24/2026	4/6/2026	226.50	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 3 Loc 42 & 47 M1
Bill #14171329	Bill Payment #221535	3/24/2026	4/6/2026	126.33	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water 22450 1/2 Cervera Rd.
Bill #14171569	Bill Payment #221536	3/24/2026	4/6/2026	232.39	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water 22450 Cervera Rd
Bill #14172662	Bill Payment #221530	3/24/2026	4/6/2026	179.30	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 62 - 22933 Delca
Bill #14172747	Bill Payment #221538	3/24/2026	4/6/2026	82.47	ELSINORE VALLEY MUNICIPAL, WATER	02/14/26-03/17/26 Water Zone 67 - Arnnett & Catt
Bill #14173156	Bill Payment #221545	3/24/2026	4/6/2026	113.50	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/14/26-03/17/26 CFD 2022-1 NE Wildomar Trail/Margaret Ln
Bill #032026-7151	Bill Payment #221552	3/20/2026	4/6/2026	8,728.47	EDISON	02/13/26-03/19/26 Electric- Parks, Signal, City Hall
Bill #PE0000003369	Bill Payment #221600	2/28/2026	4/6/2026	852.32	COUNTY OF RIVERSIDE PUBLIC, SAFETY ENTERPRISE COMMUNI	Monthly Public Safety Radio Access February 2026
Bill #L2603030304	Bill Payment #221606	3/3/2026	4/6/2026	115.00	T-MOBILE USA INC	Case Investigation WI260570036
Bill #48650	Bill Payment #221573	2/20/2026	4/6/2026	658.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #48649	Bill Payment #221572	2/20/2026	4/6/2026	921.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #027716	Bill Payment #221560	2/9/2026	4/6/2026	140.00	DEPARTMENT OF JUSTICE	January 2026 Blood Alcohol Analysis (4)
Bill #80138	Bill Payment #221558	2/24/2026	4/6/2026	225.00	AMERICAN FORENSIC NURSES	Blood Draw (3)
Bill #39993	Bill Payment #221622	3/25/2026	4/6/2026	417.60	ENSURITY MOBILE CORP.	Ensurity Subscription Renewal for RIV Sheriff
Bill #6139201377	Bill Payment #221521	3/22/2026	4/6/2026	1,143.54	VERIZON WIRELESS	Verizon 02/23/26-03/22/26
Bill #6139201378	Bill Payment #221522	3/22/2026	4/6/2026	40.01	VERIZON WIRELESS	02/23/26-03/22/26 Data Internet Chrg 6192 Windsong
Bill #300072	Bill Payment #221619	3/31/2026	4/6/2026	3,130.55	PARENTO AGENCY LLC BEN	Parental Leave Coverage May - July 2026
Bill #SIN061478	Bill Payment #221605	2/28/2026	4/6/2026	3,698.00	HDL SOFTWARE LLC.	February 2026 Hdl Fees
Bill #1011	Bill Payment #221623	3/25/2026	4/6/2026	1,000.00	SOUTHWEST RIVERSIDE COUNTY ASSC. OF REALTORS ISRAEL	City Manager Breakfast Sponsorship
Bill #2545646PFO	Bill Payment #221614	3/31/2026	4/6/2026	587.25	iPROMOTEu.com, Inc	Community Promotions
Bill #309652/3,309654/3,309660/3,309671/3,309684/3	Bill Payment #221546	3/13/2026	4/6/2026	566.70	ACE HARDWARE	PW Road Maint. Supplies
Bill #156108	Bill Payment #221601	3/30/2026	4/6/2026	5,049.00	NEOGOV	Recruitment Software - Attract
Bill #13JF-K3G4-6YP9	Bill Payment #221597	3/31/2026	4/6/2026	80.75	AMAZON CAPITAL SERVICES	Items for Employee Recognition Event
Bill #32526	Bill Payment #221602	3/25/2026	4/6/2026	1,000.00	BUNDY CANYON CHRISTIAN SCHOOL	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for ROEs
Bill #649803	Bill Payment #221575	4/1/2026	4/6/2026	972.57	TEMECULA VALLEY PIPE & SUPPLY	Marna O'Brien/Landscape repairs
Bill #033126	Bill Payment #221633	3/31/2026	4/6/2026	263,263.95	VAN ENGINEERING	Progress Payment #13 for Palomar Widening CIP028-2 and CIP067-1
Bill #32626	Bill Payment #221639	4/1/2026	4/6/2026	1,680.00	SHUTTLEWORTH, RAMI	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for TCEs
Bill #32626	Bill Payment #221638	4/1/2026	4/6/2026	1,680.00	CANTARINI, DEREK	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for TCEs
Bill #14180805	Bill Payment #221534	3/25/2026	4/6/2026	221.82	ELSINORE VALLEY MUNICIPAL, WATER	02/15/26-03/18/26 Water Zone 3 Loc 35 M1
Bill #14183818	Bill Payment #221531	3/25/2026	4/6/2026	244.61	ELSINORE VALLEY MUNICIPAL, WATER	02/15/26-03/18/26 Water 24707 Prelipp Rd

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #14181009	Bill Payment #221542	3/25/2026	4/6/2026	424.83	ELSINORE VALLEY MUNICIPAL, WATER	02/15/26-03/18/26 Water City Hall
Bill #032726-5471	Bill Payment #221553	3/27/2026	4/6/2026	15.16	EDISON	02/26/26-03/26/26 Electric CFD 2013-1 Zone 5
Bill #WILD-01.12 - 13	Bill Payment #221583	10/31/2025	4/6/2026	44,685.00	PLACEWORKS	October 2025 Contractual Services -GP Update/EIR
Bill #5137111	Bill Payment #221570	4/1/2026	4/6/2026	3,426.91	MANPOWER	Temp Staff Augmentation W/E 3/29/26
Bill #5433	Bill Payment #221630	3/1/2026	4/6/2026	1,950.00	ELM TREE CARE	Tree Trimming
Bill #2026-47	Bill Payment #221582	1/31/2026	4/6/2026	126.00	TKE ENGINEERING INC	Traffic Engineering - Nov, '25 - Jan, '26
Bill #199117	Bill Payment #221587	3/20/2026	4/6/2026	195.00	DEANZA TERMITE & PEST CONTROL, INC	Pest Control City Hall
Bill #1NX7-FD3W-M3CP	Bill Payment #221595	4/1/2026	4/6/2026	132.29	AMAZON CAPITAL SERVICES	Wireless Keyboard
Bill #PG000045781	Bill Payment #221615	3/31/2026	4/6/2026	3,103.50	GENERAL CODE	Ordinance Codification Supplement No. 3 for 2025
Bill #33026	Bill Payment #221594	3/30/2026	4/6/2026	13.48	BOWEN, CHRISTY LYNN	Refund: Purchased 2 cases of water for crew
Bill #453780	Bill Payment #221626	4/1/2026	4/6/2026	803.50	RIGHTWAY SITE SERVICES, INC.	03/26/26-04/22/26 Porta/Washstation- Windsong 2 Scheduled Services
Bill #309676/3	Bill Payment #221549	3/26/2026	4/6/2026	19.19	ACE HARDWARE	Facilities Supplies
Bill #309665/3	Bill Payment #221547	3/20/2026	4/6/2026	0.99	ACE HARDWARE	Facilities Supplies
Bill #309664/3	Bill Payment #221548	3/20/2026	4/6/2026	8.25	ACE HARDWARE	Facilities Supplies
Bill #429592	Bill Payment #221563	3/30/2026	4/6/2026	123.98	STAUFFERS LAWN EQUIPMENT	Equipment Maint/Repair - Weed Whacker
Bill #428893	Bill Payment #221561	3/25/2026	4/6/2026	65.00	STAUFFERS LAWN EQUIPMENT	Equipment Maint/Repair - Mower
Bill #427924	Bill Payment #221562	3/17/2026	4/6/2026	90.08	STAUFFERS LAWN EQUIPMENT	Equipment Maint/Repair - Mower Blade Replacement
Bill #32926	Bill Payment #221636	3/29/2026	4/6/2026	875.00	DUSTIN THOMPSON PHOTOGRAPHY	Photos for Easter Egg hunt
Bill #WI 260401	Bill Payment #221612	4/1/2026	4/6/2026	3,450.00	Kiley & Associates, LLC	Federal Advocacy Services - March 2026
Bill #2902	Bill Payment #221618	4/1/2026	4/6/2026	1,600.00	MATTOX DESIGNS DBA SERIOUSLY STICKERS	Social Media Videos
Bill #5325297601	Bill Payment #221568	3/23/2026	4/6/2026	1,626.17	CINTAS CORPORATION	City Hall First Aid & Safety Cabinet Restocking
Bill #TL0000018044	Bill Payment #221571	10/31/2025	4/6/2026	167.42	COUNTY OF RIVERSIDE, TLMA	TMLA-SLF - Oct, 2025
Bill #SH0000049773	Bill Payment #221574	1/20/2026	4/6/2026	536,648.35	RIVERSIDE COUNTY, SHERIFF'S DEPARTMENT	Contract Law Enforcement Through 11/13/25-12/10/25
Bill #2026-41	Bill Payment #221579	1/31/2026	4/6/2026	1,081.00	TKE ENGINEERING INC	CIP 063 Line C Basin and Storm Drain December 2025 - January 2026
Bill #279395	Bill Payment #221524	4/2/2026	4/6/2026	1,409.55	INNOVATIVE DOCUMENT SOLUTIONS	3/1/26-3/31/26 Copier Services Maintenance/Repairs, Ink /Toner (7copiers)
Bill #40926	Bill Payment #221613	4/9/2026	4/6/2026	578.30	CALIFORNIA STATE DISBURSEMENT UNIT	Withholding Order
Bill #40926	Bill Payment #221591	4/9/2026	4/6/2026	100.00	FRANCHISE TAX BOARD	Withholding Order
Bill #033026-6091	Bill Payment #221554	3/30/2026	4/6/2026	82.96	EDISON	02/27/26-03/29/26 Elec 21347 Como St (Little League)
Bill #033026-9129	Bill Payment #221550	3/30/2026	4/6/2026	842.07	EDISON	02/27/26-03/29/26 Elec - FS61 and Malaga
Bill #033026-6801	Bill Payment #221557	3/30/2026	4/6/2026	16.76	EDISON	02/27/26-03/29/26 CFD 2013-1 Zone 10
Bill #32526	Bill Payment #221607	3/25/2026	4/6/2026	150.00	D'S R TREES INC	Reissuing Outstanding Check 212631 Issued 07/23/20
Bill #32626	Bill Payment #221628	3/26/2026	4/6/2026	75.00	SCHMIDT, ANDY	Reissuing Outstanding Check 217633 Issued 01/05/24
Bill #4380	Bill Payment #221617	3/31/2026	4/6/2026	280.00	SAVI SOLUTIONS	Public Service Loan Forgiveness (PSLF) Administration
Bill #040126-7481	Bill Payment #221555	4/1/2026	4/6/2026	554.85	EDISON	02/12/26-3/31/26 CSAs
Bill #040126-7504	Bill Payment #221556	4/1/2026	4/6/2026	37.09	EDISON	03/01/26-03/31/26 CFD 2013-1 Orange/Corazza
Bill #40726	Bill Payment #221640	4/7/2026	4/7/2026	2,026.20	CALIFORNIA STATE DISBURSEMENT UNIT	Garnishment
Bill #32626	Bill Payment #221672	3/26/2026	4/9/2026	1,680.00	SHUTTLEWORTH, SHANA	CIP 026-2 Bundy Canyon Widening Project, Right of Way Acquisition Payment for TCEs
Bill #199132	Bill Payment #221651	3/20/2026	4/9/2026	50.00	DEANZA TERMITE & PEST CONTROL, INC	Pest Control Marna O'Brien
Bill #309677/3	Bill Payment #221641	3/26/2026	4/9/2026	82.63	ACE HARDWARE	Facilities Supplies-Hose and Nozzle
Bill #4264001002	Bill Payment #221647	3/26/2026	4/9/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #57631217	Bill Payment #221660	2/11/2026	4/9/2026	335.12	MIKE'S PREMIUM JUMPERS LLC	Eggstravaganza Prop/Equipment Rental Inflatable Rental
Bill #1304023010	Bill Payment #221659	3/31/2026	4/9/2026	4,787.50	NICHOLS CONSULTING ENGINEERS	CIP 050-1, Pavement Management Program March 2026
Bill #2026-39A	Bill Payment #221649	1/31/2026	4/9/2026	393.00	TKE ENGINEERING INC	General Right of Way Inspections - January 2026
Bill #040126-4487	Bill Payment #221645	4/1/2026	4/9/2026	48.29	EDISON	03/01/26-03/31/26 20505 Palomar St (Marna)
Bill #040126-4845	Bill Payment #221645	4/1/2026	4/9/2026	71.20	EDISON	03/01/26-03/31/26 CFD Zone 2

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #040126-9127	Bill Payment #221645	4/1/2026	4/9/2026	269.21	EDISON	03/01/26-03/31/26 Electric CFD 2013-001 Zone 5
Bill #2969522; 41585251	Bill Payment #221643	4/6/2026	4/9/2026	332.26	GREAT AMERICA FINANCIAL SERVIC	Printer Equipment Return Payment - Final
Bill #040126-4610	Bill Payment #221645	4/1/2026	4/9/2026	142.41	EDISON	03/01/26-03/31/26 Electric CFD 2013-001 Zone 3
Bill #040126-1202	Bill Payment #221645	4/1/2026	4/9/2026	26.29	EDISON	03/01/26-03/31/26 Hidden Springs/Clinton Keith
Bill #040126-1757	Bill Payment #221645	4/1/2026	4/9/2026	226.98	EDISON	01/22-26-03/31/26 Electric CFD 2013-001 Zone 3
Bill #040126-8975	Bill Payment #221645	4/1/2026	4/9/2026	142.39	EDISON	03/01/26-03/31/26 CFD Zone 3
Bill #040126-7694	Bill Payment #221645	4/1/2026	4/9/2026	242.16	EDISON	03/01/26-03/31/26 CFD Zone 3
Bill #040126-0962	Bill Payment #221645	4/1/2026	4/9/2026	272.16	EDISON	03/01/26-03/21/26 Electric CFD 2013-001 Zone 2
Bill #040126-4293	Bill Payment #221645	4/1/2026	4/9/2026	6,609.22	EDISON	03/01/26-03/31/26 CSA 103 Sales Acquisition
Bill #8013819290	Bill Payment #221655	3/25/2026	4/9/2026	185.15	STERICYCLE, INC	Contractual Shredding Svc
Bill #033126-2458	Bill Payment #221645	3/31/2026	4/9/2026	317.14	EDISON	Electricity Charges from 02/10/26-3/30/26
Bill #7331	Bill Payment #221656	4/5/2026	4/9/2026	187.00	EMERGENCY-1 RESPONSE, INC.	EMT Services for Teen Egg Hunt
Bill #9010840686	Bill Payment #221663	4/2/2026	4/9/2026	311.82	Konica Minolta Business Solutions USA INC	Konica Minolta Copier Services / Maint / Lease 04/02/26-05/01/26
Bill #9010835503	Bill Payment #221663	3/31/2026	4/9/2026	25.40	Konica Minolta Business Solutions USA INC	Konica Minolta Copier Services / Maint / Lease 03/30/26-04/01/26
Bill #42721	Bill Payment #221650	3/19/2026	4/9/2026	62.56	SIGNS BY TOMORROW	Sign for Eggstravaganza
Bill #265786	Bill Payment #221668	4/1/2026	4/9/2026	113.25	UNITED STAFFING ASSOCIATES LLC	Event Activities - Inflatable Jumper attendant
Bill #1509	Bill Payment #221642	2/18/2026	4/9/2026	600.00	HEYDAY RECORDS AND EVENTS	Eggstravaganza Prop/Equipment stage sound rental
Bill #260328COW	Bill Payment #221652	2/4/2026	4/9/2026	600.00	ARTOVATOR	Eggstravaganza- Face Painting Event 3/28/26
Bill #2997	Bill Payment #221662	4/7/2026	4/9/2026	300.00	KAREN PINO DBA ART IN MOTION FOR KIDS	Eggstravaganza- Event Activities
Bill #010383	Bill Payment #221669	3/28/2026	4/9/2026	365.00	PURE IMAGINATION PARTY COMPANY	Eggstravaganza - Entertainment Spring Bunny
Bill #01-7273579	Bill Payment #221646	3/31/2026	4/9/2026	1,300.48	APPLEONE	HR Tech Temp
Bill #1701	Bill Payment #221661	3/29/2026	4/9/2026	345.00	The Cleaning Squad	Janitorial Services for Easter Events
Bill #111100660818	Bill Payment #221658	4/4/2026	4/9/2026	4,709.24	DOCUSIGN INC	eSignature Enterprise Pro Edition/Support
Bill #2026 - 4	Bill Payment #221670	4/7/2026	4/9/2026	88.88	Coalition for Controlling Ins. Costs in California Schools Health and Welfare Trust	EAP Program
Bill #500001153357	Bill Payment #221657	4/7/2026	4/9/2026	459.00	BMI DEANNA	Professional & Contractual Services Music License
Bill #G4566901	Bill Payment #221666	3/31/2026	4/9/2026	132,617.41	QUINN RENTAL SERVICES	SKID STEER - SOURCEWELL 020223-CAT
Bill #5137223	Bill Payment #221648	4/8/2026	4/9/2026	2,906.58	MANPOWER	Temp Staff Augmentation W/E 4/5/26
Bill #40826	Bill Payment #221671	4/8/2026	4/9/2026	2,761.17	MURRIETA AUTO COLLISION	Repair of CM fleet vehicle
Bill #1QRM-MFQF-HFHV	Bill Payment #221653	4/8/2026	4/9/2026	466.54	AMAZON CAPITAL SERVICES	Office Chairs for Fire
Bill #1XG7-V4T3-G99F	Bill Payment #221653	4/8/2026	4/9/2026	20.61	AMAZON CAPITAL SERVICES	Office Supplies
Bill #1NCV-HFKV-H1FK	Bill Payment #221653	4/8/2026	4/9/2026	66.33	AMAZON CAPITAL SERVICES	Ext Hard Drive 1TB for Deidra
Bill #1714	Bill Payment #221661	3/31/2026	4/9/2026	6,618.96	The Cleaning Squad	Janitorial Services for City Hall - March 2026
Bill #1712	Bill Payment #221661	3/31/2026	4/9/2026	1,801.28	The Cleaning Squad	Janitorial Services for Marna O'Brien - March 2026
Bill #1718	Bill Payment #221661	3/31/2026	4/9/2026	374.62	The Cleaning Squad	Materials Cost for Parks - March 2026
Bill #1716	Bill Payment #221661	3/31/2026	4/9/2026	182.17	The Cleaning Squad	Janitorial Services for Heritage Park - March 2026
Bill #1713	Bill Payment #221661	3/31/2026	4/9/2026	255.14	The Cleaning Squad	Janitorial Services for Windsong Park - March 2026
Bill #1717	Bill Payment #221661	3/31/2026	4/9/2026	109.20	The Cleaning Squad	Janitorial Services for Malaga Park - March 2026
Bill #8828	Bill Payment #221664	4/6/2026	4/9/2026	1,844.28	General Door Service, Inc.	Repair of roll up door at Fire Station 61
Bill #8827	Bill Payment #221664	4/6/2026	4/9/2026	3,555.12	General Door Service, Inc.	Repair of roll up door at Fire Station 61
Bill #8829	Bill Payment #221664	4/6/2026	4/9/2026	374.55	General Door Service, Inc.	Repair of roll up door at Fire Station 61
Bill #43547	Bill Payment #221654	4/1/2026	4/9/2026	3,084.13	D & J INTERNATIONAL INC	Orange Litter Bags
Bill #12352	Bill Payment #221644	4/1/2026	4/9/2026	310.00	RIGHTWAY	Septic Pump Fire Station 61
Bill #W11273740101	Bill Payment #221665	4/8/2026	4/9/2026	558.00	ZONES IT SOLUTIONS INC.	NCE Office 365 G3
Bill #7332	Bill Payment #221656	4/5/2026	4/9/2026	187.00	EMERGENCY-1 RESPONSE, INC.	EMT Service - Eggstravaganza
Bill #4826	Bill Payment #221667	4/8/2026	4/9/2026	1,110.65	BURNS SCOTT HEIDI	CALBO ABM Meeting and Training Advance for Mileage and Meals
Bill #188606	Bill Payment #2530143219789	4/9/2026	4/9/2026	8,340.14	STATE OF CALIFORNIA, EMPLOYEE DEVELOPMENT DEPARTMENT	State Withholding - 3/21/26-4/3/26
Bill #0001570	Bill Payment #2530143219788	4/9/2026	4/9/2026	24,455.70	INTERNAL REVENUE SERVICE	Federal Withholding Remittance for 3/21/26-4/21/26
Bill #763523	Bill Payment #2530143219787	4/9/2026	4/9/2026	1,020.83	MISSIONSQUARE	Staff 457 04/09/26 Payroll Contributions

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #4126	Bill Payment #221673	4/1/2026	4/13/2026	3,869.78	LACHGAR, ABDURAHMAN	2026 PC Academy Hotel me + Robert + 2 Commissioners
Bill #365566	Bill Payment #221699	3/24/2026	4/16/2026	1,082.19	CIVICPLUS LLC	License for Access to the Private SeeClickFix 311 CRM Organizational API
Bill #173556851	Bill Payment #221693	3/19/2026	4/16/2026	149.00	COOL AIR SOLUTIONS HEATING AND, AIR CONDITIONING	HVAC Services For City Hall
Bill #205434	Bill Payment #221689	2/11/2026	4/16/2026	654.27	PORTER RENTS, LLC	PW Road Maintenance - Skid Steer Rental
Bill #205770	Bill Payment #221689	2/26/2026	4/16/2026	277.28	PORTER RENTS, LLC	PW Road Maintenance - Vibratory Roller
Bill #205088	Bill Payment #221689	1/29/2026	4/16/2026	324.08	PORTER RENTS, LLC	Trailer and Roller Rental
Bill #1242198	Bill Payment #221687	1/14/2026	4/16/2026	1,121.19	ALL AMERICAN ASPHALT	PW Road Maintenance: Cold Mix SC-800
Bill #15693	Bill Payment #221696	2/4/2026	4/16/2026	120.71	AMERICAN EAGLE TROPHIES	(2) Engraved Plate (1) Name plate
Bill #15712	Bill Payment #221696	2/6/2026	4/16/2026	52.20	AMERICAN EAGLE TROPHIES	(1) Engraved Plaque
Bill #174895923	Bill Payment #221693	3/31/2026	4/16/2026	149.00	COOL AIR SOLUTIONS HEATING AND, AIR CONDITIONING	HVAC Servicing For City Hall
Bill #040626-0828	Bill Payment #221677	4/6/2026	4/16/2026	185.04	EDISON	03/01/26-03/31/26 Electric Wildomar City Lamps
Bill #11782724	Bill Payment #221697	3/12/2026	4/16/2026	415.82	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - DCA 2026-02
Bill #11783065	Bill Payment #221697	3/13/2026	4/16/2026	442.36	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - MCA 2026-03
Bill #11784935	Bill Payment #221697	3/26/2026	4/16/2026	438.82	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - NOPH - Adoption of TUMF Fee Schedule
Bill #11211	Bill Payment #221702	3/31/2026	4/16/2026	1,250.00	SHUSTER ADVISORY GROUP, LLC	City of Wildomar 457(b), 401(a), & RHS Plans - Q1, 2026
Bill #01-7276458	Bill Payment #221678	4/8/2026	4/16/2026	1,026.48	APPLEONE	HR Tech Temp
Bill #MAY 2026	Bill Payment #221674	4/19/2026	4/16/2026	7,879.50	ANIMAL FRIENDS OF THE VALLEY,, INC.	Animal Control Service May 2026
Bill #188866201040726	Bill Payment #221688	4/7/2026	4/16/2026	6.33	CHARTER COMMUNICATIONS	Cable through 05/07/26 - FS61
Bill #FC021138	Bill Payment #221682	4/2/2026	4/16/2026	265,880.12	RIVERSIDE COUNTY FLOOD CONTROL, & WATER CONSERVATION DIST	FY 25-26 SMR NPDES Cost Share
Bill #10461	Bill Payment #221702	12/31/2025	4/16/2026	1,250.00	SHUSTER ADVISORY GROUP, LLC	City of Wildomar 457(b), 401(a), & RHS Plans - Q4, 2025
Bill #91847	Bill Payment #221691	4/13/2026	4/16/2026	500.00	FLOCK SAFETY	Pole Replacement
Bill #5348A	Bill Payment #221695	3/31/2026	4/16/2026	11,300.00	INFINITY TECHNOLOGIES	March 2026 Monthly IT Services
Bill #5348B	Bill Payment #221695	3/31/2026	4/16/2026	299.25	INFINITY TECHNOLOGIES	March 2025 Datto Office 365 Backup Service
Bill #5348C	Bill Payment #221695	3/31/2026	4/16/2026	996.00	INFINITY TECHNOLOGIES	March 2026 ProofPoint Essentials Advance
Bill #48775	Bill Payment #221681	3/23/2026	4/16/2026	90.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #611316	Bill Payment #221701	3/11/2026	4/16/2026	850.00	AT&T	Location Daily Fee for Case WI 260300040
Bill #145360	Bill Payment #221685	4/1/2026	4/16/2026	340.00	STEVE'S TOWING INC	Case WI260330023
Bill #L2604080263	Bill Payment #221700	4/8/2026	4/16/2026	165.00	T-MOBILE USA INC	Case Investigation WI260940002
Bill #034833	Bill Payment #221679	3/23/2026	4/16/2026	70.00	DEPARTMENT OF JUSTICE	February 2026 Blood Alcohol Analysis (2)
Bill #4126	Bill Payment #221690	4/1/2026	4/16/2026	2,400.00	RIVERSIDE UNIVERSITY, HEALTH SYSTEM	950442423-HC Safe Clinic Exam - Case WI260890001
Bill #217870	Bill Payment #221703	3/31/2026	4/16/2026	360.65	OLD TOWN TEMECULA H-D	Replace Battery on Police Motorcycle
Bill #001285	Bill Payment #221694	4/6/2026	4/16/2026	1,025.00	GOPHER SQUAD	March 2026 pest control services
Bill #4626	Bill Payment #221676	4/6/2026	4/16/2026	507.25	PITNEY BOWES	Postage Meter Refill 3/24/26
Bill #1704447	Bill Payment #221684	4/7/2026	4/16/2026	37,019.20	CAL FIRE, ATTN: ACCOUNTS RECEIVABLE	Wildland Fire Protection of July 1 2025 Through June 30, 2026 Contract 3CA07269
Bill #451050	Bill Payment #221705	3/2/2026	4/16/2026	803.50	RIGHTWAY SITE SERVICES, INC.	02/26/26-03/25/26 - Porta/Washstn - Windsong 2 Schedules Services
Bill #5137342	Bill Payment #221680	4/15/2026	4/16/2026	3,426.91	MANPOWER	Temp Staff Augmentation W/E 4/12/26
Bill #41326	Bill Payment #221686	4/13/2026	4/16/2026	83.92	SOCALGAS	03/11/26-04/09/26 Gas -Fire Dept 32637 Gruwell
Bill #1RF7-XQRQ-FLLC	Bill Payment #221692	4/15/2026	4/16/2026	22.03	AMAZON CAPITAL SERVICES	Phone Case & Earbuds for Joseph M
Bill #5348D	Bill Payment #221695	4/14/2026	4/16/2026	19,500.00	INFINITY TECHNOLOGIES	Datto Backup Appliance year 3 term (4/1/26-3/31/27)
Bill #0212	Bill Payment #221704	4/13/2026	4/16/2026	400.00	THE VALLEY BUSINESS JOURNAL	Valley Business Journal
Bill #5280	Bill Payment #221695	4/16/2026	4/16/2026	4,000.00	INFINITY TECHNOLOGIES	March 2026 GIS Contractual Services
Bill #451287	Bill Payment #221706	3/12/2026	4/16/2026	9.00	INTERPRETERS UNLIMITED	Chinese Mandarin Interpreter 2/5/26 WI260080046
Bill #4264784555	Bill Payment #221717	4/2/2026	4/23/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #1247355	Bill Payment #221724	3/18/2026	4/23/2026	842.34	ALL AMERICAN ASPHALT	PW Road Maintenance - Asphalt Mix
Bill #1247356	Bill Payment #221724	3/18/2026	4/23/2026	1,028.98	ALL AMERICAN ASPHALT	PW Road Maintenance - Asphalt
Bill #35188	Bill Payment #221729	3/31/2026	4/23/2026	843.75	ARCHITERRA DESIGN GROUP	CIP 099,20-Acre Passive Park
Bill #2587	Bill Payment #221732	3/24/2026	4/23/2026	395.00	BEE GUY TRAVIS	Hive Removal from Base of Tree
Bill #726020443	Bill Payment #221721	2/28/2026	4/23/2026	4,532.50	GEOCON WEST, INC.	CIP 028-2 Palomar Widening - Feb, 2026
Bill #231641128	Bill Payment #221728	2/28/2026	4/23/2026	1,480.75	ST. FRANCIS ELECTRIC	Routine Traffic Signal Maint - Feb, 2026
Bill #1VPJ-FWGW-FJLX	Bill Payment #221726	4/9/2026	4/23/2026	2,256.55	AMAZON CAPITAL SERVICES	Office Chairs for Public Works
Bill #4808	Bill Payment #221733	4/7/2026	4/23/2026	1,915.82	CPS	Laserfiche Cloud Subscription Renewal
Bill #35135	Bill Payment #221729	2/28/2026	4/23/2026	67.50	ARCHITERRA DESIGN GROUP	Plan Check Rev - Rev -Feb, 2026
Bill #35136	Bill Payment #221729	2/28/2026	4/23/2026	843.75	ARCHITERRA DESIGN GROUP	CIP 099, 20- Acre Passive Park - Feb 2026
Bill #26-1328	Bill Payment #221735	3/30/2026	4/23/2026	4,500.00	CT CONCRETE CUTTING, INC.	PW Road Maintenance - Repairing Guardrails
Bill #684410	Bill Payment #221707	3/23/2026	4/23/2026	2,925.00	PARSONS TRANSPORTATION GRP INC	CIP 026-2 Bundy Canyon, Seg II
Bill #181842205-0002,181879484-0001,181977125-0001	Bill Payment #221723	4/7/2026	4/23/2026	3,823.60	SUNBELT RENTALS, INC.	Public Works Road Maintenance - Equipment Rental
Bill #41026	Bill Payment #221730	4/10/2026	4/23/2026	40.60	LUNA, CAMERON	Mileage Reimbursement: 3/08/26-4/04/26
Bill #33126	Bill Payment #221730	3/31/2026	4/23/2026	38.42	LUNA, CAMERON	Mileage Reimbursement: 2/22/26-3/07/26
Bill #3239528	Bill Payment #221715	1/31/2026	4/23/2026	8,506.88	INTERWEST CONSULTING GROUP	Building & Safety Services - January 2026
Bill #038873	Bill Payment #221714	4/8/2026	4/23/2026	98.00	DEPARTMENT OF JUSTICE	Background Check-Finance/Comm Engage
Bill #4265562866	Bill Payment #221717	4/9/2026	4/23/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #204389	Bill Payment #221722	4/13/2026	4/23/2026	159.00	DEANZA TERMITE & PEST CONTROL, INC	Pest Control - Fire Station
Bill #198349	Bill Payment #221722	3/17/2026	4/23/2026	159.00	DEANZA TERMITE & PEST CONTROL, INC	Pest Control - Fire Station
Bill #1VX7-K4LD-6MD7	Bill Payment #221726	4/15/2026	4/23/2026	82.61	AMAZON CAPITAL SERVICES	Office Supplies
Bill #309690/3,309690/3,309698/3,309699/3,309727/3	Bill Payment #221711	4/2/2026	4/23/2026	122.44	ACE HARDWARE	Road Maintenance Program Equipment
Bill #DN 1571350	Bill Payment #221739	4/13/2026	4/23/2026	639.27	CORODATA SHREDDING, INC	Shredding Services for City Hall 3/31/2026
Bill #RS7165787	Bill Payment #221738	3/31/2026	4/23/2026	62.95	CORODATA RECORDS, INC.	Standard Record Storage Carton 3/1/26-3/31/26
Bill #4826	Bill Payment #221736	4/8/2026	4/23/2026	288.00	DOMAIN LISTINGS	Website Listing Service 6/01/26-5/31/27
Bill #042326	Bill Payment #221725	4/23/2026	4/23/2026	100.00	FRANCHISE TAX BOARD	Withholding Order
Bill #42326	Bill Payment #221734	4/23/2026	4/23/2026	780.92	CALIFORNIA STATE DISBURSEMENT UNIT	Withholding Order
Bill #80265	Bill Payment #221731	3/31/2026	4/23/2026	10,500.00	ROGERS, ANDERSON, MALODY &, SCOTT LLP	March 2026 FY24/25 Audit - City of Wildomar
Bill #822-30003	Bill Payment #221727	2/11/2026	4/23/2026	15,000.00	CSG ADVISORS INCORPORATED	CFD No. 2025-1 (Camelia) & CFD No. 2025-S
Bill #362346	Bill Payment #221716	2/28/2026	4/23/2026	42,172.82	BURKE, WILLIAMS AND SORENSON,, LLP	Legal Services - February 2026
Bill #INV0000245179	Bill Payment #221708	4/15/2026	4/23/2026	5,940.00	ARMADA ADMINISTRATORS	City Council and City Manager Addt'l Insurance
Bill #SH0000050151	Bill Payment #221719	3/27/2026	4/23/2026	659,381.54	RIVERSIDE COUNTY, SHERIFF'S DEPARTMENT	Contract Law Enforcement Through 01/08/26-02/04/26
Bill #42026	Bill Payment #221720	4/20/2026	4/23/2026	450.00	CALIFORNIA BUILDING STANDARDS, COMMISSION	City Building Standard Fees 01/01/26-3/31/26
Bill #42026	Bill Payment #221710	4/20/2026	4/23/2026	889.33	DEPARTMENT OF CONSERVATION, DIVISION OF ADMIN SERVICE	SMIP Fees January 2026 - March 2026
Bill #16DX-9N6V-6WQP	Bill Payment #221726	4/21/2026	4/23/2026	138.52	AMAZON CAPITAL SERVICES	Bring Your Kid to Work Event Supplies
Bill #01-7280876	Bill Payment #221713	4/15/2026	4/23/2026	954.67	APPLEONE	HR Tech Temp
Bill #217870-2	Bill Payment #221737	3/31/2026	4/23/2026	23.46	OLD TOWN TEMECULA HARLEY DAVIDSON	Tax/Fee charges from previous invoice
Bill #041526-3487	Bill Payment #221712	4/15/2026	4/23/2026	301.69	EDISON	03/16/26-04/14/26 23873 Clinton Keith Rd Suite 103
Bill #041626-3047	Bill Payment #221712	4/16/2026	4/23/2026	91.42	EDISON	03/17/26-04/15/26 34311 Mission Trail TC1
Bill #041526-8688	Bill Payment #221712	4/16/2026	4/23/2026	83.37	EDISON	03/17/26-04/15/26 21458 Grand Ave TC1
Bill #041626-4237	Bill Payment #221712	4/16/2026	4/23/2026	263.43	EDISON	03/17/26-04/15/26 Clinton Keith Rd Suite 111
Bill #041626-3243	Bill Payment #221712	4/16/2026	4/23/2026	41.67	EDISON	03/17/26-04/15/26 31818 Central St LS3
Bill #041626-5361	Bill Payment #221712	4/16/2026	4/23/2026	86.63	EDISON	03/17/26-04/15/26 31818 Central TC1
Bill #041626-7372	Bill Payment #221712	4/16/2026	4/23/2026	80.09	EDISON	03/17/26-04/15/26 24211 Clinton Keith Rd TC1
Bill #041626-3950	Bill Payment #221712	4/16/2026	4/23/2026	38.28	EDISON	03/17/26-04/15/26 34311 Mission Trail LS3
Bill #041526-3123	Bill Payment #221712	4/15/2026	4/23/2026	144.07	EDISON	03/16/26-04/14/26 Clinton Keith Rd Suite 109

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #041526-7255	Bill Payment #221712	4/15/2026	4/23/2026	178.53	EDISON	03/16/26-04/14/26 23873 Clinton Keith Rd Suite 110
Bill #041526-2838	Bill Payment #221712	4/15/2026	4/23/2026	1,122.54	EDISON	03/16/26-04/14/26 Electric City Hall
Bill #041426-2529	Bill Payment #221712	4/14/2026	4/23/2026	374.36	EDISON	03/09/26-4/13/26 22378 Bundy Canyon Rd
Bill #041526-5636	Bill Payment #221712	4/15/2026	4/23/2026	233.60	EDISON	03/16/26-04/14/26 Clinton Keith Rd Suite 101
Bill #082317220X260413	Bill Payment #221709	4/13/2026	4/23/2026	179.99	DIRECT TV	04/12/26-05/11/26 Cable Services - City Hall
Bill #42126	Bill Payment #221742	4/21/2026	4/23/2026	263,263.95	VAN ENGINEERING	Progress Payment #13 for Palomar Widening CIP028-2 and CIP067-1
Bill #042126	Bill Payment #221741	4/21/2026	4/23/2026	320,613.42	VAN ENGINEERING	Progress Payment #14 for Palomar Widening CIP028-2 and CIP067-1
Bill #16DX-9N6V-F3TX	Bill Payment #221726	4/21/2026	4/23/2026	36.90	AMAZON CAPITAL SERVICES	Office Supplies
Bill #42026	Bill Payment #221740	4/20/2026	4/23/2026	140.65		Mileage Reimbursement: 04/04/26-04/17/26
Bill #5137463	Bill Payment #221718	4/22/2026	4/23/2026	3,426.91	MANPOWER	Temp Staff Augmentation W/E 4/19/26
Bill #309666/3	Bill Payment #221711	3/20/2026	4/23/2026	13.42	ACE HARDWARE	Facilities - Padlock
Bill #309731/3	Bill Payment #221711	4/16/2026	4/23/2026	55.86	ACE HARDWARE	Facilities - Spray Paint
Bill #309694/3	Bill Payment #221711	4/2/2026	4/23/2026	2.02	ACE HARDWARE	Facilities Supplies - Fastners
Bill #309707/3	Bill Payment #221711	4/6/2026	4/23/2026	2.04	ACE HARDWARE	Facilities Supplies - Fastners
Bill #309692/3	Bill Payment #221711	4/2/2026	4/23/2026	10.32	ACE HARDWARE	Facilities Supplies - Zipties
Bill #309710/3	Bill Payment #221711	4/7/2026	4/23/2026	3.28	ACE HARDWARE	Marna O'Brien- Irrigation Parts
Bill #830458	Bill Payment #2530143219794	4/23/2026	4/23/2026	8,649.03	STATE OF CALIFORNIA, EMPLOYEE DEVELOPMENT DEPARTMENT	State Withholding
Bill #001502	Bill Payment #2530143219793	4/23/2026	4/23/2026	24,727.98	INTERNAL REVENUE SERVICE	Federal Withholding Remittance for 4/04/26-4/17/26
Bill #726010425	Bill Payment #221766	1/31/2026	4/30/2026	18,805.21	GEOCON WEST, INC.	CIP 028-2 - Palomar Widening, Jan 2026
Bill #3202773	Bill Payment #221746	1/31/2026	4/30/2026	28,163.83	INTERWEST CONSULTING GROUP	CIP Professional Services - January 2026
Bill #3202662	Bill Payment #221746	1/31/2026	4/30/2026	10,950.14	INTERWEST CONSULTING GROUP	Non-CIP Services for January 2026
Bill #1771	Bill Payment #221755	4/19/2026	4/30/2026	300.00	The Cleaning Squad	Janitorial Services for Earth Day Event-April 2026
Bill #231641119A	Bill Payment #221769	12/31/2025	4/30/2026	2,690.46	ST. FRANCIS ELECTRIC	Traffic Operations - TS Maintenance Responses Dec, 2025
Bill #231641119B	Bill Payment #221769	12/31/2025	4/30/2026	276.00	ST. FRANCIS ELECTRIC	CIP 063, Line C Basin and Storm Drain Dec, 2025
Bill #26-1386	Bill Payment #221772	4/16/2026	4/30/2026	9,700.00	CT CONCRETE CUTTING, INC.	Guardrail Replacement for Mission Trail & Palomar
Bill #26-1327	Bill Payment #221772	4/21/2026	4/30/2026	7,500.00	CT CONCRETE CUTTING, INC.	Guardrail Replacement
Bill #309684/3	Bill Payment #221763	3/31/2026	4/30/2026	20.65	ACE HARDWARE	Padlock for Gate
Bill #309726/3	Bill Payment #221763	4/14/2026	4/30/2026	17.12	ACE HARDWARE	Facilities Supplies
Bill #477924	Bill Payment #221771	4/21/2026	4/30/2026	6,949.00	PEST OPTIONS INC	Selective Herbicide Application
Bill #650458	Bill Payment #221765	4/7/2026	4/30/2026	73.79	TEMECULA VALLEY PIPE & SUPPLY	Marna O'Brien- Irrigation Parts
Bill #5330045506	Bill Payment #221764	4/16/2026	4/30/2026	1,775.45	CINTAS CORPORATION	City Hall First Aid & Safety Cabinet Restocking
Bill #10413	Bill Payment #221770	4/20/2026	4/30/2026	300.00	3T FENCE	Fence Installation
Bill #042026-3767	Bill Payment #221745	4/20/2026	4/30/2026	17.33	EDISON	03/19/26-04/19/26 31160 Clinton Keith Rd LS3
Bill #042026-0022	Bill Payment #221745	4/20/2026	4/30/2026	91.09	EDISON	03/19/26-04/16/26 22628 Wildomar Trail TC1
Bill #042026-5249	Bill Payment #221745	4/20/2026	4/30/2026	43.14	EDISON	03/19/26-04/16/26 32975 Willow Bay Rd
Bill #042026-7633	Bill Payment #221745	4/20/2026	4/30/2026	111.23	EDISON	03/19/26-04/16/26 32975 Willow Bay Rd TC1
Bill #16251	Bill Payment #221750	4/22/2026	4/30/2026	208.80	AMERICAN EAGLE TROPHIES	(4) Engraved Plate
Bill #178155897	Bill Payment #221768	4/17/2026	4/30/2026	2,617.00	COOL AIR SOLUTIONS HEATING AND, AIR CONDITIONING	HVAC Repair for City Hall
Bill #6202124	Bill Payment #221762	4/21/2026	4/30/2026	3,240.00	FENCE MASTERS	Remove & Haul Away Damaged 2 Rail Fence
Bill #W11308910101	Bill Payment #221759	4/24/2026	4/30/2026	499.06	ZONES IT SOLUTIONS INC.	NCE Office 365 G3
Bill #42726	Bill Payment #221756	4/27/2026	4/30/2026	125.00	MATTOX DESIGNS DBA SERIOUSLY STICKERS	200- 3x3 - Wildomar City Clerk logo
Bill #CD_001415767	Bill Payment #221743	4/23/2026	4/30/2026	1,195.64	RING CENTRAL	Mobile User & New Digital Line
Bill #CD_001386251	Bill Payment #221743	3/22/2026	4/30/2026	320.24	RING CENTRAL	Mobile User & New Digital Line
Bill #260718COW	Bill Payment #221749	4/22/2026	4/30/2026	450.00	ARTOVATOR	(3) Face Painters - Deposit for the City Birthday
Bill #164335	Bill Payment #221748	4/27/2026	4/30/2026	3,000.00	JOE A. GONSALVES & SON	April 2026 Prof. Contractual Legislative Advocacy Svcs
Bill #14215493	Bill Payment #221744	4/21/2026	4/30/2026	86.48	ELSINORE VALLEY MUNICIPAL, WATER	03/10/26-04/10/26 Water Zone 3 Loc 7 M1
Bill #14218799	Bill Payment #221744	4/22/2026	4/30/2026	226.50	ELSINORE VALLEY MUNICIPAL, WATER	03/11/26-04/11/26 Water Zone 3 Loc 25 M1

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #14218800	Bill Payment #221744	4/22/2026	4/30/2026	953.94	ELSINORE VALLEY MUNICIPAL, WATER	03/11/26-04/11/26 Water Zone 3 Loc 25 M2
Bill #14220562	Bill Payment #221744	4/22/2026	4/30/2026	248.03	ELSINORE VALLEY MUNICIPAL, WATER	03/11/26-04/11/26 Water Zone 3 Loc 24 M1
Bill #14221888	Bill Payment #221744	4/22/2026	4/30/2026	346.70	ELSINORE VALLEY MUNICIPAL, WATER	03/11/26-04/11/26 Water Malaga Gateway Pk
Bill #14221728	Bill Payment #221744	4/22/2026	4/30/2026	383.70	ELSINORE VALLEY MUNICIPAL, WATER	03/11/26-04/11/26 Water CFD 2013-1, Zone 2
Bill #14215507	Bill Payment #221744	4/21/2026	4/30/2026	215.39	ELSINORE VALLEY MUNICIPAL, WATER	03/10/26-04/10/26 Water Heritage Pk (Autumn Oak)
Bill #SIN062177	Bill Payment #221753	3/31/2026	4/30/2026	3,938.00	HDL SOFTWARE LLC.	March 2026 Hdl Fees
Bill #14214010	Bill Payment #221744	4/20/2026	4/30/2026	107.30	ELSINORE VALLEY MUNICIPAL, WATER	03/06/26-04/06/26 Water Zone 10 CFD 2013-1
Bill #14210717	Bill Payment #221744	4/20/2026	4/30/2026	143.66	ELSINORE VALLEY MUNICIPAL, WATER	03/06/26-04/06/26 Water 32637 Gruwell-FS 61
Bill #14210519	Bill Payment #221744	4/20/2026	4/30/2026	169.01	ELSINORE VALLEY MUNICIPAL, WATER	03/06/26-04/06/26 Water Zone 71 Loc 01
Bill #14210182	Bill Payment #221744	4/20/2026	4/30/2026	104.92	ELSINORE VALLEY MUNICIPAL, WATER	03/06/26-04/06/26 Water Zone 52 Loc 01
Bill #14210237	Bill Payment #221744	4/20/2026	4/30/2026	54.52	ELSINORE VALLEY MUNICIPAL, WATER	03/06/26-04/06/26 Water Zone 29 Loc 02
Bill #14210799	Bill Payment #221744	4/20/2026	4/30/2026	1,680.35	ELSINORE VALLEY MUNICIPAL, WATER	03/06/26-04/06/26 20505 Marna St. Marna O'Brien
Bill #04226-7151	Bill Payment #221745	4/28/2026	4/30/2026	8,646.12	EDISON	02/12/26-03/17/26 Electric- Parks, Signal, City Hall
Bill #42826	Bill Payment #221757	4/28/2026	4/30/2026	42,000.00	CRP/CWR WESTPARK PROJECT LLC	Refund of Monument Bond for Westpark
Bill #2209	Bill Payment #221751	3/31/2026	4/30/2026	5,585.29	SPICER CONSULTING GROUP	Maint. District Administration - March 2026
Bill #SO13542	Bill Payment #221758	4/28/2026	4/30/2026	1,000.00	Asset Recovery Specialists Inc	Shipping Invoice - Canon Copier Return (5)
Bill #11770356	Bill Payment #221752	12/25/2025	4/30/2026	219.41	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - Request for Proposals CIP 086
Bill #5137585	Bill Payment #221747	4/29/2026	4/30/2026	3,426.91	MANPOWER	Temp Staff Augmentation W/E 4/26/26
Bill #15809	Bill Payment #221754	4/29/2026	4/30/2026	180.00	INTELLI-TECH	Adobe Acrobat Pro For ENT License - 9/24/26
Bill #38065	Bill Payment #221767	4/28/2026	4/30/2026	379.21	MINUTEMAN PRESS	(12) Receipts Books for the Sheriff's Dept.
			TOTAL:	**3,109,684.72**		

City of Wildomar
Wire Transfer Register
4/30/2026

ACH Date	Payee	Description		Amount
4/14/2026	Frontier Communications	Monthly Phone and Internet Services	$	74.99
4/13/2026	Viasat, Inc.	Cemetery Phone and Internet	$	177.53
4/16/2026	Frontier Communications	Monthly Phone and Internet Services	$	169.99
4/17/2026	US Bank	Credit Card Statement Payment - Business Meals, Conference Expenses, Organizational Memberships, Special Event Supplies, Repairs & Maintenance, and Office Supplies	$	35,800.85
4/20/2026	Charter Spectrum	Monthly Backup Internet Services	$	527.88
4/20/2026	Enterprise Fleet Management	Monthly City Vehicle Lease Payment	$	2,070.11
4/27/2026	Public Agency Retirement Services	PARS 115 Trust Contribution	$	1,304,630.58
4/28/2026	Frontier Communications	Monthly Phone and Internet Services	$	72.54
4/28/2026	Frontier Communications	Monthly Phone and Internet Services	$	861.26
		TOTAL	$	1,344,385.73

City of Wildomar
Payroll Warrant Register
4/30/2026

ACH Date	Payee	Description		Amount
4/1/2026	City Manager Payroll	3/1/2026-3/15/2026	$	14,588.71
4/9/2026	Staff Payroll	3/21/2026-4/3/2026	$	242,721.72
4/15/2026	City Manager Payroll	3/16/2026-3/31/2026	$	14,588.71
4/23/2026	Staff Payroll	4/4/2026-4/17/2026	$	242,402.41
4/30/2026	Council Payroll	4/1/2026-4/30/2026	$	15,013.83
		TOTAL	**$**	**529,315.38**

SUBJECT: April 2026 Cemetery Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant II

PREPARED BY: Nicholas Neidiffer, Accountant II

ACTION:
Approve the following:

For Fiscal Year 2025/2026
1. Warrant Register dated 4-6-2026 in the amount of $35,085.98.
2. Warrant Register dated 4-9-2026 in the amount of $1,222.91.
3. Warrant Register dated 4-16-2026 in the amount of $667.56.
4. Warrant Register dated 4-23-2026 in the amount of $190,912.50.
5. Warrant Register dated 4-30-2026 in the amount of $9,617.23.

SUMMARY:
April 2026 Cemetery Warrant Register

DISCUSSION:
The Wildomar Cemetery District requires that the Trustees audit payments of demands and direct the General Manager to issue checks. The Warrant Registers are submitted for approval.

ACCOUNT CODE:
Funds 300 & 302

FISCAL IMPACT:
These Warrant Registers will have a budgetary impact in the amount and fiscal year noted in the recommendation section of this report. These costs are included in the Fiscal Year 2025/26 Budget.

ATTACHMENTS:
April 2026 Cemetery Warrant Register.pdf

Transaction Name	Bill Date	Payment Date	Fund Line	Amount (Debit)	Vendor	Memo
			302 - Cemetery Capital			
Bill #231641130	2/28/2026	4/6/2026	Improvement Fund	583.24	ST. FRANCIS ELECTRIC	CIP 028-2 - Palomar Widening - February 202616%
Bill #6139201377	3/22/2026	4/6/2026	300 - Cemetery	24.97	VERIZON WIRELESS	02/23/26-03/22/26 Cemetery/Comm Svs
Bill #6139201377	3/22/2026	4/6/2026	300 - Cemetery	38.83	VERIZON WIRELESS	02/23/26-03/22/26 Cemetery
Bill #6139201377	3/22/2026	4/6/2026	300 - Cemetery	38.83	VERIZON WIRELESS	02/23/26-03/22/26 Cemetery
			302 - Cemetery Capital			
Bill #033126	3/31/2026	4/6/2026	Improvement Fund	34,011.00	VAN ENGINEERING	Progress Payment #13
Bill #200482	3/27/2026	4/6/2026	300 - Cemetery	70.00	DEANZA TERMITE & PEST CONTROL, INC	Pest Control Cemetery
Bill #9366010954	3/31/2026	4/6/2026	300 - Cemetery	150.08	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #033026-7258	3/30/2026	4/6/2026	300 - Cemetery	169.03	EDISON	02/27/26-03/29/26 Elec 21400 Palomar (Cemetery)
Bill #8013819290	3/25/2026	4/9/2026	300 - Cemetery	107.99	STERICYCLE, INC	Contractual Shredding Svc
Bill #1715	3/31/2026	4/9/2026	300 - Cemetery	1,114.92	The Cleaning Squad	Janitorial Services for Cemetery - March 2026
Bill #12376	4/1/2026	4/16/2026	300 - Cemetery	310.00	RIGHTWAY	(1) Septic Pump 21400 Palomar Street
Bill #4826	4/8/2026	4/16/2026	300 - Cemetery	25.06	ROSALES, ANNELLE	Mileage Reimbursement: 2/07/26-4/3/26
			302 - Cemetery Capital			
Bill #726020444	3/24/2026	4/16/2026	Improvement Fund	62.50	GEOCON WEST, INC.	CIP 067-1 - Cemetery Frontage Improvements, Feb 2026
			302 - Cemetery Capital			
Bill #3202773	1/31/2026	4/30/2026	Improvement Fund	6,421.80	INTERWEST CONSULTING GROUP	CIP 067 Palomar Widening, Gruwell to Wildomar Trail - January 2026
Bill #001285	4/6/2026	4/16/2026	300 - Cemetery	270.00	GOPHER SQUAD	Gopher & Insect Pest Control March 2026 - Wildomar Cemetery
			302 - Cemetery Capital			
Bill #42126	4/21/2026	4/23/2026	Improvement Fund	34,011.00	VAN ENGINEERING	Progress Payment #13
			302 - Cemetery Capital			
Bill #042126	4/21/2026	4/23/2026	Improvement Fund	156,901.50	VAN ENGINEERING	Progress Payment #14
Bill #477924	4/21/2026	4/30/2026	300 - Cemetery	908.00	PEST OPTIONS INC	Selective Herbicide Application
Bill #14170106	3/24/2026	4/30/2026	300 - Cemetery	1,079.57	ELSINORE VALLEY MUNICIPAL, WATER DISTRIC	Water Services 02/14/26-03/17/26
Bill #144010	3/31/2026	4/30/2026	300 - Cemetery	1,207.86	Triple H Company	(24) Spartan Zinc Case/Vase Bronze Text
			Total:	**237,506.18**		

SUBJECT: March 2026 City Treasury Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the City Treasury Report for March 2026.

SUMMARY:
March 2026 City Treasury Report

DISCUSSION:
Attached is the Treasury Report for Cash and Investments for the month of March 2026. The City utilizes both the California State Treasurer's Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP) for city investments.

The City utilizes both CAMP's investment pool and managed account for long-term investments. The average duration on the managed account is two years, to allow for sufficient liquidity while maintaining adequate returns.

Over this month, the City earned $228,603.89 in interest from its investment accounts.

ACCOUNT CODE:
100-1012
100-1011
110-1011
120-1011
201-1011
212-1011
300-1011
301-1011
420-1011
421-1011
440-1011
461-1011

FISCAL IMPACT:
This is only a report on balances for the City and therefore it has no fiscal impact.

ATTACHMENTS:
March 2026 City Treasury Report.pdf

CITY TREASURY REPORT

MARCH 2026
CITY OF WILDOMAR

CITY OF WILDOMAR
TREASURY REPORT FOR
CASH AND INVESTMENT PORTFOLIO
March 2026

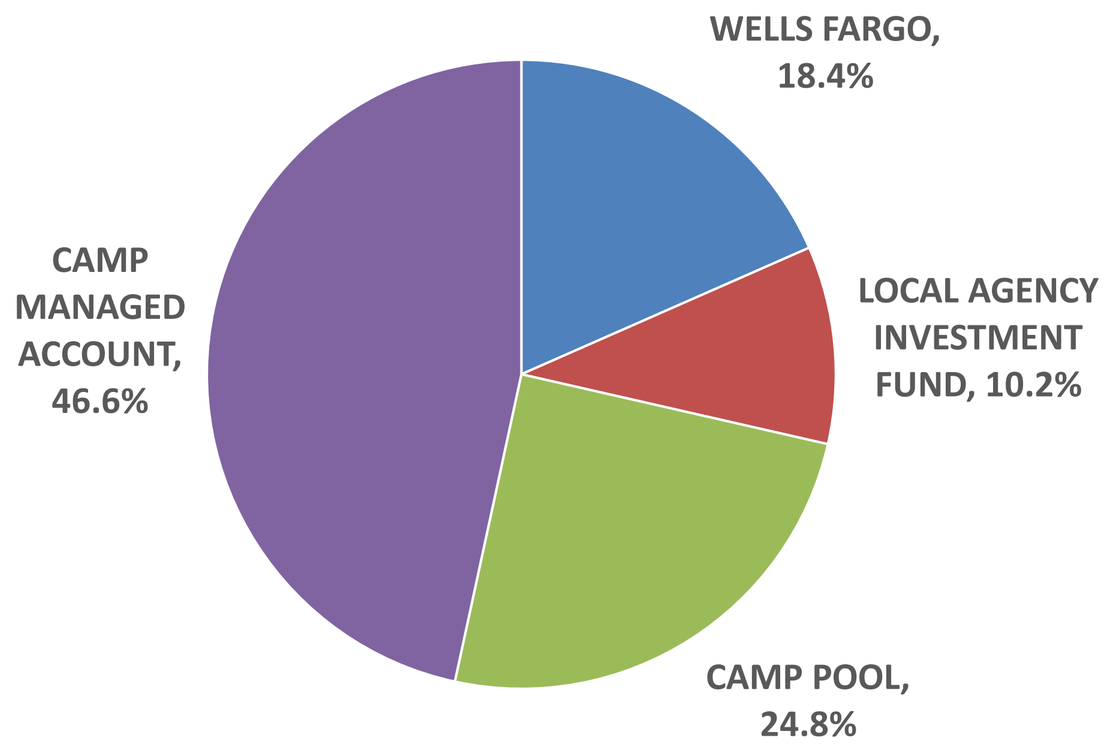
CITY CASH

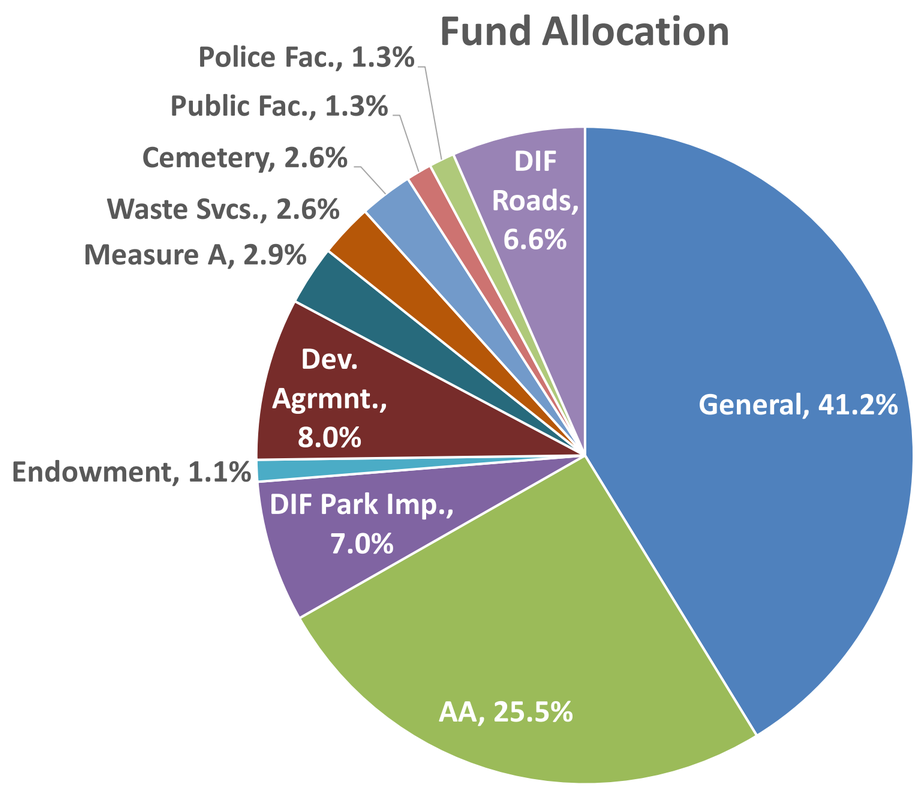
FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	All	WELLS FARGO	$ 7,927,966.13	$ 5,093,499.53	(3,233,522.58)	$ 9,787,943.08	3.54243%
		TOTAL	$ 7,927,966.13	$ 5,093,499.53	$ (3,233,522.58)	$ 9,787,943.08	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	AVERAGE DAYS TO MAT.	STATED RATE
100	LOCAL AGENCY INVESTMENT FUND	$ 5,402,859.32	$ 5,402,859.32	$ 5,402,859.32	12.45%	N/A	3.826%
Various	CAMP POOL	$ 13,201,601.12	$ 13,201,601.12	$ 13,201,601.12	30.43%	N/A	3.800%
Various	CAMP MANAGED ACCOUNT	$ 24,530,469.12	$ 24,530,469.12	$ 24,782,348.44	57.12%	967	4.280%
	TOTAL	$ 43,134,929.56	$ 43,134,929.56	$ 43,386,808.88	100.00%		

CITY	TOTAL CASH AND INVESTMENTS	$ 53,174,751.96





BREAKDOWN

FUND		ISSUER	BEGINNING BALANCE	+ PURCHASES	+ INTEREST DEPOSITED	(-) WITHDRAWALS/ SALES	ENDING BALANCE	STATED RATE
100	General	LOCAL AGENCY INVESTMENT FUNDS	$ 5,402,859.32	$ 0.00	$ 0.00	$ 0.00	$ 5,402,859.32	3.826%
100	General	CAMP POOL	$ 5,681,932.87	$ 0.00	$ 18,314.43	$ 0.00	$ 5,700,247.30	3.800%
120	AA	CAMP POOL	$ 4,193,091.71	$ 0.00	$ 13,515.48	$ 0.00	$ 4,206,607.19	3.800%
461	DIF Park Imp.	CAMP POOL	$ 2,825,006.63	$ 0.00	$ 9,105.77	$ 0.00	$ 2,834,112.40	3.800%
301	Endowment	CAMP POOL	$ 459,154.25	$ 0.00	$ 1,479.98	$ 0.00	$ 460,634.23	3.800%
100	General	CAMP MANAGED ACCOUNT	$ 6,636,854.86	$ 0.00	$ 50,851.50	$ 0.00	$ 6,687,706.36	4.280%
110	Dev. Agrmnt.	CAMP MANAGED ACCOUNT	$ 3,418,563.16	$ 0.00	$ 25,935.72	$ 0.00	$ 3,444,498.88	4.280%
120	AA	CAMP MANAGED ACCOUNT	$ 6,747,660.94	$ 0.00	$ 51,627.94	$ 0.00	$ 6,799,288.88	4.280%
201	Measure A	CAMP MANAGED ACCOUNT	$ 1,255,189.62	$ 0.00	$ 9,570.94	$ 0.00	$ 1,264,760.56	4.280%
204	Waste Svcs.	CAMP MANAGED ACCOUNT	$ 1,118,502.09	$ 0.00	$ 8,556.33	$ 0.00	$ 1,127,058.42	4.280%
300	Cemetery	CAMP MANAGED ACCOUNT	$ 1,118,502.09	$ 0.00	$ 8,556.33	$ 0.00	$ 1,127,058.42	4.280%
420	Public Fac.	CAMP MANAGED ACCOUNT	$ 535,993.52	$ 0.00	$ 4,087.00	$ 0.00	$ 540,080.52	4.280%
421	Police Fac.	CAMP MANAGED ACCOUNT	$ 535,993.52	$ 0.00	$ 4,087.00	$ 0.00	$ 540,080.52	4.280%
440	DIF Roads	CAMP MANAGED ACCOUNT	$ 2,808,816.19	$ 0.00	$ 21,596.54	$ 0.00	$ 2,830,412.73	4.280%
461	DIF Park Imp.	CAMP MANAGED ACCOUNT	$ 168,204.89	$ 0.00	$ 1,318.93	$ 0.00	$ 169,523.82	4.280%
		TOTAL	$ 42,906,325.67	$ 0.00	$ 228,603.89	$ 0.00	$ 43,134,929.56	

In compliance with the California Code Section 53646, as Finance Manager for the City of Wildomar, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months, and that all investments are in compliance with the City's Statement of Investment Policy.

I also certify that this report reflects all Government Agency pooled investments and all of the City's Bank Balances.

Adam Jantz
Adam Jantz
City Treasurer

4/13/2026
Date

SUBJECT: March 2026 Cemetery Treasury Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the Treasury Report for March 2026.

SUMMARY:
March 2026 Cemetery Treasury Report

DISCUSSION:
Attached is the Treasury Report for Cash and Investments for the month of March 2026.

ACCOUNT CODE:
300-1011
301-1011

FISCAL IMPACT:
This is only a report of balances for the Cemetery and therefore has no fiscal impact.

ATTACHMENTS:
March 2026 Cemetery Treasury Report.pdf

CEMETERY TREASURY REPORT

MARCH 2026
CITY OF WILDOMAR

WILDOMAR CEMETERY DISTRICT
TREASURY REPORT FOR
CASH AND INVESTMENT PORTFOLIO
March 2026

DISTRICT INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
301	CAMP POOL	$ 460,634.23	$ 460,634.23	$ 460,634.23	28.80%	N/A	3.800%
300	CAMP MANAGED ACCOUNT	$ 1,127,058.42	$ 1,127,058.42	$ 1,138,879.10	71.20%	967	4.280%
	TOTAL	$ 1,587,692.65	$ 1,587,692.65	$ 1,599,513.33	100.00%		

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	+ INTEREST DEPOSITED	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
301	CAMP POOL	$ 459,154.25	$ -	$ 1,479.98	$ -	$ 460,634.23	3.800%
300	CAMP MANAGED ACCOUNT	$ 1,118,502.09	$ -	$ 8,556.33	$ -	$ 1,127,058.42	4.280%
	TOTAL	$ 1,577,656.34	$ -	$ 10,036.31	$ -	$ 1,587,692.65	

In compliance with the California Code Section 53646, as Finance Manager for the Wildomar Cemetery District, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the District's expenditure requirements for the next six months.

I also certify that this report reflects all Government Agency pooled investments and all of the District's Bank Balances.

Adam Jantz
Adam Jantz
City Treasurer

4/13/2026
Date

SUBJECT: Second Reading of Ordinance No. 263 Amending Ordinance No. 249 to Establish Construction Cost Index Adjustments to the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Adopt an Ordinance entitled:

ORDINANCE NO. 263
AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING ORDINANCE NO. 249 TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

SUMMARY:
Second Reading of Ordinance No. 263 Amending Ordinance No. 249 to Establish Construction Cost Index Adjustments to the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program

BACKGROUND:
The City of Wildomar is a Member Jurisdiction of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in Western Riverside County. Acting in concert, in 2002-2003 the WRCOG Member Jurisdictions developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials due to new development in Western Riverside County could be made up in part by a Transportation Uniform Mitigation Fee ("TUMF") on future residential, commercial and industrial development. As a Member Jurisdiction of WRCOG and as a TUMF Participating Jurisdiction, the City adopted and implemented an ordinance authorizing the City's participation in a TUMF Program.

Pursuant to the Mitigation Fee Act (Gov. Code §§ 66000 et seq.), WRCOG prepared a new nexus study ("2024 Nexus Study") to update the fees. On September 9, 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and recommended TUMF Participating Jurisdictions update their fees by amending their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction. On March 12th, 2025, the City held a public hearing to introduce Ordinance 249 and adopt Resolution 2025-8 to incorporate the 2024 Nexus Study. The ordinance and resolution went into effect on May 11th, 2025.

DISCUSSION:
This ordinance adds an additional section to Ordinance No. 249 to allow the schedule of fees to be increased automatically in accordance with a Construction Cost Index each July 1st starting in 2027.

FISCAL IMPACT:
Fees related to the Transportation Uniform Mitigation Fee Program are collected and maintained by WRCOG. The City does not receive any portion of the fees at collection. However, as a TUMF Program participant, the City does receive reimbursements on TUMF-approved projects from WRCOG. The amounts are based on funding agreements with WRCOG for projects approved as part of the Southwest Riverside County Transportation Improvement Plan created by WRCOG.

ATTACHMENTS:
Ordinance No. 263 - TUMF CCI Increase.docx

ORDINANCE NO. 263

AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING ORDINANCE NO. 249 TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

WHEREAS, the City of Wildomar is a member agency of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency comprised of the County of Riverside and 18 cities located in Western Riverside County. Acting in concert, the WRCOG Member Agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials in Western Riverside County (the "Regional System") could be made up in part by a Transportation Uniform Mitigation Fee ("TUMF") on future residential, commercial and industrial development; and

WHEREAS, in furtherance of this plan, the WRCOG Executive Committee adopted the "Western Riverside County Transportation Uniform Fee Nexus Study", dated October 18, 2002 (the "2002 Nexus Study"); and

WHEREAS, based on the 2002 Nexus Study, the City adopted Ordinance 824 on April 22nd, 2009 (the "TUMF Ordinance") pursuant to California Government Code sections 66000 et seq. authorizing the City to impose the Transportation Uniform Mitigation Fee ("TUMF") upon new development; and

WHEREAS, in 2016, the TUMF Nexus Study ("2016 Nexus Study") was updated for the purpose of updating the fees. On July 10, 2017, the WRCOG Executive Committee reviewed the 2016 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, on September 20th, 2017, the City adopted Ordinance No. 139 which adopted the 2016 Nexus Study and updated the TUMF; and

WHEREAS, in 2018, the TUMF Program was altered to adopt a process in which WRCOG calculates and collects TUMF on behalf of member agencies under the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2018; and

WHEREAS, the City adopted Ordinance No. 164 on April 10th, 2019 allowing WRCOG to calculate and collect TUMF on behalf of the City; and

WHEREAS, WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled "Transportation Uniform Mitigation Fee Nexus Study: 2024 Update" ("2024 Nexus Study") pursuant to California Government Code

sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and

WHEREAS, in September 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, on March 12th, 2025 the City Council approved Ordinance No. 249, which adopted the 2024 Nexus Study and its findings; and

WHEREAS, the TUMF Administrative Plan calls for a Construction Cost Index ("CCI") adjustment to be brought forth to the WRCOG Executive Committee on an annual basis; and

WHEREAS, on December 1, 2025, the WRCOG Executive Committee approved the implementation of an automatic CCI adjustment for all TUMF land uses tied to the September indices of the National Association of Realtors and Engineering News Record with a cap at 5% of any annual adjustments; and

WHEREAS, an automatic CCI adjustment ensures that fee levels keep pace with increases in cost of constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates; and

WHEREAS, this approach also allows for consistency and predictability for the TUMF Program, while ensuring that the fair share principles under AB 1600 are satisfied; and

WHEREAS, the City Council desires to provide for automatic inflationary adjustments to the TUMF to reflect changes in construction costs over time, without modifying the underlying fee nexus, land use assumptions, or fee methodology; and

WHEREAS, this Ordinance also includes minor updates to the definitions portion of the previous Ordinance to clarify the definitions of residential units.

THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The definition of "Multi-Family Residential Unit" outlined in Section 3(H) of Ordinance No. 249 is hereby amended to read as follows:

"H. "Multi-Family Residential Unit" means a residential dwelling unit that is physically attached to one or more other dwelling units by a shared wall, floor, ceiling, roof, or structural foundation, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). Multi-family

residential units include, but are not limited to, duplexes, townhomes, apartments, and condominiums with attached units. As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification."

SECTION 3. The definition of "Single Family Residential Unit" outlined in Section 3(N) of Ordinance No. 249 is hereby amended to read as follows:

"N. Single Family Residential Unit" means a residential dwelling unit that is physically detached from any other dwelling unit, sharing no common wall, floor, ceiling, roof, or structural foundation with another dwelling unit, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification."

SECTION 4. Section 4(C)(1) is hereby added to Ordinance No. 249 to read as follows:

"Beginning July 1, 2026, and annually thereafter, the Transportation Uniform Mitigation Fee (TUMF) shall be automatically adjusted to reflect changes in construction costs.

The annual adjustment shall be calculated by WRCOG based on a blended Construction Cost Index derived from: (1) the National Association of Realtors – Median Sales Price of Existing Single-Family Homes, and (2) the Engineering News-Record (ENR) Construction Cost Index, using the September values of each index from the prior calendar year.

The percentage adjustment applied to the TUMF shall equal the annual percentage change in the blended index; provided, however, that in no event shall the annual adjustment exceed five percent (5%), whether positive or negative.

The calculated adjustment shall be implemented on July 1 of the year following index calculation.

If either referenced index is discontinued or materially altered, WRCOG shall apply a comparable, industry-recognized index that most closely reflects regional transportation construction costs."

SECTION 5. Effect. No provisions of this Ordinance shall entitle any person who has already paid the TUMF to receive a refund, credit or reimbursement of such payment. This Ordinance does not create any new TUMF.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof, is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion

of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional. If for any reason any portion of this ordinance is found to be invalid by a court of competent jurisdiction, the balance of this ordinance shall not be affected.

SECTION 7. No Procedural Defenses. Prohibition of Jurisdictions from raising procedural defenses, including without limitation a statute of limitations, laches, the California Government Tort Claims Act, and necessary parties in a dispute with WRCOG regarding the matters set forth herein.

SECTION 8. Judicial Review. In accordance with State law, any judicial action or proceeding to attack, review, set aside, void or annul this Ordinance shall be commenced within 90 days of the date of adoption of this Ordinance.

SECTION 9. Ordinance No. _263___. This Ordinance amends certain provisions of Ordinance No. 249, provided this Ordinance is not declared invalid or unenforceable by a court of competent jurisdiction. If, for whatever reason, this Ordinance is declared invalid or unenforceable by a court of competent jurisdiction, Ordinance No. 249 all other related ordinances and policies shall remain in full force and effect.

SECTION 10. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council on this 13th day of May, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.7
Meeting Date: May 13, 2026

SUBJECT: Notice of Intent to Hold a Public Hearing of Delinquent Trash Charges for Calendar Year 2025

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Provide a Notice of Intent to hold a Public Hearing on June 10th, 2026 at 6:00 pm in the City Council chambers, for placing a levy on parcels with unpaid charges for trash collection services.

SUMMARY:
Notice of Intent to Hold a Public Hearing of Delinquent Trash Charges for Calendar Year 2025

BACKGROUND:
On March 23rd, 2011, the City Council adopted Resolution 2011-18 to establish special assessments and liens against parcels of land for unpaid and delinquent charges for trash collection services. On October 26th, 2022, the City entered into an exclusive franchise agreement with the waste hauler CR&R, which went into effect on December 1st, 2022. Under the agreement with CR&R, the City agreed to annually levy properties for residential trash hauling service charges delinquent from the previous calendar year. The waste hauler has mailed out notices to all affected property owners of record. The City Council shall hold a Public Hearing on June 10th, 2026, and adopt a resolution affirming the report on the delinquent accounts for collection on the property tax rolls.

DISCUSSION:
Currently, the delinquent charges for CR&R total 956 parcels in the amount of $467,041.79. By the time of the Public Hearing date, the amount to be placed on the tax rolls may be lower due to payments being made on the delinquent accounts.

FISCAL IMPACT:
After collection of the special assessment and remittance of those assessments to the waste hauler, the City shall receive its proportionate share of the franchise fee for the respective amount.

ATTACHMENTS:
Preliminary Delinquency List for 2025.pdf

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
37359	365-103-001	32551 CRESCENT AVE	WILDOMAR	CA	92595	$ 550.37	32551 CRESCENT AVE	LAKE ELSINORE	CA	92530	32551 CRESCENT AVE	LAKE ELSINORE CA 92530
58378	367-280-027	24072 OAK CIRCLE DR	WILDOMAR	CA	92595	$ 174.04	24072 OAK CIRCLE DR	WILDOMAR	CA	92595	24072 OAK CIR	WILDOMAR CA 92595
55825	362-512-010	24134 ESMERALDA CT	WILDOMAR	CA	92595	$ 122.52	24134 ESMERALDA CT	WILDOMAR	CA	925957864	24134 ESMERALDA CT	WILDOMAR CA 92595
45894	365-092-031	32506 CRESCENT AVE	WILDOMAR	CA	92595	$ 630.46	32506 CRESCENT AVE	LAKE ELSINORE	CA	92595	32506 CRESCENT AVE	LAKE ELSINORE CA 92530
58240	368-252-008	32861 RIDGE OAK RD	WILDOMAR	CA	92595	$ 2,565.68	32861 RIDGE OAK RD	WILDOMAR	CA	92595	32861 RIDGE OAK RD	WILDOMAR CA 92595
51579	367-050-059	34320 DOROF CT	WILDOMAR	CA	92595	$ 892.43	34320 DOROF CT	WILDOMAR	CA	92595	34320 DOROF CT	WILDOMAR CA 92595
51976	376-264-016	22734 GIERSON AVE	WILDOMAR	CA	92595	$ 497.90	22734 GIERSON AVE	WILDOMAR	CA	92595	22734 GIERSON AVE	WILDOMAR CA 92595
60644	367-210-027	34658 WHITE ST	WILDOMAR	CA	92595	$ 165.55	34658 WHITE ST	WILDOMAR	CA	92595	34658 WHITE ST	WILDOMAR CA 92595
42949	366-380-017	33689 ALMOND ST	WILDOMAR	CA	92595	$ 434.95	33689 ALMOND ST	WILDOMAR	CA	92595	1317 W 135TH AVE	DENVER CO 80234
58176	362-620-004	25458 CHESTERFIELD LN	WILDOMAR	CA	92595	$ 436.32	175 E 53RD ST	LONG BEACH	CA	90805	33440 AGATE ST	MENIFEE CA 92584
44660	380-021-018	21825 QUARTZ WAY	WILDOMAR	CA	92595	$ 629.67	21825 QUARTZ WAY	WILDOMAR	CA	92595	35250 SAN PABLO DR	YUCAIPA CA 92399
48662	370-240-004	20400 BRYANT ST	WILDOMAR	CA	92595	$ 488.60	PO BOX 1442	WILDOMAR	CA	92595	20400 BRYANT ST	WILDOMAR CA 92595
47089	366-150-015	21323 WAITE ST	WILDOMAR	CA	92595	$ 436.32	21323 WAITE ST	WILDOMAR	CA	92595	21323 WAITE ST	WILDOMAR CA 92595
56688	366-436-013	33660 CANYON RANCH RD	WILDOMAR	CA	92595	$ 528.14	33660 CANYON RANCH RD	WILDOMAR	CA	925958491	863 PINEHURST DR	LAKE ELSINORE CA 92530
59524	367-210-029	34680 WHITE ST	WILDOMAR	CA	92595	$ 305.41	34680 WHITE ST	SAN CLEMENTE	CA	92672	4695 MACARTHUR CT STE 1100	NEWPORT BEACH CA 92660
51084	367-372-019	20766 COMO ST	WILDOMAR	CA	92595	$ 303.58	20766 COMO ST	WILDOMAR	CA	92595	20766 COMO ST	WILDOMAR CA 92595
51270	382-170-020	20685 ALAMEDA DEL MONTE	WILDOMAR	CA	92595	$ 601.54	20685 ALAMEDA DEL MONTE	WILDOMAR	CA	92595	20685 ALAMEDA DEL MONTE	WILDOMAR CA 92595
59843	365-141-036	32830 WILDOMAR RD	WILDOMAR	CA	92595	$ 515.47	32830 WILDOMAR RD	WILDOMAR	CA	92595	32830 WILDOMAR RD	WILDOMAR CA 92530
49263	370-360-001	32911 BATSON LN	WILDOMAR	CA	92595	$ 285.47	3130 N INDIAN CANYON DR APT 122	PALM SPRINGS	CA	922622216	7724 AROSIA DR	FONTANA CA 92336
60161	370-330-003	20030 PLESSNER WAY	WILDOMAR	CA	92595	$ 346.09	20030 PLESSNER WAY	WILDOMAR	CA	92595	38850 CALLE DE COMPANERO	MURRIETA CA 92562
47808	367-150-016	22187 WALNUT ST	WILDOMAR	CA	92595	$ 826.90	22187 WALNUT ST	WILDOMAR	CA	92595	22187 WALNUT ST	WILDOMAR CA 92595
60075	380-181-003	22959 WING ELM CIR	WILDOMAR	CA	92595	$ 277.86	22959 WING ELM CIR	WILDOMAR	CA	92595	22959 WING ELM CIR	WILDOMAR CA 92595
59492	376-024-007	21387 PECAN ST	WILDOMAR	CA	92595	$ 67.20	21387 PECAN ST	WILDOMAR	CA	92595	21387 PECAN ST	WILDOMAR CA 92595
59563	365-062-001	21020 ELBERTA RD	WILDOMAR	CA	92595	$ 806.03	21020 ELBERTA RD	WILDOMAR	CA	92595	21020 ELBERTA RD	LAKE ELSINORE CA 92530
59975	365-092-021	32544 CRESCENT AVE	WILDOMAR	CA	92530	$ 502.70	32544 CRESCENT AVE	WILDOMAR	CA	92530	32544 CRESCENT AVE	LAKE ELSINORE CA 92530
49718	370-260-022	20361 BRYANT ST	WILDOMAR	CA	92595	$ 674.19	1012 W BEVERLY BLVD 223	MONTEBELLO	CA	90640	1425 S 4TH ST	MONTEBELLO CA 90640
59797	362-570-015	35650 ROSEDOWN LN	WILDOMAR	CA	92595	$ 174.04	35650 ROSEDOWN LN	WILDOMAR	CA	92595	24046 CLINTON KEITH RD STE 101-169	WILDOMAR CA 92595
58937	361-112-015	24402 COTTONWOOD ST	WILDOMAR	CA	92584	$ 436.32	24402 COTTONWOOD ST	WILDOMAR	CA	92584	32080 POPPY WAY	LAKE ELSINORE CA 92532
37569	370-330-021	20055 PLESSNER WAY	WILDOMAR	CA	92595	$ 539.94	20055 PLESSNER WAY	WILDOMAR	CA	92595	217 N ROOSEVELT AVE	FULLERTON CA 92832
42690	368-100-046	20728 GRAND AVE	WILDOMAR	CA	92595	$ 630.46	PO BOX 5	WILDOMAR	CA	92595	20728 GRAND AVE	WILDOMAR CA 92595
47109	368-100-010	32895 HAVEN WAY	WILDOMAR	CA	92595	$ 362.44	PO BOX 352	TEMECULA	CA	92593	20728 GRAND AVE	WILDOMAR CA 92595
60139	366-503-006	22066 COUNTRY HILLS DR	WILDOMAR	CA	92595	$ 388.39	22066 COUNTRY HILLS DR	WILDOMAR	CA	92595	22066 COUNTRY HILLS DR	WILDOMAR CA 92595
52441	366-060-012	33267 ORCHARD ST	WILDOMAR	CA	92595	$ 305.41	33267 ORCHARD ST	WILDOMAR	CA	92595	26697 TRUMBLE RD	SUN CITY CA 92585
60116	376-492-002	23970 DOHENY CIR	WILDOMAR	CA	92595	$ 734.06	23970 DOHENY CIR	WILDOMAR	CA	92595	23970 DOHENY CIR	WILDOMAR CA 92595
53176	382-220-010	33225 WILSON ST	WILDOMAR	CA	925958539	$ 4,585.44	33225 WILSON ST	WILDOMAR	CA	925958539	33225 WILSON ST	WILDOMAR CA 92595
50499	376-431-042	35925 ARNETT RD	WILDOMAR	CA	92595	$ 1,392.96	35925 ARNETT RD	WILDOMAR	CA	92595	1115 S ALMANSOR ST	ALHAMBRA CA 91801
59101	367-520-006	22813 SALVATION WAY	WILDOMAR	CA	92595	$ 179.53	22813 SALVATION WAY	WILDOMAR	CA	92595	22813 SALVATION WAY	WILDOMAR CA 92595
58510	365-141-043	32906 WILDOMAR RD	WILDOMAR	CA	92595	$ 310.07	32906 WILDOMAR RD	WILDOMAR	CA	92595	26513 LIDO DR	MURRIETA CA 92563
57123	367-510-018	34343 QUAIL CREEK LN	WILDOMAR	CA	92595	$ 201.56	6033 E AVD ARBOL	ANAHEIM	CA	92807	34343 QUAIL CREEK LN	WILDOMAR CA 92595
60178	370-270-015	32351 BRYANT ST	WILDOMAR	CA	92595	$ 303.96	32351 BRYANT ST	WILDOMAR	CA	92595	32401 BRYANT ST	WILDOMAR CA 92595
52139	370-270-015	32351 BRYANT ST	WILDOMAR	CA	92595	$ 81.68	32401 BRYANT ST	WILDOMAR	CA	92595	32401 BRYANT ST	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
52975	368-220-015	20510 GRAND AVE	WILDOMAR	CA	92595	$ 436.32	32401 BRYANT ST	WILDOMAR	CA	92595	32401 BRYANT ST	WILDOMAR CA 92595
58312	367-070-052	21886 WALNUT ST	WILDOMAR	CA	92595	$ 436.32	32401 BRYANT ST ST	WILDOMAR	CA	92595	32401 BRYANT ST	WILDOMAR CA 92595
57328	362-632-005	33688 HARVEST WAY E	WILDOMAR	CA	92595	$ 206.38	24875 PRIELIPP RD APT 1134	WILDOMAR	CA	925957789	33688 E HARVEST WAY	WILDOMAR CA 92595
59549	366-200-023	21836 WAITE ST	WILDOMAR	CA	92595	$ 584.69	21836 WAITE ST	WILDOMAR	CA	92595	36033 FREDERICK ST	WILDOMAR CA 92595
60513	368-140-001	20715 GRAND AVE	WILDOMAR	CA	92595	$ 285.89	20715 GRAND AVE	WILDOMAR	CA	92595	34589 ALMOND ST	WILDOMAR CA 92595
59579	366-480-029	22808 SHEFFIELD CT	WILDOMAR	CA	92595	$ 174.04	22808 SHEFFIELD CT	WILDOMAR	CA	92595	22808 SHEFFIELD CT	WILDOMAR CA 92595
59357	365-091-007	32475 LAKEVIEW TER	WILDOMAR	CA	92530	$ 436.32	21261 STEELE PEAK DR	PERRIS	CA	92570	21261 STEELE PARK DR	PERRIS CA 92570
30869	370-330-012	32330 HALLIE ST	WILDOMAR	CA	92595	$ 557.37	32330 HALLIE ST	WILDOMAR	CA	92595	9914 SVL BOX	VICTORVILLE CA 92395
59486	367-432-003	34034 WALNUT CREEK RD	WILDOMAR	CA	92595	$ 436.32	34034 WALNUT CREEK RD	WILDOMAR	CA	92595	34034 WALNUT CREEK RD	WILDOMAR CA 92595
59468	367-511-005	22760 JULIET WAY	WILDOMAR	CA	92595	$ 634.01	22760 JULIET WAY	WILDOMAR	CA	92595	22760 JULIET WAY	WILDOMAR CA 92595
51383	376-440-015	21698 PINK GINGER CT	WILDOMAR	CA	92595	$ 630.46	21698 PINK GINGER CT	WILDOMAR	CA	92595	21618 PALOMAR ST	WILDOMAR CA 92595
59477	367-432-006	34088 WALNUT CREEK RD	WILDOMAR	CA	92595	$ 174.04	34088 WALNUT CREEK RD	WILDOMAR	CA	92595	34088 WALNUT CREEK RD	WILDOMAR CA 92595
58047	376-440-013	21722 PINK GINGER CT	WILDOMAR	CA	92595	$ 399.58	21722 PINK GINGER CT	WILDOMAR	CA	92595	21722 PINK GINGER CT	WILDOMAR CA 92595
54991	366-372-005	33311 WINDTREE AVE	WILDOMAR	CA	92595	$ 532.63	27500 KELLER RD APT 1	MENIFEE	CA	925846627	33311 WINDTREE AVE	WILDOMAR CA 92595
58681	366-210-034	33820 ALMOND ST	WILDOMAR	CA	92595	$ 436.32	33804 ALMOND ST	WILDOMAR	CA	92595	33820 ALMOND ST	WILDOMAR CA 92595
47359	376-451-009	35961 AVRY WAY	WILDOMAR	CA	92595	$ 630.46	35961 AVRY WAY	WILDOMAR	CA	92595	35961 AVRY WAY	WILDOMAR CA 92595
52082	368-200-038	32180 WESLEY ST	WILDOMAR	CA	92595	$ 675.16	32180 WESLEY ST	WILDOMAR	CA	92595	32180 WESTLEY ST	WILDOMAR CA 92595
59298	366-411-015	22527 ELBOW CREEK TRL	WILDOMAR	CA	92595	$ 61.80	22527 ELBOW CREEK TRL	WILDOMAR	CA	92595	19800 OLD COACH RD	LAKE ELSINORE CA 92530
59397	370-340-002	20085 MELINDA LN	WILDOMAR	CA	92595	$ 528.12	20085 MELINDA LN	WILDOMAR	CA	92595	20085 MELINDA LN	WILDOMAR CA 92595
59175	362-611-036	35921 CAMELOT CIR	WILDOMAR	CA	92595	$ 492.93	35921 CAMELOT CIR	WILDOMAR	CA	92595	8 BLACKWOOD	MISSION VIEJO CA 92692
59265	367-160-060	34585 WHITE ST	WILDOMAR	CA	92595	$ 152.28	34585 WHITE ST	WILDOMAR	CA	92595	34585 WHITE ST	WILDOMAR CA 92595
50340	380-181-010	23043 WING ELM CIR	WILDOMAR	CA	92595	$ 772.31	33927 WINDMILL RD	WILDOMAR	CA	925958871	31127 NORTH STAR WAY	VALLEY CENTER CA 92082
60058	380-181-010	23043 WING ELM CIR	WILDOMAR	CA	92595	$ 495.05	23043 WING ELM CIR	WILDOMAR	CA	92595	31127 NORTH STAR WAY	VALLEY CENTER CA 92082
59148	376-212-005	35095 MOMAT AVE	WILDOMAR	CA	92595	$ 174.04	35095 MOMAT AVE	WILDOMAR	CA	92595	35095 MOMAT AVE	WILDOMAR CA 92595
58863	366-341-007	21984 VICTORIAN LN	WILDOMAR	CA	92595	$ 590.76	21894 VICTORIAN LN	WILDOMAR	CA	92595	21984 VICTORIAN LN	WILDOMAR CA 92595
48988	365-082-004	32548 LAKEVIEW TER	WILDOMAR	CA	92595	$ 630.46	32548 LAKEVIEW TER	LAKE ELSINORE	CA	92530	32548 LAKEVIEW TERRACE	LAKE ELSINORE CA 92530
59190	365-061-004	20825 SYLVESTER RD	WILDOMAR	CA	92595	$ 436.32	33373 RED DAWN CT	WILDOMAR	CA	92595	33373 RED DAWN CT	WILDOMAR CA 92595
59109	365-142-016	32840 VALLEY VIEW AVE	WILDOMAR	CA	92595	$ 595.65	32840 VALLEY VIEW AVE	WILDOMAR	CA	92595	32840 VALLEY VIEW AVE	LAKE ELSINORE CA 92530
58662	362-485-001	24707 CORNSTALK RD	WILDOMAR	CA	92595	$ 248.06	24707 CORNSTALK RD	WILDOMAR	CA	92595	24869 BUTTERCHURN RD	WILDOMAR CA 92595
59052	367-280-013	24495 OAK CIRCLE DR	WILDOMAR	CA	92595	$ 174.04	24495 OAK CIRCLE DR	WILDOMAR	CA	92595	22345 HAYWORTH CT	CORONA CA 92883
58112	370-320-013	20240 PALOMAR ST	WILDOMAR	CA	92595	$ 2,531.04	20240 PALOMAR ST	WILDOMAR	CA	92595	20240 PALOMAR ST	WILDOMAR CA 92595
53070	370-320-013	20240 PALOMAR ST	WILDOMAR	CA	92595	$ 810.07	20240 PALOMAR ST	WILDOMAR	CA	92595	20240 PALOMAR ST	WILDOMAR CA 92595
53591	366-240-003	22650 LOST RD	WILDOMAR	CA	925958391	$ 2,889.37	21551 BROOKHURST ST #100	HUNTINGTON BE/	CA	926468052	22650 LOST RD	WILDOMAR CA 92595
58273	362-481-003	33449 MILL POND DR	WILDOMAR	CA	92595	$ 710.57	33449 MILL POND DR	WILDOMAR	CA	92595	967 FLORIDA ST	IMPERIAL BCH CA 91932
51131	368-030-040	20440 PALOMAR ST	WILDOMAR	CA	92595	$ 174.04	20440 PALOMAR ST	WILDOMAR	CA	92595	20440 PALOMAR ST	WILDOMAR CA 92595
58984	367-520-018	34428 QUAIL CREEK LN	WILDOMAR	CA	92595	$ 584.96	34428 QUAIL CREEK LN	WILDOMAR	CA	92595	34428 QUAIL CREEK LN	WILDOMAR CA 92595
58910	365-111-018	32620 MISSION TRL	WILDOMAR	CA	92595	$ 174.04	32620 MISSION TRL	WILDOMAR	CA	92595	46296 DURANGO DR	TEMECULA CA 92592
59289	380-181-008	23019 WING ELM CIR	WILDOMAR	CA	92595	$ 601.46	23019 WING ELM CIR	WILDOMAR	CA	92595	23019 WING ELM CIR	WILDOMAR CA 92595
58899	368-290-010	32904 CHADLYN CT	WILDOMAR	CA	925959309	$ 90.22	32904 CHADLYN CT	WILDOMAR	CA	925959309	32904 CHADLYN CT	WILDOMAR CA 92595
58886	362-663-004	24884 BUTTERCHURN RD	WILDOMAR	CA	92595	$ 436.32	1000 W 8TH AVE	LOS ANGELES	CA	90017	1000 W 8TH AVE	LOS ANGELES CA 90017
59761	367-521-004	22776 SALVATION WAY	WILDOMAR	CA	92595	$ 584.40	22776 SALVATION WAY	WILDOMAR	CA	92595	22776 SALVATION WAY	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
53889	366-443-020	33868 BRECKENRIDGE TRL	WILDOMAR	CA	92595	$ 712.06	33868 BRECKENRIDGE TRL	WILDOMAR	CA	925958484	1787 VIA DEL TANIDO	SAN YSIDRO CA 92173
58021	370-400-045	32547 MORELOCK WAY	WILDOMAR	CA	92595	$ 630.46	32547 MORELOCK WAY	WILDOMAR	CA	92595	32547 MORELOCK WAY	WILDOMAR CA 92595
35399	366-021-011	33025 WILDOMAR RD	WILDOMAR	CA	92530	$ 806.11	33025 WILDOMAR RD	LAKE ELSINORE	CA	92530	211903 LEMON ST	WILDOMAR CA 92595
58505	366-190-020	33633 VALLEY TER	WILDOMAR	CA	92595	$ 630.46	33633 VALLEY TER	WILDOMAR	CA	92595	31979 OPAL DR	MENIFEE CA 92596
58647	366-170-041	33555 VALENCIA ST	WILDOMAR	CA	92595	$ 925.35	33555 VALENCIA ST	WILDOMAR	CA	92595	33555 VALENCIA ST	WILDOMAR CA 92595
58607	362-201-003	24067 WHEATFIELD CIR	WILDOMAR	CA	92595	$ 572.65	24067 WHEATFIELD CIR	WILDOMAR	CA	92595	24067 WHEATFIELD CIR	WILDOMAR CA 92595
59046	380-331-028	22945 NAN ST	WILDOMAR	CA	92595	$ 340.56	22945 NAN ST	WILDOMAR	CA	92595	305 PUEBLO RD	CORONA CA 92882
58598	380-510-016	36273 SUNSET RIDGE CT	WILDOMAR	CA	92595	$ 612.58	36273 SUNSET RIDGE CT	WILDOMAR	CA	92595	36273 SUNSET RIDGE CT	WILDOMAR CA 92595
58765	380-183-001	22949 SWEETBAY CIR	WILDOMAR	CA	92595	$ 174.04	22949 SWEETBAY CIR	WILDOMAR	CA	92595	22949 SWEETBAY CIR	WILDOMAR CA 92595
58848	366-310-022	33365 CHICO HILLS RD	WILDOMAR	CA	925957319	$ 3,657.86	33365 CHICO HILLS RD	WILDOMAR	CA	925957319	33365 CHICO HILLS RD	WILDOMAR CA 92595
22610	365-122-001	32686 MESA DR	WILDOMAR	CA	92595	$ 95.89	32686 MESA	LAKE ELSINORE	CA	92530	32686 MESA DR	LAKE ELSINORE CA 92530
59186	367-240-014	22135 CORAZZA ST	WILDOMAR	CA	92595	$ 654.87	26560 MEADOW RD	MENIFEE	CA	92584	26560 MEADOW RD	MENIFEE CA 92584
58503	376-361-018	23132 TRILLIUM DR	WILDOMAR	CA	92595	$ 177.73	4322 W 153RD ST	LAWNDALE	CA	90260	4322 W 153RD ST	LAWNDALE CA 90260
49512	366-150-004	21191 WAITE ST	WILDOMAR	CA	92595	$ 436.32	21191 WAITE ST	WILDOMAR	CA	92595	21191 WAITE ST	WILDOMAR CA 92595
60523	362-221-006	33386 HOMESTEAD LN	WILDOMAR	CA	92595	$ 67.60	33386 HOMESTEAD LN	WILDOMAR	CA	92595	33386 HOMESTEAD LN	WILDOMAR CA 92595
52528	368-210-028	32912 VERDE MESA ST	WILDOMAR	CA	92595	$ 615.94	36125 CREIGHTON AVE APT 19301	MURRIETA	CA	925634521	PO BOX 892471	TEMECULA CA 92589
53183	368-210-027	32900 VERDE MESA ST	WILDOMAR	CA	92595	$ 311.64	32900 VERDE MESA ST	WILDOMAR	CA	92595	PO BOX 892471	TEMECULA CA 92589
58408	365-102-004	32565 WILDOMAR RD	WILDOMAR	CA	92595	$ 436.32	PO BOX 178964	SAN DIEGO	CA	92177	PO BOX 178964	SAN DIEGO CA 92117
48643	365-102-004	32565 WILDOMAR RD	WILDOMAR	CA	92595	$ 104.72	PO BOX 178964	SAN DIEGO	CA	92117	PO BOX 178964	SAN DIEGO CA 92117
60145	380-341-004	35968 FREDERICK ST	WILDOMAR	CA	92595	$ 291.33	35968 FREDERICK ST	WILDOMAR	CA	92595	35968 FREDERICK ST	WILDOMAR CA 92595
59919	376-113-020	21646 GRAND AVE	WILDOMAR	CA	92595	$ 1,342.45	21646 GRAND AVE	WILDOMAR	CA	92595	21646 GRAND AVE	WILDOMAR CA 92595
58196	362-261-001	33431 HARVEST WAY	WILDOMAR	CA	92595	$ 228.38	33431 HARVEST WAY	WILDOMAR	CA	92595	33431 HARVEST WAY	WILDOMAR CA 92595
59167	362-261-014	24401 COMBINE CIR	WILDOMAR	CA	92595	$ 174.04	24401 COMBINE CIR	WILDOMAR	CA	92595	24401 COMBINE CIR	WILDOMAR CA 92595
53429	366-182-061	33787 BONNIE LN	WILDOMAR	CA	92595	$ 436.32	33787 BONNIE LN	WILDOMAR	CA	92595	33787 BONNIE LN	WILDOMAR CA 92595
58207	380-351-002	25018 CRIMSON LASSO DR	WILDOMAR	CA	92595	$ 305.48	25018 CRIMSON LASSO DR	WILDOMAR	CA	92595	4414 36TH ST	SAN DIEGO CA 92116
53222	376-080-007	31945 PONY CART TURN	WILDOMAR	CA	925959544	$ 225.65	31945 PONY CART TURN	WILDOMAR	CA	925959544	23281 SAGE PL	CANYON LAKE CA 92587
49657	367-121-002	22229 CANYON DR	WILDOMAR	CA	92595	$ 268.31	22229 CANYON DR	WILDOMAR	CA	92595	22229 CANYON DR	WILDOMAR CA 92595
58108	366-463-021	22374 SHORE VIEW CT	WILDOMAR	CA	92595	$ 436.32	22374 SHORE VIEW CT	WILDOMAR	CA	92595	22374 SHOREVIEW CT	WILDOMAR CA 92595
58094	362-351-004	34224 HARROW HILL RD	WILDOMAR	CA	92595	$ 495.56	34224 HARROW HILL RD	WILDOMAR	CA	92595	34224 HARROW HILL RD	WILDOMAR CA 92595
58215	367-280-034	24456 OAK CIRCLE DR	WILDOMAR	CA	92595	$ 565.54	24456 OAK CIRCLE DR	WILDOMAR	CA	925958734	24456 OAK CIRCLE DR	WILDOMAR CA 92595
53413	368-080-053	21230 UNION ST	WILDOMAR	CA	92595	$ 177.73	21230 UNION ST	WILDOMAR	CA	92595	21230 UNION ST	WILDOMAR CA 92595
58050	362-671-005	35994 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 436.32	35994 COUNTRY PARK DR	WILDOMAR	CA	92595	35994 COUNTRY PARK DR	WILDOMAR CA 92595
58004	376-264-004	22732 QUEENSBURY CT	WILDOMAR	CA	92595	$ 630.46	22732 QUEENSBURY CT	WILDOMAR	CA	92595	22732 QUEENSBURY CT	WILDOMAR CA 92595
59177	365-132-019	32901 CRESCENT AVE	WILDOMAR	CA	92595	$ 672.04	32901 CRESCENT AVE	LAKE ELSINORE	CA	92595	32901 CRESCENT AVE	LAKE ELSINORE CA 92530
57961	362-222-007	24351 WAGON WHEEL LN	WILDOMAR	CA	92595	$ 778.31	24351 WAGON WHEEL LN	WILDOMAR	CA	92595	24351 WAGON WHEEL LN	WILDOMAR CA 92595
57970	362-582-008	35556 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 211.99	35556 COUNTRY PARK DR	WILDOMAR	CA	92595	35556 COUNTRY PARK DR	WILDOMAR CA 92595
50051	367-414-002	34740 JENNIFER DR	WILDOMAR	CA	92595	$ 128.19	34740 JENNIFER DR	WILDOMAR	CA	92595	34740 JENNIFER DR	WILDOMAR CA 92595
60190	368-220-014	20515 UNION ST	WILDOMAR	CA	92595	$ 135.54	20515 UNION ST	WILDOMAR	CA	92595	1386 DAPHNE DR	SAN JOSE CA 95129
58068	366-502-007	22052 BLONDON CT	WILDOMAR	CA	92595	$ 436.32	22052 BLONDON CT	WILDOMAR	CA	92595	22052 BLONDON CT	WILDOMAR CA 92595
45862	366-033-006	21205 LEWIS ST	WILDOMAR	CA	92595	$ 612.34	21201 LEWIS ST	WILDOMAR	CA	92595	36350 MUSTANG SPIRIT	WILDOMAR CA 92595
59685	367-431-011	34007 AUTUMN SAGE CT	WILDOMAR	CA	92595	$ 596.96	34007 AUTUMN SAGE CT	WILDOMAR	CA	92595	34007 AUTUMN SAGE CT	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
56255	367-431-011	34007 AUTUMN SAGE CT	WILDOMAR	CA	92595	$ 84.04	34007 AUTUMN SAGE CT	WILDOMAR	CA	925958476	34007 AUTUMN SAGE CT	WILDOMAR CA 92595
58120	362-483-008	33594 HARVEST WAY E	WILDOMAR	CA	92595	$ 768.36	33594 HARVEST WAY E	WILDOMAR	CA	92595	1501 N ANZA #30	VISTA CA 92084
57238	366-423-023	33531 BRECKENRIDGE TRL	WILDOMAR	CA	92595	$ 187.70	33531 BRECKENRIDGE TRL	WILDOMAR	CA	92595	33531 BRECKENRIDGE TR	WILDOMAR CA 92595
57509	362-301-012	33795 THE FARM RD	WILDOMAR	CA	92595	$ 61.60	33795 THE FARM RD	WILDOMAR	CA	925959454	33795 FARM RD	WILDOMAR CA 92595
51157	368-240-014	32740 BRYANT ST	WILDOMAR	CA	92595	$ 174.04	32740 BRYANT ST	WILDOMAR	CA	92595	32740 BRYANT ST	WILDOMAR CA 92595
49491	376-022-003	22479 DUNN ST	WILDOMAR	CA	92595	$ 90.22	22479 DUNN ST	WILDOMAR	CA	92595	22479 DUNN ST	WILDOMAR CA 92595
56726	366-270-004	22072 VALLEY TER	WILDOMAR	CA	92595	$ 553.41	22072 VALLEY TER	WILDOMAR	CA	92595	22072 VALLEY TERR	WILDOMAR CA 92595
52375	376-314-009	35794 FREDERICK ST	WILDOMAR	CA	92595	$ 436.32	35794 FREDERICK ST	WILDOMAR	CA	92595	35794 FREDERICK ST	WILDOMAR CA 92595
49517	376-032-014	21468 DUNN ST	WILDOMAR	CA	92595	$ 174.04	21468 DUNN ST	WILDOMAR	CA	92595	21468 DUNN ST	WILDOMAR CA 92595
53437	370-491-017	32626 CLOUD CREST CT	WILDOMAR	CA	92595	$ 436.32	32626 CLOUD CREST CT	WILDOMAR	CA	92595	32626 CLOUD CREST CT	WILDOMAR CA 92595
59454	366-240-029	33610 DIAL RD	WILDOMAR	CA	92595	$ 436.32	33610 DIAL RD	WILDOMAR	CA	92595	33610 DIAL RD	WILDOMAR CA 92595
53419	368-331-039	32622 PREAKNESS CIR	WILDOMAR	CA	92595	$ 465.46	32622 PREAKNESS CIR	WILDOMAR	CA	92595	32622 PREAKNESS CIR	WILDOMAR CA 92595
58716	366-041-013	33064 MOUNTAIN VIEW AVE	WILDOMAR	CA	92530	$ 436.32	33064 MOUNTAIN VIEW AVE	LAKE ELSINORE	CA	92530	33064 MOUNTAIN VIEW AVE	LAKE ELSINORE CA 92530
53451	366-181-002	33773 ALMOND ST	WILDOMAR	CA	92595	$ 174.04	33773 ALMOND ST	WILDOMAR	CA	92595	33773 ALMOND ST	WILDOMAR CA 92595
53379	380-444-014	23404 ONYX WAY	WILDOMAR	CA	92595	$ 601.46	23404 ONYX WAY	WILDOMAR	CA	92595	23404 ONYX WAY	WILDOMAR CA 92595
53391	365-102-015	32578 CRESCENT AVE	WILDOMAR	CA	92530	$ 310.59	32578 CRESCENT AVE	LAKE ELSINORE	CA	92530	32578 CRESCENT AVE	LAKE ELSINORE CA 92530
40868	376-440-039	21645 PROTEA CT	WILDOMAR	CA	92595	$ 174.04	21645 PROTEA CT	WILDOMAR	CA	92595	21645 PROTEA CT	WILDOMAR CA 92595
53332	368-331-012	32690 ASCOT HILL CIR	WILDOMAR	CA	92595	$ 174.04	32690 ASCOT HILL CIR	WILDOMAR	CA	92595	32690 ASCOT HILL CIR	WILDOMAR CA 92595
34479	365-113-027	32700 WILDOMAR RD	WILDOMAR	CA	92595	$ 147.06	32700 WILDOMAR RD	LAKE ELSINORE	CA	92530	32700 WILDOMAR RD	LAKE ELSINORE CA 92530
53335	368-331-033	32687 ASCOT HILL CIR	WILDOMAR	CA	92595	$ 557.54	32687 ASCOT HILL CIR	WILDOMAR	CA	92595	32687 ASCOT HILL CIR	WILDOMAR CA 92595
48012	370-371-004	32805 BATSON LN	WILDOMAR	CA	92595	$ 70.85	32805 BATSON LN	WILDOMAR	CA	92595	32805 BATSON LN	WILDOMAR CA 92595
53300	376-283-018	35577 RUTH AVE	WILDOMAR	CA	92595	$ 787.26	11748 MESA VERDE DR	VALLEY CENTER	CA	920825049	35577 RUTH AVE	WILDOMAR CA 92595
53319	380-380-020	23207 GREYHAWK RD	WILDOMAR	CA	92595	$ 249.94	23207 GREYHAWK RD	WILDOMAR	CA	925957550	23207 GREYHAWK RD	WILDOMAR CA 92595
55249	367-210-010	34680 MONTE VISTA DR	WILDOMAR	CA	92595	$ 436.32	12981 PERRIS BLVD STE 104	MORENO VALLEY	CA	92553	12981 PERRIS BLVD STE 104	MORENO VALLEY CA 92553
52912	376-252-027	35394 KISH CIR	WILDOMAR	CA	92595	$ 504.73	35394 KISH CIR	WILDOMAR	CA	92595	35394 KISH CIR	WILDOMAR CA 92595
59755	366-463-023	22420 SHORE VIEW CT	WILDOMAR	CA	92595	$ 251.54	22420 SHORE VIEW CT	WILDOMAR	CA	92595	22420 SHOREVIEW CT	WILDOMAR CA 92595
55096	366-463-023	22420 SHORE VIEW CT	WILDOMAR	CA	92595	$ 90.37	23207 CANARY RD	WILDOMAR	CA	92595	22420 SHOREVIEW CT	WILDOMAR CA 92595
42752	376-052-012	21502 MAPLE ST	WILDOMAR	CA	92595	$ 369.96	21502 MAPLE ST	WILDOMAR	CA	92595	21502 MAPLE ST	WILDOMAR CA 92595
47815	376-283-003	22725 GIERSON AVE	WILDOMAR	CA	92595	$ 578.62	22725 GIERSON AVE	WILDOMAR	CA	92595	22725 GIERSON AVE	WILDOMAR CA 92595
56815	362-274-009	24486 CORNSTALK RD	WILDOMAR	CA	92595	$ 84.94	24486 CORNSTALK RD	WILDOMAR	CA	925958862	24486 CORNSTALK RD	WILDOMAR CA 92595
42886	365-052-013	32311 VALLEY VIEW AVE	WILDOMAR	CA	92595	$ 247.80	32311 VALLEY VIEW AVE	LAKE ELSINORE	CA	92530	32311 VALLEY VIEW AVE	LAKE ELSINORE CA 92530
59559	362-643-008	24962 MANDARIN CT	WILDOMAR	CA	92595	$ 174.04	24962 MANDARIN CT	WILDOMAR	CA	92595	24962 MANDARIN CT	WILDOMAR CA 92595
47238	365-101-006	32573 LAKEVIEW TER	WILDOMAR	CA	92595	$ 630.46	32573 LAKEVIEW TER	LAKE ELSINORE	CA	92530	32573 LAKEVIEW TERR	LAKE ELSINORE CA 92530
24993	367-240-001	34890 ORANGE ST	WILDOMAR	CA	92595	$ 100.64	34890 ORANGE ST	WILDOMAR	CA	92595	34890 ORANGE ST	WILDOMAR CA 92595
58602	365-052-014	32369 VALLEY VIEW AVE	WILDOMAR	CA	92595	$ 105.95	32369 VALLEY VIEW AVE	WILDOMAR	CA	92595	32369 VALLEY VIEW AVE	LAKE ELSINORE CA 92530
49734	365-052-005	32350 WILDOMAR RD	WILDOMAR	CA	92595	$ 341.15	128 N EVERGREEN ST	ANAHEIM	CA	92805	32340 WILDOMAR RD	LAKE ELSINORE CA 92530
19089	365-103-008	32575 CRESCENT AVE	WILDOMAR	CA	92595	$ 174.04	32575 CRESCENT AVE	LAKE ELSINORE	CA	92531	32575 CRESCENT AVE	LAKE ELSINORE CA 92530
49681	380-491-009	22883 ROLLING BROOK LN	WILDOMAR	CA	92595	$ 284.18	22883 ROLLING BROOK LN	WILDOMAR	CA	92595	22883 ROLLING BROOK LN	WILDOMAR CA 92595
59769	380-481-003	36329 TRAIL RIDE LN	WILDOMAR	CA	92595	$ 542.36	36329 TRAIL RIDE LN	WILDOMAR	CA	92595	36329 TRAIL RIDE LN	WILDOMAR CA 92595
53156	380-481-003	36329 TRAIL RIDE LN	WILDOMAR	CA	92595	$ 94.95	36329 TRAIL RIDE LN	WILDOMAR	CA	92595	36329 TRAIL RIDE LN	WILDOMAR CA 92595
52368	376-420-020	35288 FREDERICK ST	WILDOMAR	CA	92595	$ 385.72	35288 FREDERICK ST	WILDOMAR	CA	92595	35288 FREDERICK ST	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
53096	376-291-024	35661 WOSHKA LN	WILDOMAR	CA	92595	$ 143.42	35661 WOSHKA LN	WILDOMAR	CA	92595	35661 WOSHKA LN	WILDOMAR CA 92595
53090	367-070-015	21861 RAYNOR LN	WILDOMAR	CA	92595	$ 315.39	21861 RAYNOR LN	WILDOMAR	CA	92595	21861 RAYNOR LN	WILDOMAR CA 92595
59536	366-412-004	22550 ELBOW CREEK TRL	WILDOMAR	CA	92595	$ 365.87	22550 ELBOW CREEK TRL	WILDOMAR	CA	92595	22550 ELBOW CREEK TR	WILDOMAR CA 92595
58992	365-132-006	32879 WILDOMAR RD	WILDOMAR	CA	92595	$ 587.06	32879 WILDOMAR RD	WILDOMAR	CA	92595	32879 WILDOMAR RD	LAKE ELSINORE CA 92532
53027	380-480-001	36425 TRAIL RIDE LN	WILDOMAR	CA	92595	$ 630.46	36425 TRAIL RIDE LN	WILDOMAR	CA	92595	36425 TRAIL RIDE LN	WILDOMAR CA 92595
53099	366-380-003	33605 ALMOND ST	WILDOMAR	CA	92595	$ 436.32	14422 BAKER ST	WESTMINSTER	CA	92683	14422 BAKER ST	WESTMINSTER CA 92683
53174	367-160-067	34629 WHITE ST	WILDOMAR	CA	92595	$ 659.42	34629 WHITE ST	WILDOMAR	CA	92595	34629 WHITE ST	WILDOMAR CA 92595
50080	380-181-001	22935 WING ELM CIR	WILDOMAR	CA	92595	$ 179.52	22935 WING ELM CIR	WILDOMAR	CA	92595	22935 WING ELM CIR	WILDOMAR CA 92595
44963	376-391-004	23060 TEIL GLEN RD	WILDOMAR	CA	92595	$ 242.65	23060 TEIL GLEN RD	WILDOMAR	CA	92595	23060 TEIL GLEN RD	WILDOMAR CA 92595
59934	368-200-012	21280 CIELO VISTA WAY	WILDOMAR	CA	925958527	$ 213.40	21280 CIELO VISTA WAY	WILDOMAR	CA	925958527	21280 CIELO VISTA WAY	WILDOMAR CA 92595
49060	376-224-004	35358 PRAIRIE RD	WILDOMAR	CA	92595	$ 128.98	35358 PRAIRIE RD	WILDOMAR	CA	92595	35358 PRAIRIE RD	WILDOMAR CA 92595
53012	376-291-007	35565 WOSHKA LN	WILDOMAR	CA	92595	$ 171.53	35565 WOSHKA LN	WILDOMAR	CA	92595	35565 WOSHKA LN	WILDOMAR CA 92595
58603	376-362-021	35590 BALSAM ST	WILDOMAR	CA	92595	$ 174.04	35590 BALSAM ST	WILDOMAR	CA	92595	5857 FREEMAN AVE	LA CRESCENTA CA 91214
42718	366-160-065	33786 JO ANN CT	WILDOMAR	CA	92595	$ 62.07	33786 JO ANN CT	WILDOMAR	CA	92595	33786 JOANN CT	WILDOMAR CA 92595
55696	362-681-036	25196 WOLCOTT CT	WILDOMAR	CA	92595	$ 621.71	25196 WOLCOTT CT	WILDOMAR	CA	925957624	25196 WOLCOTT CT	WILDOMAR CA 92595
52936	376-252-017	35351 KISH CIR	WILDOMAR	CA	925959500	$ 213.94	35351 KISH CIR	WILDOMAR	CA	925959500	35351 KISH CIR	WILDOMAR CA 92595
57570	362-531-016	24095 PLATA CT	WILDOMAR	CA	92595	$ 68.83	24095 PLATA CT	WILDOMAR	CA	925957843	203 29TH ST	NEWPORT BEACH CA 92663
52939	370-230-045	33143 TRANQUIL LN	WILDOMAR	CA	92595	$ 249.94	33143 TRANQUIL LN	WILDOMAR	CA	92595	20361 GRAND AVE	WILDOMAR CA 92595
52877	376-450-009	35841 NONNIE DR	WILDOMAR	CA	92595	$ 354.06	35841 NONNIE DR	WILDOMAR	CA	92595	35841 NONNIE DR	WILDOMAR CA 92595
52829	367-240-015	34965 CAMERON LN	WILDOMAR	CA	92595	$ 645.53	34965 CAMERON LN	WILDOMAR	CA	92595	34965 CAMERON LN	WILDOMAR CA 92595
52846	376-252-006	22839 NAVUT AVE	WILDOMAR	CA	92595	$ 208.83	22839 NAVUT AVE	WILDOMAR	CA	92595	22839 NAVUT AVE	WILDOMAR CA 92595
47202	365-103-025	32560 MISSION TRL	WILDOMAR	CA	92595	$ 436.32	32560 MISSION TRL	LAKE ELSINORE	CA	92530	32560 MISSION TR	LAKE ELSINORE CA 92530
58732	376-381-011	23332 TRILLIUM DR	WILDOMAR	CA	92595	$ 71.81	23332 TRILLIUM DR	WILDOMAR	CA	92595	23332 TRILLIUM DR	WILDOMAR CA 92595
58540	376-391-037	23079 EMPIRE PENGUIN RD	WILDOMAR	CA	92595	$ 174.04	1214 HILLCREST BLVD	MILLBRAE	CA	94030	1214 HILLCREST BLVD	MILLBRAE CA 94030
52790	370-500-005	20139 AUTUMN OAK PL	WILDOMAR	CA	92595	$ 630.46	20139 AUTUMN OAK PL	WILDOMAR	CA	92595	20139 AUTUMN OAK PL	WILDOMAR CA 92595
59478	361-054-018	24270 MANZANITA RD	MENIFEE	CA	92584	$ 251.66	24270 MANZANITA RD	MENIFEE	CA	92584	24270 MANZANITA ST	MENIFEE CA 92584
52766	367-372-013	20660 COMO ST	WILDOMAR	CA	92595	$ 104.28	20660 COMO ST	WILDOMAR	CA	92595	20660 COMO ST	WILDOMAR CA 92595
52813	376-362-022	35580 BALSAM ST	WILDOMAR	CA	92595	$ 628.88	35580 BALSAM ST	WILDOMAR	CA	92595	35580 BALSAM ST	WILDOMAR CA 92595
56749	367-433-008	22687 VALLEY VISTA CIR	WILDOMAR	CA	92595	$ 78.67	22687 VALLEY VISTA CIR	WILDOMAR	CA	925958334	18625 CAMINITO CANTILENA A	SAN DIEGO CA 92128
59714	376-362-019	35610 BALSAM ST	WILDOMAR	CA	92595	$ 204.73	35610 BALSAM ST	WILDOMAR	CA	92595	35610 BALSAM ST	WILDOMAR CA 92595
59405	380-330-034	36136 MADORA DR	WILDOMAR	CA	92595	$ 90.29	PO BOX 2216	WILDOMAR	CA	92595	PO BOX 2216	CAPISTRANO BEACH CA 92624
55425	362-463-003	34796 THE FARM RD	WILDOMAR	CA	92595	$ 78.97	34796 THE FARM RD	WILDOMAR	CA	925959291	39670 GLENWOOD CT	MURRIETA CA 92563
52715	376-391-009	23114 TEIL GLEN RD	WILDOMAR	CA	92595	$ 448.36	23114 TEIL GLEN RD	WILDOMAR	CA	92595	23114 TEIL GLEN RD	WILDOMAR CA 92595
52720	367-371-003	20638 CASHEW ST	WILDOMAR	CA	92595	$ 436.32	20638 CASHEW ST	WILDOMAR	CA	92595	20638 CASHEW ST	WILDOMAR CA 92595
52675	376-252-007	22851 NAVUT AVE	WILDOMAR	CA	92595	$ 587.06	22851 NAVUT AVE	WILDOMAR	CA	92595	22851 NAVUT AVE	WILDOMAR CA 92595
52698	376-440-027	21715 PINK GINGER CT	WILDOMAR	CA	92595	$ 117.56	29250 VIA FRONTERA	MURRIETA	CA	92563	24517 ADAMS AVE	MURRIETA CA 92562
42191	367-150-012	22111 WALNUT ST	WILDOMAR	CA	92595	$ 410.46	22111 WALNUT ST	WILDOMAR	CA	92595	29630 BIG RANGE RD	CANYON LAKE CA 92587
52620	376-041-010	21397 ILLINOIS ST	WILDOMAR	CA	92595	$ 630.46	21397 ILLINOIS ST	WILDOMAR	CA	92595	21397 ILLINOIS ST	WILDOMAR CA 92595
52820	376-374-002	35676 ASTER DR	WILDOMAR	CA	92595	$ 630.46	35676 ASTER DR	WILDOMAR	CA	92595	35676 ASTER DR	WILDOMAR CA 92595
44852	380-090-026	23028 SEATTLE RIDGE RD	WILDOMAR	CA	92595	$ 174.04	23028 SEATTLE RIDGE RD	WILDOMAR	CA	92595	23028 SEATTLE RIDGE RD	WILDOMAR CA 92595
58850	362-180-019	35610 JEWEL LN	WILDOMAR	CA	92595	$ 3,124.60	35610 JEWEL LN	WILDOMAR	CA	92595	30 N GOULD ST STE 20957	SHERIDAN WY 82801

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
49285	376-430-012	23295 BUENA CT	WILDOMAR	CA	92595	$ 629.44	23295 BUENA CT	WILDOMAR	CA	92595	38587 QUAILRIDGE DR	MURRIETA CA 92562
52540	368-251-018	32844 RIDGE OAK RD	WILDOMAR	CA	92595	$ 630.46	32844 RIDGE OAK RD	WILDOMAR	CA	92595	32844 RIDGE OAK RD	WILDOMAR CA 92595
53742	376-462-003	23639 WESTPARK ST	WILDOMAR	CA	92595	$ 136.31	33212 BITTERSWEET ST	WINCHESTER	CA	92596	90 PASEO PRIMERO	RANCHO SANTA MARG CA 926
52554	380-091-001	22895 GREYHAWK RD	WILDOMAR	CA	92595	$ 630.46	22895 GREYHAWK RD	WILDOMAR	CA	92595	22895 GREYHAWK RD	WILDOMAR CA 92595
52403	376-201-008	35127 UNGA CIR	WILDOMAR	CA	92595	$ 587.06	35127 UNGA CIR	WILDOMAR	CA	92595	35127 UNGA CIR	WILDOMAR CA 92595
52482	366-021-008	33090 MISSION TRL	WILDOMAR	CA	92595	$ 1,333.12	33090 MISSION TRL	WILDOMAR	CA	92595	33260 BUCKWHEAT RD	MENIFEE CA 92584
30661	376-122-011	21660 DUNN ST	WILDOMAR	CA	92595	$ 174.04	PO BOX 396	WILDOMAR	CA	92595	PO BOX 396	WILDOMAR CA 92595
52468	370-090-027	20364 GUFFY LN	WILDOMAR	CA	92595	$ 632.15	20364 GUFFY LN	WILDOMAR	CA	92595	20364 GUFFY LN	WILDOMAR CA 92595
45768	376-274-001	35508 WOSHKA LN	WILDOMAR	CA	92595	$ 187.54	35508 WOSHKA LN	WILDOMAR	CA	92595	35508 WOSHKA LN	WILDOMAR CA 92595
50833	367-220-050	34841 WHITE ST	WILDOMAR	CA	92595	$ 3,115.35	23905 CLINTON KIETH 114-202	WILDOMAR	CA	92595	8 DEL BRIENZA	LAKE ELSINORE CA 92532
52545	370-340-005	20040 BRYANT ST	WILDOMAR	CA	92595	$ 355.46	20040 BRYANT ST	WILDOMAR	CA	92595	20040 BRYANT ST	WILDOMAR CA 92595
52387	380-032-031	32937 CANYON CREST ST	WILDOMAR	CA	92595	$ 137.23	32937 CANYON CREST ST	WILDOMAR	CA	92595	32937 CANYON CREST ST	WILDOMAR CA 92595
52392	370-340-020	32169 BEECHER ST	WILDOMAR	CA	92595	$ 436.32	32169 BEECHER ST	WILDOMAR	CA	92595	32169 BEECHER ST	WILDOMAR CA 92595
52372	376-362-020	35600 BALSAM ST	WILDOMAR	CA	92595	$ 630.46	35600 BALSAM ST	WILDOMAR	CA	92595	13754 SOFTWOOD CT	CORONA CA 92880
51369	367-160-019	22291 WALNUT ST	WILDOMAR	CA	92595	$ 616.42	22291 WALNUT ST	WILDOMAR	CA	92595	2046 E VISTA WAY	ORANGE CA 92867
52358	370-400-040	32580 CORYDON ST	WILDOMAR	CA	92595	$ 249.94	32580 CORYDON ST	WILDOMAR	CA	92595	32580 CORYDON ST	WILDOMAR CA 92595
51764	376-274-017	22977 PAWI CT	WILDOMAR	CA	92595	$ 317.88	22977 PAWI CT	WILDOMAR	CA	92595	22977 PAWI CT	WILDOMAR CA 92595
52303	365-151-022	32849 MESA DR	WILDOMAR	CA	92595	$ 436.32	10650 E KAMM AVE	SELMA	CA	93662	10650 E KAMM AVE	SELMA CA 93662
35492	376-382-001	35688 SUNFLOWER WAY	WILDOMAR	CA	92595	$ 392.83	35688 SUNFLOWER WAY	WILDOMAR	CA	92595	35688 SUNFLOWER WAY	WILDOMAR CA 92595
52290	376-242-003	35245 GATU CT	WILDOMAR	CA	92595	$ 371.56	35245 GATU CT	WILDOMAR	CA	92595	35245 GATU CT	WILDOMAR CA 92595
53474	370-240-003	20390 BRYANT ST	WILDOMAR	CA	92595	$ 806.11	20390 BRYANT ST	WILDOMAR	CA	92595	20390 BRYANT ST	WILDOMAR CA 92595
51801	370-492-001	20103 ALBERT ST	WILDOMAR	CA	92595	$ 305.41	20103 ALBERT ST	WILDOMAR	CA	92595	20103 ALBERT ST	WILDOMAR CA 92595
58071	366-473-003	22395 SPUR BROOK DR	WILDOMAR	CA	92595	$ 173.44	22395 SPUR BROOK DR	WILDOMAR	CA	92595	22395 SPUR BROOK DR	WILDOMAR CA 92595
50222	380-400-028	32503 FALLING LEAF CT	WILDOMAR	CA	92595	$ 806.11	32503 FALLING LEAF CT	WILDOMAR	CA	92595	32503 FALLING LEAF CT	WILDOMAR CA 92595
52217	376-242-018	35278 GATU CT	WILDOMAR	CA	92595	$ 792.91	35278 GATU CT	WILDOMAR	CA	92595	35278 GATU CT	WILDOMAR CA 92595
52627	370-230-043	33141 BRYANT ST	WILDOMAR	CA	92595	$ 151.57	33141 BRYANT ST	WILDOMAR	CA	92595	33141 BRYANT ST	WILDOMAR CA 92595
52223	368-262-008	21128 DENISE CT	WILDOMAR	CA	92595	$ 749.59	21128 DENISE CT	WILDOMAR	CA	92595	21128 DENISE CT	WILDOMAR CA 92595
53073	380-032-023	32809 CANYON CREST ST	WILDOMAR	CA	92595	$ 129.89	32809 CANYON CREST ST	WILDOMAR	CA	92595	40960 CALIFORNIA OAKS RD #837	MURRIETA CA 92562
52174	365-053-018	32235 LAKEVIEW TER	WILDOMAR	CA	92530	$ 630.46	32235 LAKEVIEW TER	WILDOMAR	CA	92530	32235 LAKEVIEW TER	LAKE ELSINORE CA 92530
59349	362-690-010	25616 VIA SARAH	WILDOMAR	CA	92595	$ 174.04	23860 HOLLINGSWORTH DR	MURRIETA	CA	925624452	25616 VIA SARAH	WILDOMAR CA 92595
52108	366-033-015	21200 LEMON ST	WILDOMAR	CA	92595	$ 630.46	21200 LEMON ST	WILDOMAR	CA	92595	2586 HIBISCUS ST	FULLERTON CA 92835
59008	362-681-023	25225 WOLCOTT CT	WILDOMAR	CA	92595	$ 426.71	25225 WOLCOTT CT	WILDOMAR	CA	92595	25225 WOLCOTT CT	WILDOMAR CA 92595
51860	376-272-001	22791 TEMET ST	WILDOMAR	CA	92595	$ 806.11	22791 TEMET ST	WILDOMAR	CA	92595	22791 TEMET ST	WILDOMAR CA 92595
51895	365-111-003	32667 CRESCENT AVE	WILDOMAR	CA	92530	$ 305.41	32667 CRESCENT AVE	WILDOMAR	CA	92530	32667 CRESCENT AVE	LAKE ELSINORE CA 92530
51854	376-244-001	35185 MOMAT AVE	WILDOMAR	CA	92595	$ 305.41	35185 MOMAT AVE	WILDOMAR	CA	92595	35185 MOMAT AVE	WILDOMAR CA 92595
46364	376-053-007	21511 MAPLE ST	WILDOMAR	CA	92595	$ 619.74	21511 MAPLE ST	WILDOMAR	CA	92595	23852 PEPPERLEAF ST	MURRIETA CA 92562
51669	368-210-012	32860 BRYANT ST	WILDOMAR	CA	92595	$ 575.46	1740 N SANTA FE AVE	COMPTON	CA	902211079	32860 BRYANT ST	WILDOMAR CA 92595
51945	380-330-022	23018 TIMBER RIDGE CT	WILDOMAR	CA	92595	$ 787.26	23018 TIMBER RIDGE CT	WILDOMAR	CA	92595	23018 TIMBER RIDGE CT	WILDOMAR CA 92595
24746	367-020-028	21255 BUNDY CANYON RD	WILDOMAR	CA	92595	$ 311.73	21255 BUNDY CANYON RD	WILDOMAR	CA	92595	21255 BUNDY CANYON RD	WILDOMAR CA 92595
51481	376-262-010	35455 MARSH LN	WILDOMAR	CA	92595	$ 371.35	35455 MARSH LN	WILDOMAR	CA	92595	35455 MARSH LN	WILDOMAR CA 92595
51655	376-244-004	35229 MOMAT AVE	WILDOMAR	CA	92595	$ 436.32	35229 MOMAT AVE	WILDOMAR	CA	92595	35229 MOMAT AVE	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
51849	365-151-012	32890 LAKEVIEW TER	WILDOMAR	CA	92595	$ 630.46	32890 LAKEVIEW TER	LAKE ELSINORE	CA	92530	32890 LAKEVIEW TERR	LAKE ELSINORE CA 92530
51828	380-022-017	21827 ATHEA WAY	WILDOMAR	CA	92595	$ 633.91	21827 ATHEA WAY	WILDOMAR	CA	92595	21827 ATHEA WAY	WILDOMAR CA 92595
51814	366-182-032	33773 LINDA VISTA LN	WILDOMAR	CA	92595	$ 436.32	33773 LINDA VISTA LN	WILDOMAR	CA	92595	33773 LINDA VISTA LN	WILDOMAR CA 92595
51357	365-101-001	32535 LAKEVIEW TER	WILDOMAR	CA	92530	$ 174.04	32535 LAKEVIEW TER	LAKE ELSINORE	CA	92530	32535 LAKEVIEW TERR	LAKE ELSINORE CA 92530
51793	366-390-018	33891 ANGELS LN	WILDOMAR	CA	92595	$ 211.99	33891 ANGELS LN	WILDOMAR	CA	92595	33891 ANGELS LN	WILDOMAR CA 92595
43636	382-440-001	20343 SOARING FALCON CT	WILDOMAR	CA	92595	$ 630.46	20343 SOARING FALCON CT	WILDOMAR	CA	92595	20343 SOARING FALCON CT	WILDOMAR CA 92595
58162	362-401-018	34295 OLIVE GROVE RD	WILDOMAR	CA	92595	$ 587.06	34295 OLIVE GROVE RD	WILDOMAR	CA	92595	34295 OLIVE GROVE RD	WILDOMAR CA 92595
51714	376-362-023	35570 BALSAM ST	WILDOMAR	CA	92595	$ 474.14	35570 BALSAM ST	WILDOMAR	CA	92595	35570 BALSAM ST	WILDOMAR CA 92595
24977	365-103-007	32567 CRESCENT AVE	WILDOMAR	CA	92595	$ 109.61	32567 CRESCENT AVE	LAKE ELSINORE	CA	92530	32567 CRESCENT AVE	LAKE ELSINORE CA 92530
45717	382-180-014	33401 LOS OLIVOS LN	WILDOMAR	CA	92595	$ 200.52	33401 LOS OLIVOS LN	WILDOMAR	CA	92595	33401 LOS OLIVOS LN	WILDOMAR CA 92595
51334	376-392-007	23097 TEIL GLEN RD	WILDOMAR	CA	92595	$ 604.10	23097 TEIL GLEN RD	WILDOMAR	CA	92595	23097 TEIL GLEN RD	WILDOMAR CA 92595
51626	376-252-012	22792 TEMET ST	WILDOMAR	CA	92595	$ 436.32	22792 TEMET ST	WILDOMAR	CA	92595	22792 TEMET ST	WILDOMAR CA 92595
51545	367-420-030	22354 OSPREY CT	WILDOMAR	CA	92595	$ 176.57	22354 OSPREY CT	WILDOMAR	CA	92595	22354 OSPREY CT	WILDOMAR CA 92595
51546	366-101-001	21535 VICTORIAN LN	WILDOMAR	CA	92595	$ 174.04	21535 VICTORIAN LN	WILDOMAR	CA	92595	21535 VICTORIAN LN	WILDOMAR CA 92595
47728	376-450-023	35804 LEXI LN	WILDOMAR	CA	92595	$ 311.52	35804 LEXI LN	WILDOMAR	CA	92595	35804 LEXI LN	WILDOMAR CA 92595
52628	370-330-005	20050 PLESSNER WAY	WILDOMAR	CA	92595	$ 630.46	20050 PLESSNER WAY	WILDOMAR	CA	92595	20050 PLESSNER WAY	WILDOMAR CA 92595
51549	376-053-013	21480 ILLINOIS ST	WILDOMAR	CA	92595	$ 604.56	21480 ILLINOIS ST	WILDOMAR	CA	92595	21480 ILLINOIS ST	WILDOMAR CA 92595
51539	376-252-002	35368 WANKI AVE	WILDOMAR	CA	92595	$ 292.66	35368 WANKI AVE	WILDOMAR	CA	92595	35368 WANKI AVE	WILDOMAR CA 92595
51502	376-211-009	35106 MOMAT AVE	WILDOMAR	CA	92595	$ 630.46	35106 MOMAT AVE	WILDOMAR	CA	92595	35106 MOMAT AVE	WILDOMAR CA 92595
51788	367-070-011	21950 RAYNOR LN	WILDOMAR	CA	92595	$ 488.70	21950 RAYNOR LN	WILDOMAR	CA	92595	PO BOX 2370	TEMECULA CA 92593
55965	361-205-002	24581 BETHEL ST	WILDOMAR	CA	92595	$ 384.97	24581 BETHEL ST	WILDOMAR	CA	925958726	1612 N HACIENDA	LA PUENTE CA 91744
52073	376-150-009	32386 PENROSE ST	WILDOMAR	CA	92592	$ 725.87	32386 PENROSE ST	WILDOMAR	CA	92595	15242 SAN ARDO DR	LA MIRADA CA 90638
58797	366-190-054	33635 ORANGE ST	WILDOMAR	CA	92595	$ 634.28	33635 ORANGE ST	WILDOMAR	CA	92595	33635 ORANGE ST	LAKE ELSINORE CA 92532
51400	368-272-020	21104 WADE CT	WILDOMAR	CA	92595	$ 520.46	21104 WADE CT	WILDOMAR	CA	92595	21104 WADE CT	WILDOMAR CA 92595
51362	368-230-004	20496 UNION ST	WILDOMAR	CA	92595	$ 174.04	20496 UNION ST	WILDOMAR	CA	92595	20496 UNION ST	WILDOMAR CA 92595
51361	365-132-028	32952 CRESCENT AVE	WILDOMAR	CA	92595	$ 305.41	32952 CRESCENT AVE	LAKE ELSINORE	CA	92595	32952 CRESCENT AVE	LAKE ELSINORE CA 92530
50584	367-080-033	34660 ALMOND ST	WILDOMAR	CA	92530	$ 630.46	34660 ALMOND ST	WILDOMAR	CA	92530	34660 ALMOND ST	WILDOMAR CA 92595
56345	366-503-001	22137 BLONDON CT	WILDOMAR	CA	92595	$ 275.59	26104 WILLOWBROOK CT	MURRIETA	CA	925634062	22137 BLONDON CT	WILDOMAR CA 92595
51164	376-402-024	23038 CATT RD	WILDOMAR	CA	92595	$ 210.70	23038 CATT RD	WILDOMAR	CA	92595	23038 CATT RD	WILDOMAR CA 92595
52582	365-131-010	32821 CRESCENT AVE	WILDOMAR	CA	92530	$ 248.03	32821 CRESCENT AVE	WILDOMAR	CA	92530	32821 CRESCENT AVE	LAKE ELSINORE CA 92530
47842	367-402-002	34758 HICKORY LN	WILDOMAR	CA	92595	$ 190.46	34758 HICKORY LN	WILDOMAR	CA	92595	339 N 2830 E	SAINT GEORGE UT 84790
50808	366-380-011	21691 WAGON RIM CT	WILDOMAR	CA	92595	$ 806.11	21691 WAGON RIM CT	WILDOMAR	CA	92595	32527 BRADLEY RD	MENIFEE CA 92584
51108	380-470-026	36348 GOLDEN POPPY LN	WILDOMAR	CA	92595	$ 630.46	36348 GOLDEN POPPY LN	WILDOMAR	CA	92595	36348 GOLDEN POPPY LN	WILDOMAR CA 92595
51065	370-220-030	33141 ROBERT ST	WILDOMAR	CA	92595	$ 642.70	33141 ROBERT ST	WILDOMAR	CA	92595	1525 N BROADWAY	SANTA ANA CA 92706
49959	376-112-009	21723 DUNN ST	WILDOMAR	CA	92595	$ 630.46	PO BOX 1015	WILDOMAR	CA	92595	PO BOX 1015	WILDOMAR CA 92595
50988	365-153-005	32951 MESA DR	WILDOMAR	CA	92595	$ 271.68	32951 MESA DR	LAKE ELSINORE	CA	92530	32951 MESA DR	LAKE ELSINORE CA 92530
50891	376-391-028	23179 EMPIRE PENGUIN RD	WILDOMAR	CA	92595	$ 104.83	23179 EMPIRE PENGUIN RD	WILDOMAR	CA	92595	23179 EMPIRE PENGUIN RD	WILDOMAR CA 92595
48651	366-130-008	21283 LEMON ST	WILDOMAR	CA	92595	$ 175.92	21283 LEMON ST	WILDOMAR	CA	92595	2430 OUR COUNTRY RD	ESCONDIDO CA 92029
50848	365-093-005	32539 CRESCENT AVE	WILDOMAR	CA	92595	$ 623.89	32539 CRESCENT AVE	LAKE ELSINORE	CA	92530	32539 CRESCENT AVE	LAKE ELSINORE CA 92530
50780	380-092-015	23032 DELCA LN	WILDOMAR	CA	92595	$ 202.79	23032 DELCA LN	WILDOMAR	CA	92595	23032 DELCA LN	WILDOMAR CA 92595
50801	382-260-009	33293 CAMEO LN	WILDOMAR	CA	92595	$ 227.31	33293 CAMEO LN	WILDOMAR	CA	92595	33293 CAMEO LN	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
47614	370-090-016	32030 BEECHER ST	WILDOMAR	CA	92595	$ 1,397.36	32030 BEECHER ST	WILDOMAR	CA	92595	32030 BEECHER ST	WILDOMAR CA 92595
18075	376-224-017	35407 MARSH LN	WILDOMAR	CA	92595	$ 312.63	35407 MARSH LN	WILDOMAR	CA	92595	35407 MARSH LN	WILDOMAR CA 92595
50737	376-382-017	35660 CARISSA CT	WILDOMAR	CA	92595	$ 337.90	35660 CARISSA CT	WILDOMAR	CA	92595	35660 CARISSA CT	WILDOMAR CA 92595
50722	366-181-010	33758 AMBERTON DR	WILDOMAR	CA	92595	$ 462.68	33758 AMBERTON DR	WILDOMAR	CA	92595	33758 AMBERTON DR	WILDOMAR CA 92595
50637	382-180-004	33271 HIXON ST	WILDOMAR	CA	92595	$ 109.61	33271 HIXON ST	WILDOMAR	CA	92595	33271 HIXSON ST	WILDOMAR CA 92595
50710	365-071-008	32250 LAKEVIEW TER	WILDOMAR	CA	92595	$ 436.32	PO BOX 591	MIDWAY CITY	CA	92655	PO BOX 591	MIDWAY CITY CA 92655
51004	368-262-009	21136 DENISE CT	WILDOMAR	CA	92595	$ 630.46	726 W 6TH ST # 3	LONG BEACH	CA	90802	21136 DENISE CT	WILDOMAR CA 92595
50678	367-420-016	22338 SEQUOIA CIR	WILDOMAR	CA	92595	$ 140.88	22338 SEQUOIA CIR	WILDOMAR	CA	92595	22338 SEQUOIA CIR	WILDOMAR CA 92595
57416	362-180-033	25785 LA ESTRELLA RD	WILDOMAR	CA	92595	$ 164.40	25785 LA ESTRELLA RD	WILDOMAR	CA	925958016	25785 LA ESTRELLA RD	WILDOMAR CA 92595
50795	370-391-008	32627 BATSON LN	WILDOMAR	CA	92595	$ 630.46	32627 BATSON LN	WILDOMAR	CA	92595	32627 BATSON LN	WILDOMAR CA 92595
50545	382-190-016	20765 ALAMEDA DEL MONTE	WILDOMAR	CA	92595	$ 174.04	33065 ADELFA ST	LAKE ELSINORE	CA	925305700	20765 ALAMEDA DEL MONTE	WILDOMAR CA 92595
50573	382-250-027	21576 CORAL ROCK LN	WILDOMAR	CA	92595	$ 630.46	21576 CORAL ROCK LN	WILDOMAR	CA	92595	21576 CORAL ROCK LN	WILDOMAR CA 92595
50555	376-371-005	35662 FREDERICK ST	WILDOMAR	CA	92595	$ 630.46	35662 FREDERICK ST	WILDOMAR	CA	92595	35662 FREDERICK ST	WILDOMAR CA 92595
59668	362-731-009	24038 MONTECITO DR	WILDOMAR	CA	92595	$ 350.88	7876 SYCAMORE AVE	RIVERSIDE	CA	925042633	24038 MONTECITO DR	WILDOMAR CA 92595
55253	362-731-009	24038 MONTECITO DR	WILDOMAR	CA	92595	$ 85.18	24038 MONTECITO DR	WILDOMAR	CA	925956945	24038 MONTECITO DR	WILDOMAR CA 92595
58701	366-432-013	33741 GREAT FALLS RD	WILDOMAR	CA	92595	$ 591.13	33741 GREAT FALLS RD	WILDOMAR	CA	92595	33741 GREAT FALLS RD	WILDOMAR CA 92595
50331	376-381-030	23155 TWINFLOWER AVE	WILDOMAR	CA	92595	$ 630.46	23155 TWINFLOWER AVE	WILDOMAR	CA	92595	23155 TWINFLOWER AVE	WILDOMAR CA 92595
49513	367-373-004	20782 CASHEW ST	WILDOMAR	CA	92595	$ 806.11	20782 CASHEW ST	WILDOMAR	CA	92595	1770 BASSWOOD AVE	CARLSBAD CA 92008
60198	376-202-017	22704 CERVERA RD	WILDOMAR	CA	92595	$ 163.72	35376 WOSHKA LN	WILDOMAR	CA	925959535	436 BOLERO WAY	NEWPORT BEACH CA 92663
44592	376-430-019	23316 BUENA CT	WILDOMAR	CA	92595	$ 103.93	23316 BUENA CT	WILDOMAR	CA	92595	23316 BUENA CT	WILDOMAR CA 92595
46558	366-200-025	21870 WAITE ST	WILDOMAR	CA	92595	$ 630.46	21870 WAITE ST	WILDOMAR	CA	92595	21870 WAITE ST	WILDOMAR CA 92595
45721	366-190-035	21770 DOROTHY LN	WILDOMAR	CA	92595	$ 248.31	21770 DOROTHY LN	WILDOMAR	CA	92595	21770 DOROTHY LN	WILDOMAR CA 92595
49979	367-391-001	34601 JENNIFER DR	WILDOMAR	CA	92595	$ 408.02	34601 JENNIFER DR	WILDOMAR	CA	92595	34601 JENNIFER DR	WILDOMAR CA 92595
50022	370-240-017	20393 GUFFY LN	WILDOMAR	CA	92595	$ 248.90	20393 GUFFY LN	WILDOMAR	CA	92595	20393 GUFFY LN	WILDOMAR CA 92595
47816	366-024-003	21211 VINE ST	WILDOMAR	CA	92595	$ 174.04	21211 VINE ST	WILDOMAR	CA	92595	21211 VINE ST	WILDOMAR CA 92595
50925	370-400-037	32550 MORELOCK WAY	WILDOMAR	CA	92595	$ 436.32	2932 N GLASSELL ST APT 10	ORANGE	CA	92865	2932 N GLASSELL #10	ORANGE CA 92865
49501	380-183-006	23009 SWEETBAY CIR	WILDOMAR	CA	92595	$ 624.82	23009 SWEETBAY CIR	WILDOMAR	CA	92595	23009 SWEETBAY CIR	WILDOMAR CA 92595
49729	367-491-005	34194 DOROF CT	WILDOMAR	CA	92595	$ 808.14	34194 DOROF CT	WILDOMAR	CA	92595	34194 DOROF CT	WILDOMAR CA 92595
49865	370-230-033	33070 TRANQUIL LN	WILDOMAR	CA	92595	$ 436.32	33070 TRANQUIL LN	WILDOMAR	CA	92595	33070 TRANQUIL LN	WILDOMAR CA 92595
49955	376-223-009	35366 BIG LEAF LN	WILDOMAR	CA	92595	$ 806.11	35366 BIG LEAF LN	WILDOMAR	CA	92595	35366 BIGLEAF LN	WILDOMAR CA 92595
60180	362-701-007	35676 WINKLER ST	WILDOMAR	CA	92595	$ 257.05	35676 WINKLER ST	WILDOMAR	CA	92595	PO BOX 4900	SCOTTSDALE AZ 85261
47781	365-053-023	20931 MALAGA RD	WILDOMAR	CA	92530	$ 630.46	20931 MALAGA RD	LAKE ELSINORE	CA	92530	20931 MALAGA RD	LAKE ELSINORE CA 92530
32445	367-080-048	21943 BOGGS LN	WILDOMAR	CA	92595	$ 2,880.03	21943 BOGGS LN	WILDOMAR	CA	92595	21943 BOGGS LN	WILDOMAR CA 92595
49593	365-123-013	32706 LAKEVIEW TER	WILDOMAR	CA	92530	$ 630.46	32706 LAKEVIEW TER	WILDOMAR	CA	92530	32706 LAKEVIEW TERR	LAKE ELSINORE CA 92530
49661	382-240-009	21512 WINDSTONE DR	WILDOMAR	CA	92595	$ 613.83	21512 WINDSTONE DR	WILDOMAR	CA	92595	21512 WINDSTONE DR	WILDOMAR CA 92595
59404	367-050-015	34393 ORCHARD ST	WILDOMAR	CA	92595	$ 436.32	34393 ORCHARD ST	WILDOMAR	CA	92595	34393 ORCHARD ST	WILDOMAR CA 92595
52153	367-240-024	34995 CHERRY ST	WILDOMAR	CA	92595	$ 2,876.14	34995 CHERRY ST	WILDOMAR	CA	92595	34995 CHERRY ST	WILDOMAR CA 92595
49772	367-240-024	34995 CHERRY ST	WILDOMAR	CA	92595	$ 620.89	34995 CHERRY ST	WILDOMAR	CA	92595	34995 CHERRY ST	WILDOMAR CA 92595
55606	362-651-015	33890 WAGON TRAIN DR	WILDOMAR	CA	92595	$ 648.69	16805 CAVEDALE DR	SURPRISE	AZ	85387	33890 WAGON TRAIN DR	WILDOMAR CA 92595
45852	365-062-004	32411 LAKEVIEW TER	WILDOMAR	CA	92530	$ 630.46	32411 LAKEVIEW TER	WILDOMAR	CA	92530	21952 WALNUT ST	WILDOMAR CA 92595
48878	366-024-016	21241 VINE ST	WILDOMAR	CA	92595	$ 630.46	21241 VINE ST	WILDOMAR	CA	92595	21241 VINE ST	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
51391	370-380-002	32650 BATSON LN	WILDOMAR	CA	92595	$ 3,467.58	32650 BATSON LN	WILDOMAR	CA	92595	32650 BATSON LN	WILDOMAR CA 92595
48716	365-132-018	32903 CRESCENT AVE	WILDOMAR	CA	92595	$ 631.07	32903 CRESCENT AVE	LAKE ELSINORE	CA	92530	32903 CRESCENT AVE	LAKE ELSINORE CA 92530
58966	366-461-003	33527 VIEW CREST DR	WILDOMAR	CA	92595	$ 436.32	28363 CIDER ST	MENIFEE	CA	92585	28363 CIDER ST	MENIFEE CA 92585
32922	376-293-002	35708 WOSHKA LN	WILDOMAR	CA	92595	$ 410.98	35708 WOSHKA LN	WILDOMAR	CA	92595	35708 WOSHKA LN	WILDOMAR CA 92595
51748	365-132-027	32945 WILDOMAR RD	WILDOMAR	CA	92530	$ 199.78	32945 WILDOMAR RD	WILDOMAR	CA	92530	33539 TAMERROW WAY	WILDOMAR CA 92595
47807	365-103-009	32581 CRESCENT AVE	WILDOMAR	CA	92595	$ 69.06	32581 CRESCENT AVE	LAKE ELSINORE	CA	92595	32581 CRESCENT AVE	LAKE ELSINORE CA 92530
57043	380-452-001	36659 SUMMER DAIN LN	WILDOMAR	CA	92595	$ 78.67	1120 MASON POND PL APT 207	LADSON	SC	294564486	3785 LADSON RD APT 1214	LADSON SC 29456
50360	376-111-013	32888 WILDOMAR TRL	WILDOMAR	CA	92595	$ 630.46	31570 RAILROAD CANYON RD 104	CANYON LAKE	CA	92587	P O BOX 1015	WILDOMAR CA 92595
44403	365-132-017	32927 CRESCENT AVE	WILDOMAR	CA	92530	$ 114.67	30470 COMMERCE CT	MURRIETA	CA	92563	570 CENTRAL AVE STE J1	LAKE ELSINORE CA 92530
45604	367-070-041	21824 RAYNOR LN	WILDOMAR	CA	92595	$ 127.81	21824 RAYNOR LN	WILDOMAR	CA	92595	21824 RAYNOR LN	WILDOMAR CA 92595
49433	367-391-002	34581 JENNIFER DR	WILDOMAR	CA	92595	$ 431.14	34581 JENNIFER DR	WILDOMAR	CA	92595	34581 JENNIFER DR	WILDOMAR CA 92595
49410	368-290-004	32772 CHADLYN CT	WILDOMAR	CA	92595	$ 981.77	32772 CHADLYN CT	WILDOMAR	CA	92595	32772 CHADLYN CT	WILDOMAR CA 92595
49302	376-211-023	35133 PASHAL PL	WILDOMAR	CA	92595	$ 806.11	35133 PASHAL PL	WILDOMAR	CA	92595	35133 PASHAL PL	WILDOMAR CA 92595
59699	361-215-014	24820 RAYMOND ST	MENIFEE	CA	92584	$ 674.06	24820 RAYMOND ST	MENIFEE	CA	92584	P O BOX 2795	FONTANA CA 92334
53589	366-240-056	22543 LOST RD	WILDOMAR	CA	925958053	$ 969.76	22543 LOST RD	WILDOMAR	CA	925958053	22543 LOST RD	WILDOMAR CA 92595
49181	365-142-020	32909 MOUNTAIN VIEW AVE	WILDOMAR	CA	92595	$ 300.46	32909 MOUNTAIN VIEW AVE	LAKE ELSIONORE	CA	92530	32909 MOUNTAIN VIEW AVE	LAKE ELSINORE CA 92530
24357	367-412-002	34795 JENNIFER DR	WILDOMAR	CA	92595	$ 630.56	34795 JENNIFER DR	WILDOMAR	CA	92595	34795 JENNIFER DR	WILDOMAR CA 92595
58894	365-250-047	23830 CLOUD BURST RD	WILDOMAR	CA	92595	$ 633.43	23830 CLOUD BURST RD	WILDOMAR	CA	92595	14300 CLINTON ST SPC 167	GARDEN GROVE CA 92843
48858	376-383-009	35621 SUNFLOWER WAY	WILDOMAR	CA	92595	$ 132.41	35621 SUNFLOWER WAY	WILDOMAR	CA	92595	35621 SUNFLOWER WAY	WILDOMAR CA 92595
59456	376-403-014	23207 CANNERY RD	WILDOMAR	CA	92595	$ 478.26	40940 WHITEHALL ST	LAKE ELSINORE	CA	92532	23207 CANNERY RD	WILDOMAR CA 92595
46906	367-150-026	34620 ORANGE ST	WILDOMAR	CA	92595	$ 136.65	34620 ORANGE ST	WILDOMAR	CA	92595	802 S GOLDEN WEST AVE	SANTA ANA CA 92704
48824	380-330-005	22976 NAN ST	WILDOMAR	CA	92595	$ 305.41	22976 NAN ST	WILDOMAR	CA	92595	22976 NAN ST	WILDOMAR CA 92595
43564	376-430-029	23312 WILD HORSE CT	WILDOMAR	CA	92595	$ 247.47	PO BOX 1516	FALLBROOK	CA	92088	23312 WILD HORSE CT	WILDOMAR CA 92595
58076	376-272-036	22842 KUKA CIR	WILDOMAR	CA	92595	$ 553.41	41955 KNOLL VISTA LN	TEMECULA	CA	92592	41955 KNOLL VISTA LN	TEMECULA CA 92592
48260	368-140-010	20945 GRAND AVE	WILDOMAR	CA	92595	$ 117.84	20945 GRAND AVE	WILDOMAR	CA	92595	20945 GRAND AVE	WILDOMAR CA 92595
18162	370-491-001	20095 PALOMAR ST	WILDOMAR	CA	92595	$ 705.08	PO BOX 1015	WILDOMAR	CA	925951015	PO BOX 1015	WILDOMAR CA 92595
51956	365-093-006	32543 CRESCENT AVE	WILDOMAR	CA	92595	$ 630.46	31570 RAILROAD CANYON RD 104	CANYON LAKE	CA	92587	P O BOX 1015	WILDOMAR CA 92595
48442	376-211-007	35094 MOMAT AVE	WILDOMAR	CA	92595	$ 806.11	35094 MOMAT AVE	WILDOMAR	CA	92595	35094 MOMAT AVE	WILDOMAR CA 92595
48341	380-021-022	32802 WILLOW BAY RD	WILDOMAR	CA	92595	$ 630.46	32802 WILLOW BAY RD	WILDOMAR	CA	92595	32802 WILLOW BAY RD	WILDOMAR CA 92595
48421	380-032-034	32985 CANYON CREST ST	WILDOMAR	CA	92595	$ 458.47	32985 CANYON CREST ST	WILDOMAR	CA	92595	32985 CANYON CREST ST	WILDOMAR CA 92595
53177	376-272-012	35453 WOSHKA LN	WILDOMAR	CA	92595	$ 267.41	35453 WOSHKA LN	WILDOMAR	CA	92595	35453 WOSHKA LN	WILDOMAR CA 92595
47675	365-102-016	32568 CRESCENT AVE	WILDOMAR	CA	92595	$ 617.64	32568 CRESCENT AVE	LAKE ELSINORE	CA	92530	32568 CRESCENT AVE	LAKE ELSINORE CA 92530
48270	365-091-012	32525 LAKEVIEW TER	WILDOMAR	CA	92595	$ 61.02	32525 LAKEVIEW TER	LAKE ELISNORE	CA	92530	19380 ELENA LN	LAKE ELSINORE CA 92530
53499	380-192-001	32090 BAYBERRY RD	WILDOMAR	CA	92595	$ 305.41	3706 S NEXA PASEO	ONTARIO	CA	917614137	32090 BAYBERRY RD	WILDOMAR CA 92595
42186	367-150-002	22071 WALNUT ST	WILDOMAR	CA	92595	$ 66.34	22071 WALNUT ST	WILDOMAR	CA	92595	33455 GYPSUM ST	MENIFEE CA 92584
47897	382-250-016	21598 PUMICE LN	WILDOMAR	CA	92595	$ 630.46	21598 PUMICE LN	WILDOMAR	CA	92595	21598 PUMICE LN	WILDOMAR CA 92595
48153	376-291-013	35632 KOLO CT	WILDOMAR	CA	92595	$ 325.50	21745 GRAND AVE	WILDOMAR	CA	92595	21745 GRAND AVE	WILDOMAR CA 92595
52797	382-421-006	20602 FOX DEN RD	WILDOMAR	CA	92595	$ 814.85	20602 FOX DEN RD	WILDOMAR	CA	92595	40637 VIA DIAMANTE	MURRIETA CA 92562
50999	376-274-009	35376 WOSHKA LN	WILDOMAR	CA	92595	$ 436.32	2135 W SYCAMORE AVE	ORANGE	CA	92868	2135 W SYCAMORE AVE	ORANGE CA 92686
53468	376-053-017	21510 ILLINOIS ST	WILDOMAR	CA	92595	$ 436.32	21510 ILLINOIS ST	WILDOMAR	CA	92595	21510 ILLINOIS ST	WILDOMAR CA 92595
57996	365-112-025	32653 WILDOMAR RD	WILDOMAR	CA	92595	$ 630.46	32653 WILDOMAR RD	WILDOMAR	CA	92595	32653 WILDOMAR RD	LAKE ELSINORE CA 92530

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
47655	366-041-020	33040 MOUNTAIN VIEW AVE	WILDOMAR	CA	92530	$ 630.46	33040 MOUNTAIN VIEW AVE	LAKE ELSINORE	CA	92530	33040 MOUNTAIN VIEW AVE	WILDOMAR CA 92595
58820	376-024-004	21365 PECAN ST	WILDOMAR	CA	92595	$ 1,090.81	31455 SHADOW RIDGE DR	MENIFEE	CA	92584	31455 SHADOW RIDGE DR	MENIFEE CA 92584
46185	376-244-006	35261 MOMAT AVE	WILDOMAR	CA	92595	$ 630.46	35261 MOMAT AVE	WILDOMAR	CA	92595	35261 MOMAT AVE	WILDOMAR CA 92595
59359	376-111-024	21620 PECAN ST	WILDOMAR	CA	92595	$ 464.08	21620 PECAN ST	WILDOMAR	CA	92595	30423 DISNEY LN	VISTA CA 92084
58405	382-280-014	21905 HIGHLAND ST	WILDOMAR	CA	92595	$ 98.76	PO BOX 504	MURRIETTA	CA	92564	21905 HIGHLAND ST	WILDOMAR CA 92595
56891	376-462-015	23655 GLAZEBROOK RD	WILDOMAR	CA	92595	$ 116.85	23655 GLAZEBROOK RD	WILDOMAR	CA	925957119	2458 NEWPORT BLVD # 303	COSTA MESA CA 92627
47430	382-250-017	21586 PUMICE LN	WILDOMAR	CA	92595	$ 174.04	21586 PUMICE LN	WILDOMAR	CA	92595	21586 PUMICE LN	WILDOMAR CA 92595
36585	376-031-008	21372 DUNN ST	WILDOMAR	CA	92595	$ 497.66	21372 DUNN ST	WILDOMAR	CA	92595	22295 HAYWORTH CT	CORONA CA 92883
58976	366-270-023	22162 VALLEY TER	WILDOMAR	CA	92595	$ 378.49	22162 VALLEY TER	WILDOMAR	CA	92595	23578 UNDERWOOD CIR	MURRIETA CA 92562
58206	362-212-010	33466 BARLEY LN	WILDOMAR	CA	92595	$ 630.46	33466 BARLEY LN	WILDOMAR	CA	92595	33466 BARLEY LN	WILDOMAR CA 92595
47389	370-270-024	20314 PALOMAR ST	WILDOMAR	CA	92595	$ 383.03	20314 PALOMAR ST	WILDOMAR	CA	92595	20314 PALOMAR ST	WILDOMAR CA 92595
45633	376-122-002	21681 DARBY ST	WILDOMAR	CA	92595	$ 631.17	PO BOX 1216	WILDOMAR	CA	92595	21681 DARBY ST	WILDOMAR CA 92595
58144	361-162-009	24715 ORANGE ST	WILDOMAR	CA	92584	$ 588.25	24715 ORANGE ST	WILDOMAR	CA	92584	24715 ORANGE ST	MENIFEE CA 92584
52285	380-380-009	23075 GREYHAWK RD	WILDOMAR	CA	92595	$ 371.45	23075 GREYHAWK RD	WILDOMAR	CA	92595	23075 GREYHAWK RD	WILDOMAR CA 92595
47166	376-302-047	22962 SHOWUT AVE	WILDOMAR	CA	92595	$ 630.46	22962 SHOWUT AVE	WILDOMAR	CA	92595	22962 SHOWUT AVE	WILDOMAR CA 92595
46481	376-364-001	35592 FREDERICK ST	WILDOMAR	CA	92595	$ 113.36	35592 FREDERICK ST	WILDOMAR	CA	92595	35592 FREDERICK ST	WILDOMAR CA 92595
51497	365-132-022	32876 CRESCENT AVE	WILDOMAR	CA	92530	$ 190.51	32876 CRESCENT AVE	LAKE ELSINORE	CA	92530	P O BOX 13	WILDOMAR CA 92595
18818	370-391-010	32575 BATSON LN	WILDOMAR	CA	92595	$ 313.03	32575 BATSON LN	WILDOMAR	CA	92595	32575 BATSON LN	WILDOMAR CA 92595
50618	376-450-029	35876 LEXI LN	WILDOMAR	CA	92595	$ 77.26	4145 OCTAVIA WAY	BEALE AFB	CA	959032217	301 MORAY CT	HUBERT NC 28539
46336	368-230-014	32650 VIVIAN DR	WILDOMAR	CA	92595	$ 630.46	32650 VIVIAN DR	WILDOMAR	CA	92595	32650 VIVIAN DR	WILDOMAR CA 92595
52980	380-194-012	22914 TIMBER LN	WILDOMAR	CA	92595	$ 240.58	35925 ARNETT RD	WILDOMAR	CA	925957654	26560 MEADOW RD	MENIFEE CA 92584
52380	376-440-026	21703 PINK GINGER CT	WILDOMAR	CA	92595	$ 109.51	21703 PINK GINGER CT	WILDOMAR	CA	92595	4546 FLORIDA ST	SAN DIEGO CA 92116
56225	362-611-031	35964 CAMELOT CIR	WILDOMAR	CA	92595	$ 61.06	35964 CAMELOT CIR	WILDOMAR	CA	925957737	3658 KELTON AVE	LOS ANGELES CA 90034
53036	380-120-021	36515 HIDDEN SPRINGS RD	WILDOMAR	CA	92595	$ 573.82	36068 HIDDEN SPRINGS RD C113	WILDOMAR	CA	92595	23905 CLINTON KEITH 114	WILDOMAR CA 92595
48688	376-291-017	35586 KOLO CT	WILDOMAR	CA	92595	$ 630.46	35586 KOLO CT	WILDOMAR	CA	92595	PO BOX 4900	SCOTTSDALE AZ 85261
46428	366-130-014	21303 LEMON ST	WILDOMAR	CA	92595	$ 630.46	21303 LEMON ST	WILDOMAR	CA	92595	21303 LEMON ST	WILDOMAR CA 92595
45458	366-160-053	33867 CHRISTOPHER LN	WILDOMAR	CA	92595	$ 599.99	33867 CHRISTOPHER LN	WILDOMAR	CA	92595	33867 CHRISTOPHER LN	WILDOMAR CA 92595
59865	365-141-023	32860 WILDOMAR RD	WILDOMAR	CA	92595	$ 372.51	32860 WILDOMAR RD	WILDOMAR	CA	92595	2131 GRAND AVE	SAN DIEGO CA 92709
58986	361-222-017	24640 LEICESTER RD	WILDOMAR	CA	92595	$ 601.46	24640 LEICESTER RD	WILDOMAR	CA	92595	P O BOX 2795	FONTANA CA 92334
44982	365-132-004	32859 WILDOMAR RD	WILDOMAR	CA	92595	$ 64.04	32859 WILDOMAR RD	LAKE ELSINORE	CA	92530	P O BOX 2795	FONTANA CA 92334
45642	365-142-021	32940 VALLEY VIEW AVE	WILDOMAR	CA	92595	$ 630.46	10922 MEADS AVE	ORANGE	CA	92869	10922 S MEADS AVE	ORANGE CA 92869
46780	376-022-015	21480 PECAN ST	WILDOMAR	CA	92595	$ 129.51	21480 PECAN ST	WILDOMAR	CA	92595	24399 GUNTHER RD	SUN CITY CA 92585
50781	366-050-009	33189 HONEYDEW LN	WILDOMAR	CA	92595	$ 60.49	21408 WAITE ST	WILDOMAR	CA	92595	21408 WAITE ST	WILDOMAR CA 92595
46503	376-362-014	23091 BOXWOOD CT	WILDOMAR	CA	92595	$ 369.54	23091 BOXWOOD CT	WILDOMAR	CA	92595	23091 BOXWOOD CT	WILDOMAR CA 92595
45521	380-092-012	23037 DELCA LN	WILDOMAR	CA	92595	$ 242.65	23037 DELCA LN	WILDOMAR	CA	92595	23037 DELCA LN	WILDOMAR CA 92595
45490	376-403-010	23159 CANNERY RD	WILDOMAR	CA	92595	$ 507.42	23159 CANNERY RD	WILDOMAR	CA	92595	23159 CANNERY RD	WILDOMAR CA 92595
52268	368-240-018	32684 WEBB DR	WILDOMAR	CA	92595	$ 1,232.75	32684 WEBB DR	WILDOMAR	CA	92595	835 N FAIRFAX	LOS ANGELES CA 90046
45213	367-490-011	34122 DOROF CT	WILDOMAR	CA	92595	$ 630.46	34122 DOROF CT	WILDOMAR	CA	92595	34122 DOROF CT	WILDOMAR CA 92595
57585	367-270-026	24700 OAK CIRCLE DR	WILDOMAR	CA	92595	$ 478.08	PO BOX 1655	WILDOMAR	CA	925951655	24700 OAK CIRCLE DR	WILDOMAR CA 92595
50031	376-114-017	21696 GRAND AVE	WILDOMAR	CA	92595	$ 368.78	21696 GRAND AVE	WILDOMAR	CA	92595	32994 WILLOW BAY RD	WILDOMAR CA 92595
44812	367-240-002	34920 ORANGE ST	WILDOMAR	CA	92595	$ 630.46	34920 ORANGE ST	WILDOMAR	CA	92595	34920 ORANGE ST	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
23011	366-390-016	21775 SILVER RUN CIR	WILDOMAR	CA	92595	$ 630.46	21775 SILVER RUN CIR	WILDOMAR	CA	92595	21775 SILVER RUN CIR	WILDOMAR CA 92595
44637	367-490-024	34117 CLOVIS WAY	WILDOMAR	CA	92595	$ 588.52	34117 CLOVIS WAY	WILDOMAR	CA	92595	34117 CLOVIS WAY	WILDOMAR CA 92595
44157	376-212-009	35125 MOMAT AVE	WILDOMAR	CA	92595	$ 132.71	35125 MOMAT AVE	WILDOMAR	CA	92595	35125 MOMAT AVE	WILDOMAR CA 92595
44365	368-110-027	32852 SEXTON ST	WILDOMAR	CA	92595	$ 328.17	32852 SEXTON ST	WILDOMAR	CA	92595	32852 SEXTON ST	WILDOMAR CA 92595
46786	365-143-015	32941 LAKEVIEW TER	WILDOMAR	CA	92595	$ 630.46	32941 LAKEVIEW TER	WILDOMAR	CA	92530	626 N FLORES # 104	W HOLLYWOOD CA 90048
51189	367-240-008	34925 CAMERON LN	WILDOMAR	CA	92595	$ 185.08	34925 CAMERON LN	WILDOMAR	CA	92595	11614 E 25TH PL	YUMA AZ 85367
43884	365-153-001	32907 MESA DR	WILDOMAR	CA	92595	$ 630.46	32907 MESA DR	LAKE ELSINORE	CA	92530	32907 MESA DR	LAKE ELSINORE CA 92530
43821	382-240-013	21464 WINDSTONE DR	WILDOMAR	CA	92595	$ 630.46	21464 WINDSTONE DR	WILDOMAR	CA	92595	21464 WINDSTONE DR	WILDOMAR CA 92595
43687	365-151-031	32863 MESA DR	WILDOMAR	CA	92595	$ 630.46	32863 MESA DR	LAKE ELSINORE	CA	92595	32863 MESA DR	LAKE ELSINORE CA 92530
43685	368-030-034	20550 PALOMAR ST	WILDOMAR	CA	92595	$ 630.46	20550 PALOMAR ST	WILDOMAR	CA	92595	20550 PALOMAR ST	WILDOMAR CA 92595
43521	382-242-001	21408 CORAL ROCK LN	WILDOMAR	CA	92595	$ 458.47	21408 CORAL ROCK LN	WILDOMAR	CA	92595	21408 CORAL ROCK LN	WILDOMAR CA 92595
43408	376-381-020	23275 TWINFLOWER AVE	WILDOMAR	CA	92595	$ 630.46	23275 TWINFLOWER AVE	WILDOMAR	CA	92595	23275 TWINFLOWER AVE	WILDOMAR CA 92595
57875	368-020-029	34800 MISSION TRL	WILDOMAR	CA	92595	$ 630.46	34800 MISSION TRL	WILDOMAR	CA	92595	9671 NETHERWAY DR	LAKE ELSINORE CA 92532
43807	380-031-001	32996 CANYON CREST ST	WILDOMAR	CA	92595	$ 488.62	32996 CANYON CREST ST	WILDOMAR	CA	92595	32996 CANYON CREST ST	WILDOMAR CA 92595
42282	367-070-051	34455 BOO BOO LN	WILDOMAR	CA	92595	$ 601.46	34455 BOO BOO LN	WILDOMAR	CA	92595	34455 BOO BOO LN	WILDOMAR CA 92595
43139	376-294-001	35662 WOSHKA LN	WILDOMAR	CA	92595	$ 637.33	35662 WOSHKA LN	WILDOMAR	CA	92595	35662 WOSHKA LN	WILDOMAR CA 92595
42578	376-381-022	23255 TWINFLOWER AVE	WILDOMAR	CA	92595	$ 352.27	23255 TWINFLOWER AVE	WILDOMAR	CA	92595	23255 TWINFLOWER AVE	WILDOMAR CA 92595
53143	376-391-034	23113 EMPIRE PENGUIN RD	WILDOMAR	CA	92595	$ 553.41	635 AMERICAN AVE	BEAUMONT	CA	92223	635 AMERICAN AVE	BEAUMONT CA 92223
42280	380-331-013	22937 JOY CT	WILDOMAR	CA	92595	$ 316.68	22937 JOY CT	WILDOMAR	CA	92595	22937 JOY CT	WILDOMAR CA 92595
58105	382-261-002	33314 CAMEO LN	WILDOMAR	CA	92595	$ 92.49	33314 CAMEO LN	WILDOMAR	CA	92595	P O BOX 30544	LONG BEACH CA 90854
50028	382-261-001	33387 CHERT LN	WILDOMAR	CA	92595	$ 313.61	33387 CHERT LN	WILDOMAR	CA	92595	21048 LAGUNA RD	WILDOMAR CA 92595
59326	370-210-039	19971 GRAND AVE	WILDOMAR	CA	92595	$ 601.46	19971 GRAND AVE	LAKE ELSINORE	CA	92530	19971 GRAND AVE	LAKE ELSINORE CA 92530
41086	368-220-040	32860 SHEILA LN	WILDOMAR	CA	92595	$ 340.59	32860 SHEILA LN	WILDOMAR	CA	92595	32860 SHEILA LN	WILDOMAR CA 92595
35375	367-122-037	22015 CANYON DR	WILDOMAR	CA	92595	$ 601.46	22015 CANYON DR	WILDOMAR	CA	92595	22015 CANYON DR	WILDOMAR CA 92595
22121	370-340-013	20200 BRYANT ST	WILDOMAR	CA	92595	$ 601.46	20200 BRYANT ST	WILDOMAR	CA	92595	20200 BRYANT ST	WILDOMAR CA 92595
51037	376-365-006	35616 ASTER DR	WILDOMAR	CA	92595	$ 806.11	35616 ASTER DR	WILDOMAR	CA	92595	35616 ASTER DR	WILDOMAR CA 92595
38574	376-430-006	23314 HIGHLAND OAKS CT	WILDOMAR	CA	92595	$ 630.46	23314 HIGHLAND OAKS CT	WILDOMAR	CA	92595	23314 HIGHLAND OAKS CT	WILDOMAR CA 92595
45094	365-132-041	32965 WILDOMAR RD	WILDOMAR	CA	92595	$ 361.56	32965 WILDOMAR RD	LAKE ELSINORE	CA	92595	32770 ELM ST	WILDOMAR CA 92595
38060	368-170-025	20870 PALOMAR ST	WILDOMAR	CA	92595	$ 232.08	20870 PALOMAR ST	WILDOMAR	CA	92595	20870 PALOMAR ST	WILDOMAR CA 92595
52649	365-092-030	32510 CRESCENT AVE	WILDOMAR	CA	92595	$ 630.46	32510 CRESCENT AVE	WILDOMAR	CA	92595	32510 CRESCENT AVE	LAKE ELSINORE CA 92530
42155	370-240-014	20369 GUFFY LN	WILDOMAR	CA	92595	$ 342.10	20369 GUFFY LN	WILDOMAR	CA	92595	20369 GUFFY LN	WILDOMAR CA 92595
47580	367-350-011	21833 CANYON DR	WILDOMAR	CA	92595	$ 3,467.57	21833 CANYON DR	WILDOMAR	CA	92595	21833 CANYON DR	WILDOMAR CA 92595
37822	376-053-001	21459 MAPLE ST	WILDOMAR	CA	92595	$ 174.04	21459 MAPLE ST	WILDOMAR	CA	92595	21459 MAPLE ST	WILDOMAR CA 92595
47456	365-091-016	32518 WILDOMAR RD	WILDOMAR	CA	92595	$ 630.46	32518 WILDOMAR RD	LAKE ELSINORE	CA	92530	32520 WILDOMAR RD	LAKE ELSINORE CA 92530
59112	380-023-022	32791 WILLOW BAY RD	WILDOMAR	CA	92595	$ 190.41	32791 WILLOW BAY RD	WILDOMAR	CA	92595	23297 WHITE OAK LN	MURRIETA CA 92562
52971	365-101-003	32557 LAKEVIEW TER	WILDOMAR	CA	92595	$ 174.04	32557 LAKEVIEW TER	WILDOMAR	CA	92595	136 E 230TH ST	CARSON CA 90745
36656	366-101-003	21633 VICTORIAN LN	WILDOMAR	CA	92595	$ 73.78	21633 VICTORIAN LN	WILDOMAR	CA	92595	21633 VICTORIAN LN	WILDOMAR CA 92595
48372	368-093-026	21293 ILLINOIS ST	WILDOMAR	CA	92595	$ 630.46	21293 ILLINOIS ST	WILDOMAR	CA	92595	21293 ILLINOIS ST	WILDOMAR CA 92595
43291	366-200-028	33690 ALMOND ST	WILDOMAR	CA	92595	$ 587.06	33690 ALMOND ST	WILDOMAR	CA	92595	33690 ALMOND ST	WILDOMAR CA 92595
36371	376-222-001	22507 CERVERA RD	WILDOMAR	CA	92595	$ 630.46	22507 CERVERA RD	WILDOMAR	CA	92595	22507 CERVERA RD	WILDOMAR CA 92595
26286	366-182-058	21545 WAITE ST	WILDOMAR	CA	92595	$ 174.04	PO BOX 198	WILDOMAR	CA	925950198	21545 WAITE ST	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
35539	376-231-004	35288 GLEN LN	WILDOMAR	CA	92595	$ 104.92	35288 GLEN LN	WILDOMAR	CA	92595	35288 GLEN LN	WILDOMAR CA 92595
51612	365-052-023	32358 WILDOMAR RD	WILDOMAR	CA	92530	$ 595.16	32358 WILDOMAR RD	WILDOMAR	CA	92530	2954 E FLORENCE AVE	HUNTINGTON PARK CA 90255
28918	365-143-010	32942 MOUNTAIN VIEW AVE	WILDOMAR	CA	92530	$ 614.01	32942 MOUNTAIN VIEW AVE	WILDOMAR	CA	92530	32942 MOUNTAIN VIEW AVE	LAKE ELSINORE CA 92530
49083	366-060-010	33363 ORCHARD ST	WILDOMAR	CA	92595	$ 520.46	33363 ORCHARD ST	WILDOMAR	CA	92595	33363 ORCHARD ST	WILDOMAR CA 92595
50276	365-151-008	32885 MESA DR	WILDOMAR	CA	92595	$ 190.46	32885 MESA DR	LAKE ELSINORE	CA	92595	32885 MESA DR	LAKE ELSINORE CA 92530
43584	367-130-040	22105 RAYNOR LN	WILDOMAR	CA	92595	$ 538.53	22105 RAYNOR LN	WILDOMAR	CA	92595	22105 RAYNOR LN	WILDOMAR CA 92595
50497	370-330-013	32370 HALLIE ST	WILDOMAR	CA	92595	$ 436.32	PO BOX 1042	WINCHESTER	CA	92596	PO BOX 1042	WINCHESTER CA 92596
50020	376-402-023	23044 CATT RD	WILDOMAR	CA	92595	$ 118.46	23044 CATT RD	WILDOMAR	CA	92595	2498 OCEAN ST	CARLSBAD CA 92008
34368	380-120-028	36365 HIDDEN SPRINGS RD	WILDOMAR	CA	92592	$ 630.46	PO BOX 562	WILDOMAR	CA	92595	PO BOX 562	WILDOMAR CA 92595
31127	380-322-001	32661 DAHLIA LN	WILDOMAR	CA	92595	$ 302.01	32661 DAHLIA LN	WILDOMAR	CA	92595	32661 DAHLIA LN	WILDOMAR CA 92595
33067	366-210-019	21805 WAITE ST	WILDOMAR	CA	92595	$ 79.55	21805 WAITE ST	WILDOMAR	CA	92595	21805 WAITE ST	WILDOMAR CA 92595
31719	368-170-008	20901 COMO ST	WILDOMAR	CA	92595	$ 316.30	20901 COMO ST	WILDOMAR	CA	92595	20901 COMO ST	WILDOMAR CA 92595
51983	367-050-029	34380 PERRY PALMS WAY	WILDOMAR	CA	92595	$ 2,879.70	34380 PERRY PALMS WAY	WILDOMAR	CA	92595	32380 PERRY PALM WAY	WILDOMAR CA 92595
43264	367-050-029	34380 PERRY PALMS WAY	WILDOMAR	CA	92595	$ 116.09	34380 PERRY PALMS WAY	WILDOMAR	CA	92595	32380 PERRY PALM WAY	WILDOMAR CA 92595
48880	376-024-018	21410 GRAND AVE	WILDOMAR	CA	92595	$ 83.28	32770 ELM ST	WILDOMAR	CA	925959604	32770 ELM ST	WILDOMAR CA 92595
23265	366-380-012	21703 WAGON RIM CT	WILDOMAR	CA	92595	$ 79.95	21703 WAGON RIM	WILDOMAR	CA	92595	21703 WAGON RIM CT	WILDOMAR CA 92595
48767	382-190-024	20801 ALAMEDA DEL MONTE	WILDOMAR	CA	92595	$ 630.46	20801 ALAMEDA DEL MONTE	WILDOMAR	CA	92595	20801 ALAMEDA DEL MONTE	WILDOMAR CA 92595
50328	365-142-022	32930 VALLEY VIEW AVE	WILDOMAR	CA	92595	$ 238.68	32930 VALLEY VIEW AVE	LAKE ELSINORE	CA	92530	32930 VALLEY VIEW AVE	LAKE ELSINORE CA 92530
59338	370-210-047	33150 RICHARD ST	LAKE ELSINORE	CA	92530	$ 601.46	33150 RICHARD ST	LAKE ELSINORE	CA	92530	33070 RICHARD ST	LAKE ELSINORE CA 92530
30266	366-050-024	33199 ORCHARD ST	WILDOMAR	CA	92595	$ 587.06	33199 ORCHARD ST	WILDOMAR	CA	92595	33199 ORCHARD ST	WILDOMAR CA 92595
30326	376-102-006	33090 PENROSE ST	WILDOMAR	CA	92595	$ 454.33	33090 PENROSE ST	WILDOMAR	CA	92595	33090 PENROSE ST	WILDOMAR CA 92595
60323	362-353-005	34261 TRACTOR TRL	WILDOMAR	CA	92595	$ 452.48	34261 TRACTOR TRL	WILDOMAR	CA	92595	18255 TOPANGA CANYON RD	SILVERADO CA 92676
56110	362-353-005	34261 TRACTOR TRL	WILDOMAR	CA	92595	$ 330.36	34261 TRACTOR TR	WILDOMAR	CA	925959490	18255 TOPANGA CANYON RD	SILVERADO CA 92676
46239	365-093-002	32511 CRESCENT AVE	WILDOMAR	CA	92595	$ 630.46	32511 CRESCENT AVE	LAKE ELSINORE	CA	92530	1245 BLUEBIRD CANYON DR	LAGUNA BEACH CA 92651
59044	365-093-004	32531 CRESCENT AVE	WILDOMAR	CA	92595	$ 527.43	32531 CRESCENT AVE	LAKE ELSINORE	CA	92530	1245 BLUEBIRD CANYON DR	LAGUNA BEACH CA 92651
29565	366-190-037	21800 DOROTHY LN	WILDOMAR	CA	92595	$ 630.46	21800 DOROTHY LN	WILDOMAR	CA	92595	21800 DOROTHY LN	WILDOMAR CA 92595
51297	376-060-007	21545 COMO ST	WILDOMAR	CA	92595	$ 113.21	21545 COMO ST	WILDOMAR	CA	92595	HC20 BOX 1542	BLYTHE CA 92225
46970	376-302-003	22920 AKWO CIR	WILDOMAR	CA	92595	$ 630.46	22920 AKWO CIR	WILDOMAR	CA	92595	22920 AKWO CIR	WILDOMAR CA 92595
53439	370-240-012	20353 GUFFY LN	WILDOMAR	CA	92595	$ 188.57	20353 GUFFY LN	WILDOMAR	CA	92595	20353 GUFFY LN	WILDOMAR CA 92595
30930	365-062-008	20975 MARIPOSA RD	WILDOMAR	CA	92595	$ 384.89	24062 ORLEAN LN	MURRIETA	CA	92562	20975 MARIPOSA RD	LAKE ELSINORE CA 92530
43532	380-170-022	23201 PALOMAR ST	WILDOMAR	CA	92562	$ 630.46	23201 PALOMAR ST	WILDOMAR	CA	92562	23201 PALOMAR ST	WILDOMAR CA 92595
19660	366-330-015	33697 MOJONNIER WAY	WILDOMAR	CA	925958444	$ 305.16	33697 MOJONNIER WAY	WILDOMAR	CA	925958444	33697 MOJONNIER	WILDOMAR CA 92595
22607	365-121-020	32657 MESA DR	WILDOMAR	CA	92595	$ 341.64	32657 MESA	LAKE ELSINORE	CA	92530	32657 MESA DR	LAKE ELSINORE CA 92530
28262	367-020-027	21263 BUNDY CANYON RD	WILDOMAR	CA	92595	$ 630.46	21263 BUNDY CANYON RD	WILDOMAR	CA	92595	22690 CERVERA RD	WILDOMAR CA 92595
18451	376-375-004	23055 TWINFLOWER AVE	WILDOMAR	CA	925958570	$ 630.46	23055 TWINFLOWER AVE	WILDOMAR	CA	925958570	23055 TWINFLOWER AVE	WILDOMAR CA 92595
33375	370-392-009	32643 BRYANT ST	WILDOMAR	CA	92595	$ 460.65	32643 BRYANT ST	WILDOMAR	CA	92595	32643 BRYANT ST	WILDOMAR CA 92595
22381	366-210-009	21646 BUNDY CANYON RD	WILDOMAR	CA	92595	$ 3,088.37	PO BOX 146	DEWEY	AZ	863270146	32295 MISSION TRL STE R8	LAKE ELSINORE CA 92530
47922	376-212-030	22833 HUNWUT DR	WILDOMAR	CA	92595	$ 64.65	22833 HUNWUT DR	WILDOMAR	CA	92595	22833 HUNWUT DR	WILDOMAR CA 92595
17850	368-140-003	20735 GRAND AVE	WILDOMAR	CA	92595	$ 588.93	20735 GRAND AVE	WILDOMAR	CA	92595	20735 GRAND AVE	WILDOMAR CA 92595
50375	365-113-019	32695 LAKEVIEW TER	WILDOMAR	CA	92595	$ 690.13	32695 LAKEVIEW TER	LAKE ELSINORE	CA	92595	32695 LAKEVIEW TERRACE	LAKE ELSINORE CA 92530
19144	368-262-011	21180 DENISE CT	WILDOMAR	CA	92595	$ 806.11	21180 DENISE	WILDOMAR	CA	92595	21180 DENISE CT	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
26291	370-442-033	20135 ROSS RD	WILDOMAR	CA	92595	$ 163.79	20135 ROSS RD	WILDOMAR	CA	92595	20135 ROSS RD	WILDOMAR CA 92595
20027	380-150-025	22675 GRAND AVE	WILDOMAR	CA	92595	$ 806.11	22675 GRAND AVE	WILDOMAR	CA	92595	22675 GRAND AVE	WILDOMAR CA 92595
60052	009-709-781	33725 RACITI RD	WILDOMAR	CA	92595	$ 174.04	33725 RACITI RD	WILDOMAR	CA	92595	33721 RACITI RD	LAKE ELSINORE CA 92595
48796	380-431-011	36331 BRONZE CT	WILDOMAR	CA	92595	$ 452.66	36331 BRONZE CT	WILDOMAR	CA	92595	36331 BRONZE CT	WILDOMAR CA 92595
53590	366-240-009	22559 LOST RD	WILDOMAR	CA	925958053	$ 822.52	22559 LOST RD	WILDOMAR	CA	925958053	22559 LOST RD	WILDOMAR CA 92595
51036	376-122-003	21691 DARBY ST	WILDOMAR	CA	92595	$ 845.51	21691 DARBY ST	WILDOMAR	CA	92595	P O BOX 4171	CRESTLINE CA 92325
58172	366-210-010	21650 BUNDY CANYON RD	WILDOMAR	CA	92530	$ 436.32	32295 MISSION TRL STE R8	LAKE ELSINORE	CA	92530	32295 MISSION TRL STE R8	LAKE ELSINORE CA 92530
58853	366-230-018	22337 LEMON ST	WILDOMAR	CA	92595	$ 638.03	22337 LEMON ST	WILDOMAR	CA	92595	1120 OAKWOOD DR	OAKLAND OR 97462
44958	365-132-035	32990 CRESCENT AVE	WILDOMAR	CA	92595	$ 436.32	23905 CLINTON KEITH RD #114	WILDOMAR	CA	92595	23905 CLINTON KEITH RD	WILDOMAR CA 92595
25433	367-070-021	21979 RAYNOR LN	WILDOMAR	CA	92595	$ 331.79	21979 RAYNOR LN	WILDOMAR	CA	92595	21979 RAYNOR LN	WILDOMAR CA 92595
59914	376-252-023	35378 CHIWI CIR	WILDOMAR	CA	92595	$ 123.83	35378 CHIWI CIR	WILDOMAR	CA	92595	1625 ELM ST	ESCONDIDO CA 92026
58862	376-252-023	35378 CHIWI CIR	WILDOMAR	CA	92595	$ 99.43	35378 CHIWI CIR	WILDOMAR	CA	92595	1625 ELM ST	ESCONDIDO CA 92026
50330	366-022-006	21263 OLIVE ST	WILDOMAR	CA	92595	$ 1,044.99	21263 OLIVE ST	LAKE ELSINORE	CA	92530	2220 HIGHPOINT DR	CARROLLTON TX 75007
35665	366-210-033	33840 ALMOND ST	WILDOMAR	CA	92595	$ 2,302.99	33840 ALMOND ST	WILDOMAR	CA	92595	33840 ALMOND ST	WILDOMAR CA 92595
52213	376-121-011	21621 DARBY ST	WILDOMAR	CA	92595	$ 420.12	21621 DARBY ST	WILDOMAR	CA	92595	21621 DARBY ST	WILDOMAR CA 92595
50576	370-493-006	32533 CEDAR SPRING CT	WILDOMAR	CA	92595	$ 806.11	32533 CEDAR SPRING CT	WILDOMAR	CA	92595	32533 CEDAR SPRING CT	WILDOMAR CA 92595
44364	366-150-036	33800 MISSION TRL	WILDOMAR	CA	92595	$ 2,604.48	33820 MISSION TRL	WILDOMAR	CA	92595	33800 MISSION TR	WILDOMAR CA 92595
46206	366-031-002	33276 MISSION TRL	WILDOMAR	CA	92595	$ 630.46	33087 ROBERT ST	WILDOMAR	CA	92595	1278 GLENNEYRE NO 299	LAGUNA BEACH CA 92651
43131	366-033-023	21180 LEMON ST	WILDOMAR	CA	92595	$ 130.83	21180 LEMON ST	WILDOMAR	CA	92595	21180 LEMON ST	WILDOMAR CA 92595
19077	370-310-006	32885 CORYDON ST	WILDOMAR	CA	92595	$ 688.31	32885 CORYDON ST	LAKE ELSINORE	CA	92595	32885 CORYDON ST	LAKE ELSINORE CA 92530
23504	376-272-053	35555 WOSHKA LN	WILDOMAR	CA	92595	$ 174.04	300 CARLSBAD VILLAGE DR 108A-270	CARLSBAD	CA	92008	35555 WOSHKA LN	WILDOMAR CA 92595
52026	368-100-045	20940 GRAND AVE	WILDOMAR	CA	92595	$ 332.24	21770 LAGO VISTA LN	WILDOMAR	CA	92595	11783 HAZELDELL DR	RIVERSIDE CA 92505
51366	376-160-005	32200 WILDOMAR TRL	WILDOMAR	CA	92595	$ 1,157.50	32200 CENTRAL ST	WILDOMAR	CA	92595	32200 CENTRAL AVE	WILDOMAR CA 92595
43252	365-051-016	32351 WILDOMAR RD	WILDOMAR	CA	92530	$ 305.41	2980 BEECHWOOD AVE #A	LYNWOOD	CA	90262	2980 BEACHWOOD AVE	LYNWOOD CA 90262
25370	365-113-010	32771 LAKEVIEW TER	WILDOMAR	CA	92530	$ 630.46	32771 LAKEVIEW TER	LAKE ELSINORE	CA	92530	32771 LAKEVIEW TERR	LAKE ELSINORE CA 92530
45599	382-243-018	21376 AUSTIN ST	WILDOMAR	CA	92595	$ 630.46	21376 AUSTIN ST	WILDOMAR	CA	92595	21376 AUSTIN ST	WILDOMAR CA 92595
21843	370-442-002	32821 ALDERBROOK RD	WILDOMAR	CA	92595	$ 630.46	32821 ALDERBROOK RD	WILDOMAR	CA	92595	32821 ALDERBROOK RD	WILDOMAR CA 92595
48632	367-122-031	34271 ALLISON LN	WILDOMAR	CA	92595	$ 630.46	34271 ALLISON LN	WILDOMAR	CA	92595	34271 ALLISON LN	WILDOMAR CA 92595
38584	367-020-042	21122 CANYON DR	WILDOMAR	CA	92595	$ 174.04	21122 CANYON DR	WILDOMAR	CA	92595	3861 W 172ND ST	TORRANCE CA 90504
58901	382-243-002	21347 GRAND AVE	WILDOMAR	CA	92595	$ 176.82	21347 GRAND AVE	WILDOMAR	CA	92595	12972 VICTORIA ST	RANCHO CUCAMONGA CA 917
47939	376-244-002	35199 MOMAT AVE	WILDOMAR	CA	92595	$ 630.46	35199 MOMAT AVE	WILDOMAR	CA	92595	36232 THOUSAND OAKS PK	MURRIETA CA 92562
49186	380-422-018	23358 PLATINUM CT	WILDOMAR	CA	92595	$ 935.28	23358 PLATINUM CT	WILDOMAR	CA	92595	23358 PLATINUM CT	WILDOMAR CA 92595
59545	366-112-016	33439 ALMOND ST	WILDOMAR	CA	92595	$ 670.56	33439 ALMOND ST	WILDOMAR	CA	92595	33439 ALMOND ST	WILDOMAR CA 92595
58887	361-205-003	24590 RAYMOND ST	WILDOMAR	CA	92595	$ 64.04	24590 RAYMOND ST	WILDOMAR	CA	92595	P O BOX 69	REDDICK FL 32686
22233	367-040-024	34241 ORANGE ST	WILDOMAR	CA	92595	$ 218.27	34241 ORANGE ST	WILDOMAR	CA	92595	34241 ORANGE ST	WILDOMAR CA 92595
41804	365-092-011	32527 WILDOMAR RD	WILDOMAR	CA	92595	$ 630.46	32527 WILDOMAR RD	LAKE ELSINORE	CA	92530	32527 WILDOMAR RD	LAKE ELSINORE CA 92530
48733	376-122-007	21739 DARBY ST	WILDOMAR	CA	92595	$ 606.09	21739 DARBY ST	WILDOMAR	CA	92595	13391 WYNANT	GARDEN GROVE CA 92844
47462	368-150-007	21093 GRAND AVE	WILDOMAR	CA	92595	$ 3,467.58	21093 GRAND AVE	WILDOMAR	CA	92595	21093 GRAND AVE	WILDOMAR CA 92595
52583	367-220-028	22351 GROVE ST	WILDOMAR	CA	92595	$ 3,113.15	22351 GROVE ST	WILDOMAR	CA	92595	22351 GROVE RD	LAKE ELSINORE CA 92530
44259	366-130-045	21343 LEMON ST	WILDOMAR	CA	92595	$ 2,879.70	21343 LEMON ST	WILDOMAR	CA	92595	21343 LEMON ST	WILDOMAR CA 92595
59611	361-112-010	24480 COTTONWOOD ST	MENIFEE	CA	92584	$ 2,132.55	24480 COTTONWOOD ST	MENIFEE	CA	92584	24480 COTTONWOOD ST	MENIFEE CA 92584

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
57300	366-454-009	33589 SELLERS RD	WILDOMAR	CA	92595	$ 2,057.91	11637 VALVERDE AVE	RIVERSIDE	CA	925053336	33589 SELLERS RD	WILDOMAR CA 92595
60468	362-482-021	33478 MILL POND DR	WILDOMAR	CA	92595	$ 1,160.29	33478 MILL POND DR	WILDOMAR	CA	92595	33478 MILL POND DR	WILDOMAR CA 92595
56513	362-512-045	35211 PORTOLA PL	WILDOMAR	CA	92595	$ 1,074.75	35211 PORTOLA PL	WILDOMAR	CA	925957985	35211 PORTOLA PL	WILDOMAR CA 92595
57156	366-300-051	22265 WAITE ST	WILDOMAR	CA	92595	$ 1,038.01	22265 WAITE ST	WILDOMAR	CA	925958122	22265 WAITE ST	WILDOMAR CA 92595
55129	366-260-050	33600 ORANGE ST	WILDOMAR	CA	92595	$ 1,029.05	33600 ORANGE ST	WILDOMAR	CA	925958101	635 E AMERICAN AVE	BEAUMONT CA 92223
50632	365-082-002	32530 LAKEVIEW TER UNIT A	WILDOMAR	CA	92530	$ 981.77	32530 LAKEVIEW TER UNIT A	WILDOMAR	CA	92530	P O BOX 1247	LAKE ELSINORE CA 92531
54182	366-373-009	22159 WINDTREE AVE	WILDOMAR	CA	92595	$ 966.81	22159 WINDTREE AVE	WILDOMAR	CA	925958226	22159 WINDTREE AVE	WILDOMAR CA 92595
55655	362-422-013	24788 SPLIT RAIL RD	WILDOMAR	CA	92595	$ 966.81	24788 SPLIT RAIL RD	WILDOMAR	CA	925959279	24788 SPLIT RAIL RD	WILDOMAR CA 92595
55702	361-154-018	32935 PALM AVE	WILDOMAR	CA	92595	$ 966.81	PO BOX 715	WILDOMAR	CA	925950715	P O BOX 4171	CRESTLINE CA 92325
56569	366-371-003	22035 WOODCREEK LN	WILDOMAR	CA	92595	$ 966.81	22035 WOODCREEK LN	WILDOMAR	CA	925958239	22035 WOODCREEK LN	WILDOMAR CA 92595
57601	365-170-053	32837 OLIVE ST	WILDOMAR	CA	92595	$ 878.45	32837 OLIVE ST	WILDOMAR	CA	925959409	32837 OLIVE ST	WILDOMAR CA 92595
55126	366-190-007	33555 ORANGE ST	WILDOMAR	CA	92595	$ 856.19	3511 E CORTEZ ST	WEST COVINA	CA	917913055	3511E CORTEZ ST	WEST COVINA CA 91791
54372	366-260-030	22083 LEMON ST	WILDOMAR	CA	92595	$ 855.69	22083 LEMON ST	WILDOMAR	CA	925958382	22083 LEMON ST	WILDOMAR CA 92595
57454	361-061-005	24075 MANZANITA RD	MENIFEE	CA	92584	$ 826.78	24075 MANZANITA RD	MENIFEE	CA	925849661	24075 MANZANITA ST	MENIFEE CA 92584
51973	382-431-011	20530 FOX DEN RD	WILDOMAR	CA	92595	$ 806.11	3423 JOSHUA TREE CT	PERRIS	CA	925705565	20530 FOX DEN RD	WILDOMAR CA 92595
54337	362-541-007	24345 SENNA DR	WILDOMAR	CA	92595	$ 799.01	24345 SENNA DR	WILDOMAR	CA	925957821	24345 SENNA DR	WILDOMAR CA 92595
53950	362-401-007	34219 OLIVE GROVE RD	WILDOMAR	CA	92595	$ 793.98	34219 OLIVE GROVE RD	WILDOMAR	CA	925959126	34219 OLIVE GROVE RD	WILDOMAR CA 92595
54324	376-483-002	35675 DULOCK RD	WILDOMAR	CA	92595	$ 793.98	35675 DULOCK RD	WILDOMAR	CA	925957115	35675 DULOCK RD	WILDOMAR CA 92595
54359	366-480-043	22803 SHEFFIELD CT	WILDOMAR	CA	92595	$ 793.98	22803 SHEFFIELD CT	WILDOMAR	CA	925958106	22803 SHEFFIELD CT	WILDOMAR CA 92595
54469	362-211-010	24060 WHEATFIELD CIR	WILDOMAR	CA	92595	$ 793.98	24060 WHEATFIELD CIR	WILDOMAR	CA	925959447	24060 WHEATFIELD CIR	WILDOMAR CA 92595
54540	362-212-001	33310 BARLEY LN	WILDOMAR	CA	92595	$ 793.98	33310 BARLEY LN	WILDOMAR	CA	925959405	33310 BARLEY LN	WILDOMAR CA 92595
54641	362-641-013	33641 MILL POND DR	WILDOMAR	CA	92595	$ 654.83	33641 MILL POND DR	WILDOMAR	CA	925957672	33641 MILL POND DR	WILDOMAR CA 92595
54688	362-232-004	33090 HARVEST WAY	WILDOMAR	CA	92595	$ 793.98	33090 HARVEST WAY	WILDOMAR	CA	925959161	33090 HARVEST WAY	WILDOMAR CA 92595
54766	362-502-017	33512 HIDDEN HOLLOW DR	WILDOMAR	CA	92595	$ 793.98	33512 HIDDEN HOLLOW DR	WILDOMAR	CA	925958700	33512 HIDDEN HOLLOW DR	WILDOMAR CA 92595
55001	367-450-005	22858 WINDWOOD LN	WILDOMAR	CA	92595	$ 793.98	45116 QUICKSILVER RD	LAKE ELSINORE	CA	925321668	23905 CLINTON KEITH RD	WILDOMAR CA 92595
55297	366-412-001	22598 ELBOW CREEK TRL	WILDOMAR	CA	92595	$ 793.98	22598 ELBOW CREEK TRL	WILDOMAR	CA	925958499	22598 ELBOW CREEK TR	WILDOMAR CA 92595
55849	361-172-017	24950 FIR ST	WILDOMAR	CA	92584	$ 793.98	24950 FIR ST	MENIFEE	CA	925849026	24950 FIR ST	MENIFEE CA 92584
56094	361-081-013	24090 MAGNOLIA ST	WILDOMAR	CA	92584	$ 793.98	24090 MAGNOLIA ST	MENIFEE	CA	925849809	24090 MAGNOLIA ST	MENIFEE CA 92584
56193	366-342-006	21891 VICTORIAN LN	WILDOMAR	CA	92595	$ 793.98	21891 VICTORIAN LN	WILDOMAR	CA	925958213	21891 VICTORIAN LN	WILDOMAR CA 92595
56241	362-392-002	34220 HARVEST WAY	WILDOMAR	CA	92595	$ 793.98	34220 HARVEST WAY	WILDOMAR	CA	925959138	34220 HARVEST WAY	WILDOMAR CA 92595
56245	362-472-021	33305 HARVEST WAY E	WILDOMAR	CA	92595	$ 793.98	33305 HARVEST WAY E	WILDOMAR	CA	925958712	33305 E HARVEST WAY	WILDOMAR CA 92595
56291	361-054-011	32117 SPRUCE AVE	MENIFEE	CA	92584	$ 793.98	23087 SPRING MEADOW DR	MURRIETA	CA	925623223	32117 SPRUCE AVE	MENIFEE CA 92584
56725	366-270-016	22071 VALLEY TER	WILDOMAR	CA	92595	$ 793.98	22071 VALLEY TER	WILDOMAR	CA	925958112	3515 GROVE CANYON RD	ESCONDIDO CA 92025
56867	380-460-013	24709 TEAKWOOD CT	WILDOMAR	CA	92595	$ 793.98	24709 TEAKWOOD CT	WILDOMAR	CA	925957448	24709 TEAKWOOD CT	WILDOMAR CA 92595
57034	380-350-029	25141 STIRRUP DR	WILDOMAR	CA	92595	$ 793.98	25141 STIRRUP DR	WILDOMAR	CA	925957612	25141 STIRRUP DR	WILDOMAR CA 92595
57090	367-280-025	24065 OAK CIRCLE DR	WILDOMAR	CA	92595	$ 793.98	24065 OAK CIRCLE DR	WILDOMAR	CA	925957773	24065 OAK CIRCLE DR	LAKE ELSINORE CA 92532
57482	362-202-004	33570 THE FARM RD	WILDOMAR	CA	92595	$ 793.98	33570 THE FARM RDAS	WILDOMAR	CA	925959110	28039 SCOTT RD STE D191	MURRIETA CA 92563
54206	366-351-018	33200 WINDTREE AVE	WILDOMAR	CA	92595	$ 792.15	33200 WINDTREE AVE	WILDOMAR	CA	925958234	33200 WINDTREE AVE	WILDOMAR CA 92595
54133	362-711-008	35632 MICHAEL CT	WILDOMAR	CA	92595	$ 779.96	35632 MICHAEL CT	WILDOMAR	CA	925957416	35632 MICHAEL CT	WILDOMAR CA 92595
55368	362-610-021	25350 CHESTERFIELD LN	WILDOMAR	CA	92595	$ 776.05	25350 CHESTERFIELD LN	WILDOMAR	CA	925957743	25350 CHESTERFIELD LN	WILDOMAR CA 92595
54030	366-503-011	22138 COUNTRY HILLS DR	WILDOMAR	CA	92595	$ 773.32	22138 COUNTRY HILLS DR	WILDOMAR	CA	925957889	22138 COUNTRY HILLS DR	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
56807	362-271-003	24410 CORNSTALK RD	WILDOMAR	CA	92595	$ 763.73	24410 CORNSTALK RD	WILDOMAR	CA	925958853	24410 CORNSTALK RD	WILDOMAR CA 92595
59730	366-453-002	22413 LAKEWOOD DR	WILDOMAR	CA	92595	$ 762.99	3333 MICHELSON DR 311	IRVINE	CA	92612	3333 MICHELSON DR STE 311	IRVINE CA 92612
54339	367-443-003	22751 VALLEY VISTA CIR	WILDOMAR	CA	92595	$ 754.47	22751 VALLEY VISTA CIR	WILDOMAR	CA	925957300	22751 VALLEY VISTA CIR	WILDOMAR CA 92595
53843	362-730-008	35628 CAPITOLA CT	WILDOMAR	CA	92595	$ 735.66	40848 GINGER BLOSSOM CT	MURRIETA	CA	925622076	35628 CAPITOLA CT	WILDOMAR CA 92595
55490	362-691-016	25571 VIA SARAH	WILDOMAR	CA	92595	$ 735.66	25571 VIA SARAH	WILDOMAR	CA	925957405	25571 VIA SARAH	WILDOMAR CA 92595
57412	362-170-003	25500 CATT RD	WILDOMAR	CA	92595	$ 721.60	PO BOX 751	WILDOMAR	CA	925950751	P O BOX 751	WILDOMAR CA 92595
56134	366-432-022	33660 TAMERRON WAY	WILDOMAR	CA	92595	$ 608.85	33660 TAMERRON WAY	WILDOMAR	CA	925958331	33660 TAMERRON WAY	WILDOMAR CA 92595
54188	366-361-001	22850 WINDTREE AVE	WILDOMAR	CA	92595	$ 706.70	22850 WINDTREE AVE	WILDOMAR	CA	925958228	22850 WINDTREE AVE	WILDOMAR CA 92595
54181	366-373-010	22141 WINDTREE AVE	WILDOMAR	CA	92595	$ 683.33	PO BOX 95	WILDOMAR	CA	925950095	22141 WINDTREE AVE	WILDOMAR CA 92595
55233	362-321-011	33920 HARVEST WAY	WILDOMAR	CA	92595	$ 683.33	33920 HARVEST WAY	WILDOMAR	CA	925959151	33920 HARVEST WAY	WILDOMAR CA 92595
56139	366-431-002	33689 TAMERRON WAY	WILDOMAR	CA	92595	$ 683.33	33689 TAMERRON WAY	WILDOMAR	CA	925958331	33689 TAMERRON WAY	WILDOMAR CA 92595
56728	366-270-005	22090 VALLEY TER	WILDOMAR	CA	92595	$ 683.33	22090 VALLEY TER	WILDOMAR	CA	925958110	22090 VALLEY TERRACE ST	WILDOMAR CA 92595
54970	380-361-005	36072 LIPIZZAN LN	WILDOMAR	CA	92595	$ 679.15	36072 LIPIZZAN LN	WILDOMAR	CA	925957611	36072 LIPIZZAN LN	WILDOMAR CA 92595
56460	362-651-019	33922 WAGON TRAIN DR	WILDOMAR	CA	92595	$ 512.73	33922 WAGON TRAIN DR	WILDOMAR	CA	925957671	33922 WAGON TRAIN DR	WILDOMAR CA 92595
57781	362-590-006	35419 MEADOW PARK CIR	WILDOMAR	CA	92595	$ 676.86	35419 MEADOW PARK CIR	WILDOMAR	CA	925957730	35419 MEADOW PARK CIR	WILDOMAR CA 92595
55970	361-203-022	24666 BETHEL ST	WILDOMAR	CA	92595	$ 675.56	24666 BETHEL RD	WILDOMAR	CA	925958729	24666 BETHEL ST	WILDOMAR CA 92595
56040	362-570-045	35694 CREST MEADOW DR	WILDOMAR	CA	92595	$ 560.20	35694 CREST MEADOW DR	WILDOMAR	CA	925958601	35694 CREST MEADOW DR	WILDOMAR CA 92595
59176	366-362-011	33421 MAPLE TREE LN	WILDOMAR	CA	92595	$ 666.97	33421 MAPLE TREE LN	WILDOMAR	CA	92595	33421 MAPLE TREE LN	WILDOMAR CA 92595
56610	362-651-011	24949 MANDARIN CT	WILDOMAR	CA	92595	$ 650.13	24949 MANDARIN CT	WILDOMAR	CA	925957676	24949 MANDARIN CT	WILDOMAR CA 92595
55757	362-391-018	34115 HARVEST WAY	WILDOMAR	CA	92595	$ 639.90	34115 HARVEST WAY	WILDOMAR	CA	925959132	34115 HARVEST WAY	WILDOMAR CA 92595
55145	362-320-016	33858 PLOWSHARE RD	WILDOMAR	CA	92595	$ 634.24	33858 PLOWSHARE RD	WILDOMAR	CA	925958887	33858 PLOWSHARE RD	WILDOMAR CA 92595
55933	380-362-003	36050 MUSTANG SPIRIT LN	WILDOMAR	CA	92595	$ 633.13	36050 MUSTANG SPIRIT LN	WILDOMAR	CA	925957603	36050 MUSTANG SPIRIT LN	WILDOMAR CA 92595
58774	361-044-006	32088 ACACIA ST	WILDOMAR	CA	92584	$ 631.34	32088 ACACIA ST	WILDOMAR	CA	92584	31902 AVENIDA EVITA	SAN JUAN CAPISTRA CA 92675
47268	380-411-019	36149 WALKING HORSE CT	WILDOMAR	CA	92595	$ 630.46	36149 WALKING HORSE CT	WILDOMAR	CA	92595	36149 WALKING HORSE CT	WILDOMAR CA 92595
48203	380-400-018	32531 WHISPERING GLENS TRL	WILDOMAR	CA	92595	$ 630.46	32531 WHISPERING GLENS TRL	WILDOMAR	CA	92595	32531 WHISPERING GLEN TR	WILDOMAR CA 92595
49591	382-241-012	33101 WILDOMAR TRAIL	WILDOMAR	CA	92595	$ 630.46	33101 WILDOMAR TRAIL	WILDOMAR	CA	92595	33101 CENTRAL ST	WILDOMAR CA 92595
52182	382-230-027	21225 ALAMEDA DEL MONTE	WILDOMAR	CA	925958541	$ 630.46	21225 ALAMEDA DEL MONTE	WILDOMAR	CA	925958541	21221 ALAMEDA DEL MONTE	WILDOMAR CA 92595
52299	382-230-006	21222 ALAMEDA DEL MONTE	WILDOMAR	CA	925958541	$ 630.46	21222 ALAMEDA DEL MONTE	WILDOMAR	CA	925958541	27636 YNEZ RD STE L7-183	TEMECULA CA 92591
52655	380-120-028	36369 HIDDEN SPRINGS RD	WILDOMAR	CA	92592	$ 630.46	36369 HIDDEN SPRINGS RD	WILDOMAR	CA	92592	PO BOX 562	WILDOMAR CA 92595
53908	366-190-010	33571 PLEASANT LN	WILDOMAR	CA	92595	$ 626.84	35662 WOSHKA LN	WILDOMAR	CA	925959537	35662 WOSHKA LN	WILDOMAR CA 92595
54254	366-451-001	33641 VIEW CREST DR	WILDOMAR	CA	92595	$ 623.76	33641 VIEW CREST DR	WILDOMAR	CA	925958340	33641 VIEW CREST DR	WILDOMAR CA 92595
53785	366-240-061	33140 DIAL RD	WILDOMAR	CA	92595	$ 621.80	33140 DIAL RD	WILDOMAR	CA	925958372	33140 DIAL RD	WILDOMAR CA 92595
53624	361-041-019	24020 ACACIA ST	MENIFEE	CA	92584	$ 621.12	24020 ACACIA ST	MENIFEE	CA	925849745	24020 ACACIA ST	MENIFEE CA 92584
53691	362-190-015	33456 HAYFIELD CIR	WILDOMAR	CA	92595	$ 621.12	33456 HAYFIELD CIR	WILDOMAR	CA	925959115	33456 HAYFIELD CIR	WILDOMAR CA 92595
53754	362-533-005	24042 SENNA DR	WILDOMAR	CA	92595	$ 621.12	24042 SENNA DR	WILDOMAR	CA	925957831	26382 CALLE ROLANDO	SAN JUAN CAPISTRA CA 92675
53832	361-238-005	24831 LEICESTER ST	WILDOMAR	CA	92584	$ 621.12	PO BOX 325	WILDOMAR	CA	925950325	24831 LEICESTER ST	MENIFEE CA 92585
53879	366-443-026	33812 BRECKENRIDGE TRL	WILDOMAR	CA	92595	$ 621.12	33812 BRECKENRIDGE TRL	WILDOMAR	CA	925958484	33812 BRECKENRIDGE TR	WILDOMAR CA 92595
53891	366-480-013	22782 BRIGHTON CT	WILDOMAR	CA	92595	$ 621.12	22782 BRIGHTON CT	WILDOMAR	CA	925958197	22782 BRIGHTON CT	WILDOMAR CA 92595
53909	366-190-047	33599 PLEASANT LN	WILDOMAR	CA	92595	$ 621.12	23226 UPTON DR	RICHLAND	MO	655567354	PO BOX 254	NORCO CA 92860
53917	362-310-003	33560 PLOWSHARE RD	WILDOMAR	CA	92595	$ 621.12	800 E BOBIER DR APT P4	VISTA	CA	920843861	1245 JAMAICA LN	OXNARD CA 93030
54169	376-350-008	35321 SUSAN DR	WILDOMAR	CA	92595	$ 621.12	35321 SUSAN DR	WILDOMAR	CA	92595	P O BOX 802	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
54214	361-153-019	32908 GREENWOOD AVE	WILDOMAR	CA	92595	$ 621.12	32908 GREENWOOD DR	WILDOMAR	CA	92595	32908 GREENWOOD ST	WILDOMAR CA 92595
54215	361-153-004	32932 GREENWOOD AVE	WILDOMAR	CA	92595	$ 621.12	32932 GREENWOOD DR	WILDOMAR	CA	925958740	21261 STEEL PARK DR	PERRIS CA 92570
54255	366-454-044	33642 VIEW CREST DR	WILDOMAR	CA	92595	$ 621.12	33642 VIEW CREST DR	WILDOMAR	CA	925958340	33642 VIEW CREST DR	WILDOMAR CA 92595
54366	366-480-039	22859 SHEFFIELD CT	WILDOMAR	CA	92595	$ 621.12	22859 SHEFFIELD CT	WILDOMAR	CA	925958106	22859 SHEFFIELD CT	WILDOMAR CA 92595
54533	367-431-019	34128 AUTUMN SAGE CT	WILDOMAR	CA	92595	$ 621.12	34128 AUTUMN SAGE CT	WILDOMAR	CA	925958477	34128 AUTUMN SAGE CT	WILDOMAR CA 92595
54583	367-260-015	34476 ONEAL RD	WILDOMAR	CA	92595	$ 621.12	34476 ONEAL RD	WILDOMAR	CA	925959071	34476 ONEAL RD	WILDOMAR CA 92595
54586	362-311-003	33673 PLOWSHARE RD	WILDOMAR	CA	92595	$ 621.12	33673 PLOWSHARE RD	WILDOMAR	CA	925958882	33673 PLOWSHARE RD	WILDOMAR CA 92595
54594	362-320-002	33718 PLOWSHARE RD	WILDOMAR	CA	92595	$ 621.12	33718 PLOWSHARE RD	WILDOMAR	CA	925958888	33718 PLOWSHARE RD	WILDOMAR CA 92595
54614	362-321-015	33829 PLOWSHARE RD	WILDOMAR	CA	92595	$ 621.12	33829 PLOWSHARE RD	WILDOMAR	CA	925958884	33829 PLOWSHARE RD	WILDOMAR CA 92595
54619	362-474-003	33350 MILL POND DR	WILDOMAR	CA	92595	$ 621.12	33350 MILL POND DR	WILDOMAR	CA	925958181	33350 MILL POND DR	WILDOMAR CA 92595
54657	362-421-019	34613 THE FARM RD	WILDOMAR	CA	92595	$ 621.12	34613 THE FARM RD	WILDOMAR	CA	925959232	34613 THE FARM RD	WILDOMAR CA 92595
54717	362-570-017	35674 ROSEDOWN LN	WILDOMAR	CA	92595	$ 621.12	35674 ROSEDOWN LN	WILDOMAR	CA	925957974	35674 ROSEDOWN LN	WILDOMAR CA 92595
54786	362-360-025	34126 HARROW HILL RD	WILDOMAR	CA	92595	$ 621.12	34126 HARROW HILL RD	WILDOMAR	CA	925959295	34126 HARROW HILL RD	WILDOMAR CA 92595
54816	362-542-013	24364 SENNA DR	WILDOMAR	CA	92595	$ 621.12	24364 SENNA DR	WILDOMAR	CA	925957977	24364 SENNA DR	WILDOMAR CA 92595
54826	366-411-017	22551 ELBOW CREEK TRL	WILDOMAR	CA	92595	$ 621.12	22551 ELBOW CREEK TRL	WILDOMAR	CA	925958499	22551 ELBOW CREEK TR	WILDOMAR CA 92595
54868	362-550-007	24320 BRILLANTE DR	WILDOMAR	CA	92595	$ 621.12	24320 BRILLANTE DR	WILDOMAR	CA	925957826	24320 BRILLANTE DR	WILDOMAR CA 92595
54875	362-542-021	24385 BRILLANTE DR	WILDOMAR	CA	92595	$ 621.12	24385 BRILLANTE DR	WILDOMAR	CA	925957827	24385 BRILLANTE DR	WILDOMAR CA 92595
54889	361-238-009	24766 BUNDY CANYON RD	WILDOMAR	CA	92595	$ 621.12	6124 HAROLD ST	RIVERSIDE	CA	925031972	4603 HURFORD TER	ENCINO CA 91436
54898	366-480-010	33447 CHELSEA LN	WILDOMAR	CA	92595	$ 621.12	18223 MCINTYRE ST	DETROIT	MI	482192366	9032 APPLETON	REDFORD MI 48239
54949	366-452-010	33592 VIEWPOINT DR	WILDOMAR	CA	92595	$ 621.12	33592 VIEWPOINT DR	WILDOMAR	CA	925958343	33592 VIEWPOINT DR	WILDOMAR CA 92595
55034	362-212-014	33512 BARLEY LN	WILDOMAR	CA	92595	$ 621.12	33512 BARLEY LN	WILDOMAR	CA	925959444	33512 BARLEY LN	WILDOMAR CA 92595
55060	362-680-003	35967 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 621.12	29275 GREENSKEEPER	LAKE ELSINORE	CA	925304392	4900 SANTA ANITA AVE # 2C	EL MONTE CA 91731
55068	362-671-003	36006 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 621.12	36006 COUNTRY PARK DR	WILDOMAR	CA	925957645	36006 COUNTRY PARK DR	WILDOMAR CA 92595
55115	361-113-007	24450 ORANGE ST	WILDOMAR	CA	92584	$ 621.12	24450 ORANGE ST	MENIFEE	CA	925849766	24450 ORANGE ST	MENIFEE CA 92584
55169	376-491-013	35653 POPLAR CREST RD	WILDOMAR	CA	92595	$ 621.12	35653 POPLAR CREST RD	WILDOMAR	CA	925957100	PO BOX 500295	SAN DIEGO CA 92150
55179	366-352-010	33222 WILLOW TREE LN	WILDOMAR	CA	92595	$ 621.12	33222 WILLOWTREE LN	WILDOMAR	CA	925958221	33222 WILLOW TREE LN	WILDOMAR CA 92595
55187	366-372-002	33306 WILLOW TREE LN	WILDOMAR	CA	92595	$ 621.12	33306 WILLOW TREE LN	WILDOMAR	CA	925958222	33306 WILLOW TREE LN	WILDOMAR CA 92595
55437	362-550-015	24285 TOPACIO CT	WILDOMAR	CA	92595	$ 621.12	24285 TOPACIO CT	WILDOMAR	CA	925957722	24285TOPACIOCT	WILDOMAR CA 92595
55527	366-422-007	33570 TAMERRON WAY	WILDOMAR	CA	92595	$ 621.12	33570 TAMERRON WAY	WILDOMAR	CA	925958330	1849 CRYSTAL DOWNS DR	CORONA CA 92883
55545	362-600-008	24923 LITTLE BOOK CIR	WILDOMAR	CA	92595	$ 621.12	24923 LITTLE BOOK CIR	WILDOMAR	CA	925957758	24923 LITTLE BOOK CIR	WILDOMAR CA 92595
55599	362-611-040	35954 COVINGTON DR	WILDOMAR	CA	92595	$ 621.12	3806 WAYSIDE DR	BARTLESVILLE	OK	740067219	35954 COVINGTON DR	WILDOMAR CA 92595
55659	362-421-040	24823 SPLIT RAIL RD	WILDOMAR	CA	92595	$ 621.12	24823 SPLIT RAIL RD	WILDOMAR	CA	925958154	24823 SPLIT RAIL RD	WILDOMAR CA 92595
55679	362-701-008	35664 WINKLER ST	WILDOMAR	CA	92595	$ 621.12	35664 WINKLER ST	WILDOMAR	CA	925957403	35664 WINKLER ST	WILDOMAR CA 92595
55715	366-280-015	33836 PARADISE LN	WILDOMAR	CA	92595	$ 621.12	28898 CARMEL RD	SUN CITY	CA	925862950	33836 PARADISE LN	WILDOMAR CA 92595
55789	362-475-002	33402 CALICO CT	WILDOMAR	CA	92595	$ 621.12	33402 CALICO CT	WILDOMAR	CA	925958183	33402 CALICO CT	WILDOMAR CA 92595
55822	362-720-010	25121 PORTICA CT	WILDOMAR	CA	92595	$ 621.12	25121 PORTICA CT	WILDOMAR	CA	925957528	25121 PORTICA CT	WILDOMAR CA 92595
55857	380-290-026	24985 CHEYENNE CIR	WILDOMAR	CA	92595	$ 537.30	24985 CHEYENNE CIR	WILDOMAR	CA	925958615	24985 CHEYENNE CIR	WILDOMAR CA 92595
55892	362-231-003	33240 HOMESTEAD LN	WILDOMAR	CA	92595	$ 621.12	33240 HOMESTEAD LN	WILDOMAR	CA	925959169	2542 FOX TR	YUCCA VALLEY CA 92284
55919	362-731-001	24134 MONTECITO DR	WILDOMAR	CA	92595	$ 621.12	24134 MONTECITO DR	WILDOMAR	CA	925956948	24134 MONTECITO DR	WILDOMAR CA 92595
56097	361-083-007	24195 MAGNOLIA RD	WILDOMAR	CA	92584	$ 621.12	30386 VILLAGE TERRACE DR	MENIFEE	CA	925846829	24195 MAGNOLIA ST	SUN CITY CA 92586
56154	366-441-004	33805 TAMERRON WAY	WILDOMAR	CA	92595	$ 621.12	33805 TAMERRON WAY	WILDOMAR	CA	925958333	33805 TAMERRON WAY	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
56171	362-701-003	25868 VIA SARAH	WILDOMAR	CA	92595	$ 621.12	25868 VIA SARAH	WILDOMAR	CA	925957408	23649 SYCAMORE CREEK	MURRIETA CA 92562
56271	361-206-008	32890 CLUB AVE	WILDOMAR	CA	92595	$ 621.12	32890 CLUB AVE	WILDOMAR	CA	925958725	32890 CLUB AVE	WILDOMAR CA 92595
56289	361-054-025	32011 SPRUCE AVE	MENIFEE	CA	92584	$ 621.12	32011 SPRUCE AVE	WILDOMAR	CA	925849136	32011 SPRUCE AVE	MENIFEE CA 92584
56364	362-482-006	33461 FURROW CT	WILDOMAR	CA	92595	$ 621.12	33461 FURROW CT	WILDOMAR	CA	925958179	33461 FURROW CT	WILDOMAR CA 92595
56441	367-501-009	22688 JULIET WAY	WILDOMAR	CA	92595	$ 621.12	22688 JULIET WAY	WILDOMAR	CA	925957599	22688 JULIET WAY	WILDOMAR CA 92595
56477	380-361-021	36149 MUSTANG SPIRIT LN	WILDOMAR	CA	92595	$ 621.12	36149 MUSTANG SPIRIT LN	WILDOMAR	CA	925957604	36149 MUSTANG SPIRIT LN	WILDOMAR CA 92595
56517	362-522-001	35239 PORTOLA PL	WILDOMAR	CA	92595	$ 621.12	35239 PORTOLA PL	WILDOMAR	CA	925957985	35239 PORTOLA PL	WILDOMAR CA 92595
56541	362-583-013	35751 CREST MEADOW DR	WILDOMAR	CA	92595	$ 621.12	35751 CREST MEADOW DR	WILDOMAR	CA	925957876	35751 CREST MEADOW DR	WILDOMAR CA 92595
56679	366-423-009	33605 CANYON RANCH RD	WILDOMAR	CA	92595	$ 621.12	33605 CANYON RANCH RD	WILDOMAR	CA	925957401	33605 CANYON RANCH RD	WILDOMAR CA 92595
56755	366-493-005	22161 BLONDON CT	WILDOMAR	CA	92595	$ 621.12	22161 BLONDON CT	WILDOMAR	CA	925957884	22161 BLONDON CT	WILDOMAR CA 92595
56837	362-483-010	33620 HARVEST WAY E	WILDOMAR	CA	92595	$ 621.12	33620 HARVEST WAY E	WILDOMAR	CA	925958895	33620 HARVEST WAY E	WILDOMAR CA 92595
56861	380-460-016	24673 TEAKWOOD CT	WILDOMAR	CA	92595	$ 621.12	24673 TEAKWOOD CT	WILDOMAR	CA	925957447	24673 TEAKWOOD CT	WILDOMAR CA 92595
56880	380-370-023	25060 GELDING CT	WILDOMAR	CA	92595	$ 621.12	25060 GELDING CT	WILDOMAR	CA	925957607	25060 GELDING CT	WILDOMAR CA 92595
56883	380-370-021	25075 GELDING CT	WILDOMAR	CA	92595	$ 621.12	35851 RED BLUFF PL	MURRIETA	CA	925624568	25075 GELDING CT	WILDOMAR CA 92595
56933	366-461-017	33415 VIEW CREST DR	WILDOMAR	CA	92595	$ 621.12	33415 VIEW CREST DR	WILDOMAR	CA	925958338	33415 VIEW CREST DR	WILDOMAR CA 92595
56963	361-173-014	24980 KAGEL ST	MENIFEE	CA	92584	$ 621.12	24980 KAGEL ST	MENIFEE	CA	925849717	24980 KAGEL ST	WILDOMAR CA 92595
57074	367-441-011	34015 OAK CANYON DR	WILDOMAR	CA	92595	$ 621.12	34015 OAK CANYON DR	WILDOMAR	CA	925958310	34015 OAK CANYON DR	WILDOMAR CA 92595
57210	366-444-008	33810 CANYON RANCH RD	WILDOMAR	CA	92595	$ 621.12	33810 CANYON RANCH RD	WILDOMAR	CA	925958493	33810 CANYON RANCH RD	WILDOMAR CA 92595
57215	366-443-004	33837 CANYON RANCH RD	WILDOMAR	CA	92595	$ 621.12	33837 CANYON RANCH RD	WILDOMAR	CA	925958493	33837 CANYON RANCH RD	WILDOMAR CA 92595
57283	365-270-083	21608 SEDCO HEIGHTS DR	WILDOMAR	CA	92595	$ 621.12	21608 SEDCO HEIGHTS DR	WILDOMAR	CA	925958399	21608 SEDCO HEIGHTS DR	WILDOMAR CA 92595
57335	362-642-005	33733 HARVEST WAY E	WILDOMAR	CA	92595	$ 621.12	33733 HARVEST WAY E	WILDOMAR	CA	925957666	33733 E HARVEST WAY	WILDOMAR CA 92595
57367	366-433-006	33642 GREAT FALLS RD	WILDOMAR	CA	92595	$ 621.12	33642 GREAT FALLS RD	WILDOMAR	CA	925957309	33642 GREAT FALLS RD	WILDOMAR CA 92595
57444	362-621-002	35901 DEVONSHIRE LN	WILDOMAR	CA	92595	$ 621.12	35901 DEVONSHIRE LN	WILDOMAR	CA	925957741	35901 DEVONSHIRE LN	WILDOMAR CA 92595
57516	362-340-016	33838 WINDMILL RD	WILDOMAR	CA	92595	$ 621.12	33838 WINDMILL RD	WILDOMAR	CA	925958872	33838 WINDMILL RD	WILDOMAR CA 92595
57630	366-454-034	33568 VIEW CREST DR	WILDOMAR	CA	92595	$ 621.12	33568 VIEW CREST DR	WILDOMAR	CA	925958339	33568 VIEW CREST DR	WILDOMAR CA 92595
57648	366-413-005	33946 CANYON RANCH RD	WILDOMAR	CA	92595	$ 621.12	33946 CANYON RANCH RD	WILDOMAR	CA	925958494	33946 CANYON RANCH RD	WILDOMAR CA 92595
57719	362-630-009	24898 RAINBARREL RD	WILDOMAR	CA	92595	$ 621.12	24898 RAINBARREL RD	WILDOMAR	CA	925957667	24898 RAINBARREL RD	WILDOMAR CA 92595
57741	366-433-003	33667 BRECKENRIDGE TRL	WILDOMAR	CA	92595	$ 621.12	33667 BRECKENRIDGE TRL	WILDOMAR	CA	925958482	33667 BRECKENRIDGE TR	WILDOMAR CA 92595
57753	366-435-017	33736 BRECKENRIDGE TRL	WILDOMAR	CA	92595	$ 621.12	33736 BRECKENRIDGE TRL	WILDOMAR	CA	925958483	33736 BRECKENRIDGE TR	WILDOMAR CA 92595
57798	362-482-037	24844 CORNSTALK RD	WILDOMAR	CA	92595	$ 621.12	24844 CORNSTALK RD	WILDOMAR	CA	92595	P O BOX 807	PLACENTIA CA 92871
55840	361-162-017	24695 FIR ST	MENIFEE	CA	92584	$ 621.01	24695 FIR ST	MENIFEE	CA	925849475	24695 FIR ST	MENIFEE CA 92584
53805	376-492-008	23898 DOHENY CIR	WILDOMAR	CA	92595	$ 619.75	23898 DOHENY CIR	WILDOMAR	CA	925957113	23898 DOHENY CIR	WILDOMAR CA 92595
54149	362-472-008	33289 MILL POND DR	WILDOMAR	CA	92595	$ 619.75	33289 MILL POND DR	WILDOMAR	CA	925958177	33289 MILL POND DR	WILDOMAR CA 92595
56246	362-471-003	33314 HARVEST WAY E	WILDOMAR	CA	92595	$ 619.75	33314 HARVEST WAY E	WILDOMAR	CA	925958712	33314 E HARVEST WAY	WILDOMAR CA 92595
56685	366-435-001	33645 CANYON RANCH RD	WILDOMAR	CA	92595	$ 619.75	33645 CANYON RANCH RD	WILDOMAR	CA	925957401	33645 CANYON RANCH RD	WILDOMAR CA 92595
58337	366-050-001	21251 VINE ST	WILDOMAR	CA	92595	$ 619.75	21251 VINE ST	WILDOMAR	CA	92595	21251 VINE ST	WILDOMAR CA 92595
58763	362-663-006	33964 APPLECART CT	WILDOMAR	CA	92595	$ 619.75	33964 APPLECART CT	WILDOMAR	CA	92595	33964 APPLECART CT	WILDOMAR CA 92595
55716	366-280-016	33850 PARADISE LN	WILDOMAR	CA	92595	$ 619.67	33850 PARADISE LN	WILDOMAR	CA	925957777	21408 WAITE ST	WILDOMAR CA 92595
56343	366-503-002	22129 BLONDON CT	WILDOMAR	CA	92595	$ 618.25	22129 BLONDON CT	WILDOMAR	CA	925957884	22129 BLONDON CT	WILDOMAR CA 92595
55668	362-461-007	24895 SPLIT RAIL RD	WILDOMAR	CA	92595	$ 615.34	24895 SPLIT RAIL RD	WILDOMAR	CA	925958154	16085 EMMA LN	MORENO VALLEY CA 92551
57502	362-301-008	33747 THE FARM RD	WILDOMAR	CA	92595	$ 612.52	33747 THE FARM RD	WILDOMAR	CA	925959454	33747 FARM RD	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
44594	370-060-019	31624 CORYDON RD	WILDOMAR	CA	92595	$ 611.28	17657 GRAND AVE	LAKE ELSINORE	CA	92530	PO BOX 1528	WILDOMAR CA 92595
50599	376-043-020	32729 WILDOMAR TRAIL	WILDOMAR	CA	92595	$ 610.53	32729 CENTRAL ST	WILDOMAR	CA	92595	PO BOX 2370	TEMECULA CA 92593
55289	366-472-004	22412 HILLSHORE CT	WILDOMAR	CA	92595	$ 608.33	22412 HILLSHORE CT	WILDOMAR	CA	925958304	22412 HILLSHORE CT	WILDOMAR CA 92595
56870	380-460-008	24728 TEAKWOOD CT	WILDOMAR	CA	92595	$ 605.67	24728 TEAKWOOD CT	WILDOMAR	CA	925957448	24728 TEAKWOOD CT	WILDOMAR CA 92595
54074	362-663-015	33929 APPLECART CT	WILDOMAR	CA	92595	$ 605.25	33929 APPLECART CT	WILDOMAR	CA	925959411	33929 APPLECART CT	WILDOMAR CA 92595
54332	362-511-002	35139 EL DIAMANTE DR	WILDOMAR	CA	92595	$ 605.25	35139 EL DIAMANTE DR	WILDOMAR	CA	925957859	35139 EL DIAMANTE DR	WILDOMAR CA 92595
54441	362-522-013	24082 BRILLANTE DR	WILDOMAR	CA	92595	$ 605.25	24082 BRILLANTE DR	WILDOMAR	CA	925957877	9336 CALLE VEJAR	RANCHO CUCAMONGA CA 917
55743	362-382-020	34012 HARVEST WAY	WILDOMAR	CA	92595	$ 605.25	34012 HARVEST WAY	WILDOMAR	CA	925959150	34012 HARVEST WAY	WILDOMAR CA 92595
56868	380-460-007	24716 TEAKWOOD CT	WILDOMAR	CA	92595	$ 605.25	24716 TEAKWOOD CT	WILDOMAR	CA	925957448	24716 TEAKWOOD CT	WILDOMAR CA 92959
57171	366-362-010	33450 MAPLE TREE LN	WILDOMAR	CA	92595	$ 605.25	33450 MAPLE TREE LN	WILDOMAR	CA	925958395	33450 MAPLE TREE LN	WILDOMAR CA 92595
57451	367-433-003	22727 VALLEY VISTA CIR	WILDOMAR	CA	92595	$ 605.25	22727 VALLEY VISTA CIR	WILDOMAR	CA	925957300	22727 VALLEY VISTA CIR	WILDOMAR CA 92595
58250	366-160-020	33930 MISSION TRAIL	WILDOMAR	CA	92595	$ 604.62	3393 MISSION TRAIL	WILDOMAR	CA	92595	9671 NETHERWAY DR	HUNTINGTON BEACH CA 9264
56109	362-353-006	34231 TRACTOR TRL	WILDOMAR	CA	92595	$ 602.29	34231 TRACTOR TRL	WILDOMAR	CA	925959490	34231 TRACTOR TR	WILDOMAR CA 92595
57294	366-454-012	33563 SELLERS RD	WILDOMAR	CA	92595	$ 598.68	33563 SELLERS RD	WILDOMAR	CA	925958318	33563 SELLERS RD	WILDOMAR CA 92595
56655	362-712-014	25910 SEAGRASS TRL	WILDOMAR	CA	92595	$ 487.24	25910 SEAGRASS TRL	WILDOMAR	CA	925957415	25910 SEAGRASS TR	WILDOMAR CA 92595
54457	362-543-011	24245 BRILLANTE DR	WILDOMAR	CA	92595	$ 590.76	24245 BRILLANTE DR	WILDOMAR	CA	92595	39472 VISTA DEL BOSQUE	MURRIETA CA 92562
54873	362-542-020	24371 BRILLANTE DR	WILDOMAR	CA	92595	$ 590.76	24371 BRILLANTE DR	WILDOMAR	CA	925957827	24371 BRILLANTE DR	WILDOMAR CA 92595
55906	362-223-008	33371 HOMESTEAD LN	WILDOMAR	CA	92595	$ 590.76	33837 THE FARM RD	WILDOMAR	CA	925959456	33371 HOMESTEAD LN	WILDOMAR CA 92595
57157	361-054-013	24320 MANZANITA RD	WILDOMAR	CA	92584	$ 590.76	24320 MANZANITA RD	MENIFEE	CA	925849663	24320 MANZANITA RD	MENIFEE CA 92584
57708	362-631-007	24845 RAINBARREL RD	WILDOMAR	CA	92595	$ 590.76	24845 RAINBARREL RD	WILDOMAR	CA	925957667	24845 RAINBARREL RD	WILDOMAR CA 92595
47574	380-410-019	23244 RUSTIC OAK	WILDOMAR	CA	92595	$ 367.06	23244 RUSTIC OAK	WILDOMAR	CA	92595	23244 RUSTIC OAK DR	WILDOMAR CA 92595
58997	367-520-013	34368 QUAIL CREEK LN	WILDOMAR	CA	92595	$ 586.27	34368 QUAIL CREEK LN	WILDOMAR	CA	92595	34368 QUAIL CREEK LN	WILDOMAR CA 92595
56854	380-460-033	24620 TEAKWOOD CT	WILDOMAR	CA	92595	$ 579.14	24620 TEAKWOOD CT	WILDOMAR	CA	925957447	24620 TEAKWOOD CT	WILDOMAR CA 92595
53966	362-370-023	34238 THE FARM RD	WILDOMAR	CA	92595	$ 579.02	34238 THE FARM RD	WILDOMAR	CA	925959106	34238 THE FARM RD	WILDOMAR CA 92595
55029	362-212-011	33478 BARLEY LN	WILDOMAR	CA	92595	$ 577.49	33478 BARLEY LN	WILDOMAR	CA	925959436	33478 BARLEY LN	WILDOMAR CA 92595
55944	380-361-024	36113 MUSTANG SPIRIT LN	WILDOMAR	CA	92595	$ 576.37	36113 MUSTANG SPIRIT LN	WILDOMAR	CA	925957604	36113 MUSTANG SPIRIT LN	WILDOMAR CA 92595
54355	367-460-012	34215 SHADED MEADOW CIR	WILDOMAR	CA	92595	$ 573.59	34215 SHADED MEADOW CIR	WILDOMAR	CA	925958322	34215 SHADED MEADOW CIR	WILDOMAR CA 92595
48052	367-020-032	34165 ORCHARD ST	WILDOMAR	CA	92595	$ 572.65	34165 ORCHARD ST	WILDOMAR	CA	92595	34125 ORCHARD ST	WILDOMAR CA 92595
55874	366-492-023	33476 CITRUS GROVE	WILDOMAR	CA	92595	$ 565.98	33476 CITRUS GROVE LN	WILDOMAR	CA	925957886	33476 CITRUS GROVE LN	WILDOMAR CA 92595
53913	366-190-016	33615 PLEASANT LN	WILDOMAR	CA	92595	$ 565.54	33615 PLEASANT LN	WILDOMAR	CA	925957768	33615 ORANGE ST	WILDOMAR CA 92595
54449	362-522-009	24138 BRILLANTE DR	WILDOMAR	CA	92595	$ 565.54	24138 BRILLANTE DR	WILDOMAR	CA	925957878	24138 BRILLANTE DR	WILDOMAR CA 92595
54510	362-581-002	35745 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 565.54	35745 COUNTRY PARK DR	WILDOMAR	CA	925957841	35745 COUNTRY PARK DR	WILDOMAR CA 92595
55024	362-211-016	33453 BARLEY LN	WILDOMAR	CA	92595	$ 565.54	33453 BARLEY LN	WILDOMAR	CA	925959436	321 PURDUE CT	HEMET CA 92544
55559	361-091-022	24271 LOCUST ST	MENIFEE	CA	92584	$ 565.54	24271 LOCUST ST	WILODMAR	CA	925849721	24271 LOCUST ST	MENIFEE CA 92584
57211	362-482-002	33446 FURROW CT	WILDOMAR	CA	92595	$ 565.54	33446 FURROW CT	WILDOMAR	CA	925958180	33446 FURROW CT	WILDOMAR CA 92595
55800	376-482-006	35737 POPLAR CREST RD	WILDOMAR	CA	92595	$ 563.64	35737 POPLAR CREST RD	WILDOMAR	CA	925957101	35737 POPLAR CREST RD	WILDOMAR CA 92595
58204	365-051-022	32399 WILDOMAR RD #B	WILDOMAR	CA	92595	$ 560.20	32399 WILDOMAR RD #B	WILDOMAR	CA	92595	32399 WILDOMAR RD	LAKE ELSINORE CA 92530
56526	362-522-006	35309 PORTOLA PL	WILDOMAR	CA	92595	$ 555.73	35309 PORTOLA PL	WILDOMAR	CA	925957987	35309 PORTOLA PL	WILDOMAR CA 92595
57407	367-300-038	34825 KILLARNEY LN	WILDOMAR	CA	92595	$ 552.68	34825 KILLARNEY LN	WILDOMAR	CA	925957684	34825 KILLARNEY LN	WILDOMAR CA 92595
42935	370-493-012	32593 CEDAR SPRINGS CT	WILDOMAR	CA	92595	$ 458.92	32593 CEDAR SPRINGS CT	WILDOMAR	CA	92595	32593 CEDAR SPRING CT	WILDOMAR CA 92595
57783	362-590-005	35431 MEADOW PARK CIR	WILDOMAR	CA	92595	$ 548.88	35431 MEADOW PARK CIR	WILDOMAR	CA	925957730	35431 MEADOW PARK CIR	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
57430	362-700-008	35706 DAVID LN	WILDOMAR	CA	92595	$ 535.76	35706 DAVID LN	WILDOMAR	CA	925957412	35706 DAVID LN	WILDOMAR CA 92595
54083	362-663-005	33972 APPLECART CT	WILDOMAR	CA	92595	$ 503.06	33972 APPLECART CT	WILDOMAR	CA	925959411	33972 APPLECART CT	WILDOMAR CA 92595
59970	380-560-005	23430 WESTERN GOLDENROD ST	WILDOMAR	CA	92595	$ 498.84	23430 WESTERN GOLDENROD ST	WILDOMAR	CA	92595	23430 WESTERN GOLDENROD ST	WILDOMAR CA 92562
54885	366-320-006	23690 BUNDY CANYON RD	WILDOMAR	CA	92595	$ 481.83	23690 BUNDY CANYON RD	WILDOMAR	CA	925957588	26305 N SAINT MARYS RD	METTAWA IL 60048
52548	365-061-033	32305 LAKEVIEW TER	WILDOMAR	CA	92595	$ 371.38	32305 LAKEVIEW TER	WILDOMAR	CA	92530	32305 LAKEVIEW TERR	LAKE ELSINORE CA 92530
55279	366-471-015	22342 HILLSHORE CT	WILDOMAR	CA	92595	$ 480.36	22342 HILLSHORE CT	WILDOMAR	CA	925957304	22342 HILLSHORE CT	WILDOMAR CA 92595
52123	366-130-032	33620 JARO DR	WILDOMAR	CA	92595	$ 233.11	33689 TAMERRON WAY	WILDOMAR	CA	92595	20143 MAPLELEAF CT	WILDOMAR CA 92595
59960	382-220-013	21075 INDIAN CAMP CT	WILDOMAR	CA	92595	$ 456.26	24077 GOLDEN MIST CT	MURRIETA	CA	92562	35 SPRING HILL DR	BELCHERTOWN MA 01007
57392	362-600-040	24779 KENTMAN CT	WILDOMAR	CA	92595	$ 454.06	24779 KENTMAN CT	WILDOMAR	CA	925957761	24779 KENTMAN CT	WILDOMAR CA 92595
56200	362-482-011	33470 CALICO CT	WILDOMAR	CA	92595	$ 453.43	33470 CALICO CT	WILDOMAR	CA	925958183	33470 CALICO CT	WILDOMAR CA 92595
56614	362-651-009	24965 MANDARIN CT	WILDOMAR	CA	92595	$ 452.82	4201 SPRING ST APT 41	LA MESA	CA	919417936	24965 MANDARIN CT	WILDOMAR CA 92595
53927	362-311-017	33613 PLOWSHARE RD	WILDOMAR	CA	92595	$ 447.26	33613 PLOWSHARE RD	WILDOMAR	CA	925958878	33613 PLOWSHARE RD	WILDOMAR CA 92595
55558	361-064-015	24080 LOCUST ST	WILDOMAR	CA	92584	$ 445.80	24080 LOCUST ST	MENIFEE	CA	925848747	24080 LOCUST	MENIFEE CA 92584
54545	362-211-026	33341 BARLEY LN	WILDOMAR	CA	92595	$ 440.25	33341 BARLEY LN	WILDOMAR	CA	925959405	33341 BARLEY LN	WILDOMAR CA 92595
54413	362-680-019	35941 CARLTON RD	WILDOMAR	CA	92595	$ 438.24	35941 CARLTON RD	WILDOMAR	CA	925957639	35941 CARLTON RD	WILDOMAR CA 92595
45814	366-380-018	21698 WAITE ST #B	WILDOMAR	CA	92595	$ 436.32	21698 WAITE ST	WILDOMAR	CA	92595	21698 WAITE ST	WILDOMAR CA 92595
51997	368-140-001	20715 1/2 GRAND AVE	WILDOMAR	CA	92595	$ 436.32	20715 GRAND AVE	WILDOMAR	CA	92595	34589 ALMOND ST	WILDOMAR CA 92595
54951	366-452-011	33600 VIEWPOINT DR	WILDOMAR	CA	92595	$ 433.64	33600 VIEWPOINT DR	WILDOMAR	CA	925958344	3124 SEA WING CT	KILL DEVIL HILLS NC 27948
55612	362-640-023	33711 WAGON TRAIN DR	WILDOMAR	CA	92595	$ 433.54	33711 WAGON TRAIN DR	WILDOMAR	CA	925957669	33711 WAGON TRAIN DR	WILDOMAR CA 92595
54322	376-483-001	35663 DULOCK RD	WILDOMAR	CA	92595	$ 432.83	35663 DULOCK RD	WILDOMAR	CA	925957115	35663 DULOCK RD	WILDOMAR CA 92595
55489	362-690-006	25568 VIA SARAH	WILDOMAR	CA	92595	$ 157.83	25568 VIA SARAH	WILDOMAR	CA	925957405	25568 VIA SARAH	WILDOMAR CA 92595
56847	380-460-030	24572 TEAKWOOD CT	WILDOMAR	CA	92595	$ 432.83	24572 TEAKWOOD CT	WILDOMAR	CA	925957446	24572 TEAKWOOD CT	WILDOMAR CA 92595
57279	362-486-003	24783 CORNSTALK RD	WILDOMAR	CA	92595	$ 322.83	24783 CORNSTALK RD	WILDOMAR	CA	925958892	24783 CORNSTALK RD	WILDOMAR CA 92595
57734	366-423-032	33625 BRECKENRIDGE TRL	WILDOMAR	CA	92595	$ 432.83	33625 BRECKENRIDGE TRL	WILDOMAR	CA	925958482	33625 BERCKENRIDGE TR	WILDOMAR CA 92595
53825	362-231-004	33260 HOMESTEAD LN	WILDOMAR	CA	92595	$ 420.56	33260 HOMESTEAD LN	WILDOMAR	CA	925959169	33260 HOMESTEAD LN	WILDOMAR CA 92595
55148	362-320-018	33878 PLOWSHARE RD	WILDOMAR	CA	92595	$ 419.35	33878 PLOWSHARE RD	WILDOMAR	CA	925958887	33878 PLOWSHARE RD	WILDOMAR CA 92595
54445	362-522-011	24110 BRILLANTE DR	WILDOMAR	CA	92595	$ 417.25	24110 BRILLANTE DR	WILDOMAR	CA	925957878	24110 BRILLANTE DR	WILDOMAR CA 92595
56055	362-522-020	24047 SAFIRO CT	WILDOMAR	CA	92595	$ 402.71	24047 SAFIRO CT	WILDOMAR	CA	925957863	23448 RIDGEWAY	MISSION VIEJO CA 92692
54100	361-205-021	24550 RAYMOND ST #A	WILDOMAR	CA	92595	$ 398.83	21418 WAITE ST	WILDOMAR	CA	925958470	24550 RAYMOND ST	WILDOMAR CA 92595
54632	362-481-004	33463 MILL POND DR	WILDOMAR	CA	92595	$ 284.28	33463 MILL POND DR	WILDOMAR	CA	925958840	33463 MILL POND DR	WILDOMAR CA 92595
41150	370-260-019	32400 RICKS DR	WILDOMAR	CA	92595	$ 279.56	PO BOX 1683	WILDOMAR	CA	92595	PO BOX 1026	WILDOMAR CA 92595
55045	366-411-006	33919 BARRENGO DR	WILDOMAR	CA	92595	$ 386.77	33919 BARRENGO DR	WILDOMAR	CA	925958480	33919 BARRENGO DR	WILDOMAR CA 92595
54689	362-232-003	33116 HARVEST WAY	WILDOMAR	CA	92595	$ 385.25	33116 HARVEST WAY	WILDOMAR	CA	925959160	33116 HARVEST WAY	WILDOMAR CA 92595
57735	366-435-027	33634 BRECKENRIDGE TRL	WILDOMAR	CA	92595	$ 383.11	33634 BRECKENRIDGE TRL	WILDOMAR	CA	925958482	33634 BRECKENRIDGE TR	WILDOMAR CA 92595
58864	361-083-014	24198 OLIVE ST	WILDOMAR	CA	92584	$ 382.14	771 MIRAMAR ST	SAN JACINTO	CA	92583	771 S MIRAMAR ST	SAN JACINTO CA 92583
55591	362-610-008	35899 COVINGTON DR	WILDOMAR	CA	92595	$ 379.70	35899 COVINGTON DR	WILDOMAR	CA	925957738	35899 COVINGTON DR	WILDOMAR CA 92595
54577	362-421-007	34395 OLIVE GROVE RD	WILDOMAR	CA	92595	$ 378.12	34395 OLIVE GROVE RD	WILDOMAR	CA	925959127	34395 OLIVE GROVE RD	WILDOMAR CA 92595
54754	362-502-010	33422 HIDDEN HOLLOW DR	WILDOMAR	CA	92595	$ 208.15	33422 HIDDEN HOLLOW DR	WILDOMAR	CA	92595	33422 HIDDEN HOLLOW DR	WILDOMAR CA 92595
54858	376-480-002	35908 SUSAN DR	WILDOMAR	CA	92595	$ 358.15	35908 SUSAN DR	WILDOMAR	CA	925957108	35908 SUSAN DR	WILDOMAR CA 92595
55340	362-672-010	35890 BUTCHART ST	WILDOMAR	CA	92595	$ 346.12	35890 BUTCHART ST	WILDOMAR	CA	925957634	35890 BUTCHART ST	WILDOMAR CA 92595
57817	366-501-008	22085 COUNTRY HILLS DR	WILDOMAR	CA	92595	$ 346.12	22085 COUNTRY HILLS DR	WILDOMAR	CA	925957888	22085 COUNTRY HILLS DR	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
56625	362-231-001	33210 HOMESTEAD LN	WILDOMAR	CA	92595	$ 107.69	33210 HOMESTEAD LN	WILDOMAR	CA	925959169	33210 HOMESTEAD LN	WILDOMAR CA 92595
54105	361-153-031	32921 RHINEHART ST	WILDOMAR	CA	92595	$ 334.29	32921 RHINEHART AVE	WILDOMAR	CA	925958746	32921 RHINEHART AVE	WILDOMAR CA 92595
54106	361-154-026	32924 RHINEHART ST	WILDOMAR	CA	92595	$ 330.83	32924 RHINEHART AVE	WILDOMAR	CA	925958743	32924 RHINEHART AVE	WILDOMAR CA 92595
55700	361-112-009	32405 PALM AVE	WILDOMAR	CA	92595	$ 274.93	32405 PALM AVE	WILDOMAR	CA	925958733	32405 PALM AVE	MENIFEE CA 92584
54743	362-501-004	33349 HIDDEN HOLLOW DR	WILDOMAR	CA	92595	$ 325.19	33349 HIDDEN HOLLOW DR	WILDOMAR	CA	925958708	33349 HIDDEN HOLLOW DR	WILDOMAR CA 92595
57317	361-064-004	24041 YUCCA ST	MENIFEE	CA	92584	$ 324.80	24041 YUCCA ST	MENIFEE	CA	925849362	32085 MANZANITA RD	MENIFEE CA 92584
54514	362-583-008	35772 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 315.76	35772 COUNTRY PARK DR	WILDOMAR	CA	925957849	35772 COUNTRY PARK DR	WILDOMAR CA 92595
55067	362-671-004	36000 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 315.76	36000 COUNTRY PARK DR	WILDOMAR	CA	925957645	1 ABYSSINIAN WAY	LADERA RANCH CA 92694
56680	366-424-003	33610 CANYON RANCH RD	WILDOMAR	CA	92595	$ 229.93	33610 CANYON RANCH RD	WILDOMAR	CA	925958491	33610 CANYON RANCH RD	WILDOMAR CA 92595
58100	367-020-032	34145 ORCHARD ST	WILDOMAR	CA	92595	$ 218.93	34145 ORCHARD ST	WILDOMAR	CA	92595	34125 ORCHARD ST	WILDOMAR CA 92595
56765	366-492-010	22220 BLONDON CT	WILDOMAR	CA	92595	$ 305.48	22220 BLONDON CT	WILDOMAR	CA	925957885	22220 BLONDON CT	WILDOMAR CA 92595
54245	366-451-006	33605 VIEW CREST DR	WILDOMAR	CA	92595	$ 305.31	33605 VIEW CREST DR	WILDOMAR	CA	925958340	25107 BAY ROAN CT	WILDOMAR CA 92595
56703	362-340-001	33648 WINDMILL RD	WILDOMAR	CA	92595	$ 305.31	33648 WINDMILL RD	WILDOMAR	CA	925958874	38225 CALLE ARREBOL	MURRIETA CA 92563
53810	366-453-005	22391 LAKEWOOD DR	WILDOMAR	CA	92595	$ 303.77	22391 LAKEWOOD DR	WILDOMAR	CA	925958305	22391 LAKEWOOD DR	WILDOMAR CA 92595
54349	362-542-006	24443 SENNA DR	WILDOMAR	CA	92595	$ 301.65	24443 SENNA DR	WILDOMAR	CA	925957978	24443 SENNA DR	WILDOMAR CA 92595
55423	362-463-002	34786 THE FARM RD	WILDOMAR	CA	92595	$ 301.65	34786 THE FARM RD	WILDOMAR	CA	925959291	34786 THE FARM RD	WILDOMAR CA 92595
55515	376-492-031	23794 SYCAMORE BLUFF CT	WILDOMAR	CA	92595	$ 301.65	23355 DESERT LILY CT	MURRIETA	CA	925623603	23794 SYCAMORE BLUFF CT	WILDOMAR CA 92595
56328	366-502-006	22044 BLONDON CT	WILDOMAR	CA	92595	$ 301.65	22044 BLONDON CT	WILDOMAR	CA	925957881	22044 BLONDON CT	WILDOMAR CA 92595
56712	362-341-008	33745 WINDMILL RD	WILDOMAR	CA	92595	$ 301.65	33745 WINDMILL RD	WILDOMAR	CA	925958869	32657 MESA DR	LAKE ELSINORE CA 92530
54089	361-215-018	24772 RAYMOND ST	WILDOMAR	CA	92584	$ 299.22	24772 RAYMOND ST	MENIFEE	CA	925848558	24772 RAYMOND ST	MENIFEE CA 92584
54739	362-502-001	33322 HIDDEN HOLLOW DR	WILDOMAR	CA	92595	$ 224.62	33322 HIDDEN HOLLOW DR	WILDOMAR	CA	925958702	33322 HIDDEN HOLLOW DR	WILDOMAR CA 92595
53759	362-533-008	24084 SENNA DR	WILDOMAR	CA	92595	$ 285.67	24084 SENNA DR	WILDOMAR	CA	925957831	24084 SENNA DR	WILDOMAR CA 92595
55354	362-663-023	24820 BUTTERCHURN RD	WILDOMAR	CA	92595	$ 283.73	24820 BUTTERCHURN RD	WILDOMAR	CA	925958387	24820 BUTTERCHURN RD	WILDOMAR CA 92595
56079	362-180-011	25455 LORING RD	WILDOMAR	CA	92595	$ 282.91	25455 LORING RD	WILDOMAR	CA	925959601	25455 LORING RD	WILDOMAR CA 92595
52761	365-082-002	32530 LAKEVIEW TER UNIT B	WILDOMAR	CA	92530	$ 267.36	32530 LAKEVIEW TER UNIT B	WILDOMAR	CA	92530	P O BOX 1247	LAKE ELSINORE CA 92531
59732	362-402-005	34268 OLIVE GROVE RD	WILDOMAR	CA	92595	$ 263.60	34268 OLIVE GROVE RD	WILDOMAR	CA	92595	34268 OLIVE GROVE RD	WILDOMAR CA 92595
56073	362-671-017	25127 LORING RD	WILDOMAR	CA	92595	$ 258.47	25127 LORING RD	WILDOMAR	CA	925957630	25127 LORING RD	WILDOMAR CA 92595
58258	361-064-006	24065 YUCCA ST	WILDOMAR	CA	92584	$ 254.36	32567 CRESENT AVE	LAKE ELSINORE	CA	92530	24055 YUCCA ST	MENIFEE CA 92584
54122	361-021-025	24990 MERCER LN	MENIFEE	CA	92584	$ 248.41	24990 MERCER LN	MENIFEE	CA	925849735	24990 MERCER LN	MENIFEE CA 92584
58823	380-541-052	36351 ELIZABETH LN #16102	WILDOMAR	CA	92595	$ 247.44	36351 ELIZABETH LN #16102	WILDOMAR	CA	92595	36351 ELIZABETH LN UNIT 16102	WILDOMAR CA 92595
55856	380-290-025	24980 CHEYENNE CIR	WILDOMAR	CA	92595	$ 247.36	24980 CHEYENNE CIR	WILDOMAR	CA	925959603	24980 CHEYENNE CIR	WILDOMAR CA 92595
55231	362-331-012	33917 HARVEST WAY	WILDOMAR	CA	92595	$ 234.06	33917 HARVEST WAY	WILDOMAR	CA	925959123	33917 HARVEST WAY	WILDOMAR CA 92595
57192	366-436-009	33700 CANYON RANCH RD	WILDOMAR	CA	92595	$ 233.64	33700 CANYON RANCH RD	WILDOMAR	CA	925958492	33700 CANYON RANCH RD	WILDOMAR CA 92595
59458	365-052-005	32340 WILDOMAR RD	WILDOMAR	CA	92595	$ 231.16	32340 WILDOMAR RD	WILDOMAR	CA	92595	32340 WILDOMAR RD	LAKE ELSINORE CA 92530
55388	362-620-006	25482 CHESTERFIELD LN	WILDOMAR	CA	92595	$ 225.72	25482 CHESTERFIELD LN	WILDOMAR	CA	925957744	25482 CHESTERFIELD LN	WILDOMAR CA 92595
54283	365-200-017	32170 HEMPLE ST	WILDOMAR	CA	92595	$ 225.65	32170 HEMPLE ST	WILDOMAR	CA	925958380	32170 HEMPLE ST	WILDOMAR CA 92595
54385	366-260-051	22211 LEMON ST	WILDOMAR	CA	92595	$ 225.65	22211 LEMON ST	WILDOMAR	CA	925958384	22211 LEMON ST	WILDOMAR CA 92595
57070	365-220-005	32355 NAVAJO SPRINGS RD	WILDOMAR	CA	92595	$ 225.65	29991 CANYON HILLS RD STE 1709-4	LAKE ELSINORE	CA	925322578	32355 NAVAJO SPRINGS RD	WILDOMAR CA 92595
57318	361-064-005	24055 YUCCA ST	MENIFEE	CA	92584	$ 222.46	24055 YUCCA ST	MENIFEE	CA	925849003	24055 YUCCA ST	MENIFEE CA 92584
55291	366-472-005	22422 HILLSHORE CT	WILDOMAR	CA	92595	$ 164.25	22422 HILLSHORE CT	WILDOMAR	CA	925958304	22422 HILLSHORE CT	WILDOMAR CA 92595
56188	366-341-001	21810 VICTORIAN LN	WILDOMAR	CA	92595	$ 219.21	21810 VICTORIAN LN	WILDOMAR	CA	925958211	21810 VICTORIAN LN	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
55557	362-600-014	24995 LITTLE BOOK CIR	WILDOMAR	CA	92595	$ 218.73	24995 LITTLE BOOK CIR	WILDOMAR	CA	925957758	24995 LITTLE BOOK CIR	WILDOMAR CA 92595
57751	366-435-018	33726 BRECKENRIDGE TRL	WILDOMAR	CA	92595	$ 216.86	33726 BRECKENRIDGE TRL	WILDOMAR	CA	925958483	33726 BRECKENRIDGE TR	WILDOMAR CA 92595
57806	361-112-010	24480 COTTONWOOD ST	MENIFEE	CA	92584	$ 216.75	24480 COTTONWOOD ST	MENIFEE	CA	925849506	24480 COTTONWOOD ST	MENIFEE CA 92584
57253	362-274-007	24524 CORNSTALK RD	WILDOMAR	CA	92595	$ 216.27	24524 CORNSTALK RD	WILDOMAR	CA	925958863	24524 CORNSTALK RD	WILDOMAR CA 92595
53903	366-260-038	22030 PLEASANT LN	WILDOMAR	CA	92595	$ 214.41	22030 PLEASANT LN	WILDOMAR	CA	925958104	22030 PLEASANT LN	WILDOMAR CA 92595
55444	362-550-026	24346 TOPACIO CT	WILDOMAR	CA	92595	$ 214.41	24346 TOPACIO CT	WILDOMAR	CA	925957871	24346 TOPACIO CT	WILDOMAR CA 92595
54067	362-523-003	35311 AMATISTA AVE	WILDOMAR	CA	92595	$ 213.49	35311 AMATISTA AVE	WILDOMAR	CA	925957870	25153 CEDAR RIDGE CT	WILDOMAR CA 92595
53674	362-570-025	24957 GREENHOUSE CT	WILDOMAR	CA	92595	$ 211.99	24957 GREENHOUSE CT	WILDOMAR	CA	925957973	24957 GREENHOUSE CT	WILDOMAR CA 92595
54850	376-481-009	35848 SUSAN DR	WILDOMAR	CA	92595	$ 211.99	35848 SUSAN DR	WILDOMAR	CA	925957107	PO BOX 466	MIRA LOMA CA 91752
56331	366-501-012	22065 BLONDON CT	WILDOMAR	CA	92595	$ 211.99	22065 BLONDON CT	WILDOMAR	CA	925957882	22065 BLONDON CT	WILDOMAR CA 92595
56385	362-561-023	24891 PARKLAND CT	WILDOMAR	CA	92595	$ 211.99	24891 PARKLAND CT	WILDOMAR	CA	925957857	5 PARK PLAZA 19TH FL	IRVINE CA 92614
57336	362-643-005	33736 HARVEST WAY E	WILDOMAR	CA	92595	$ 211.99	33736 HARVEST WAY E	WILDOMAR	CA	925957666	33736 E HARVEST WAY	WILDOMAR CA 92595
51826	380-170-054	23071 PALOMAR ST	WILDOMAR	CA	92562	$ 211.04	23071 PALOMAR ST	WILDOMAR	CA	92562	23071 PALOMAR ST	MURRIETA CA 92562
54998	367-450-003	22834 WINDWOOD LN	WILDOMAR	CA	92595	$ 207.88	22834 WINDWOOD LN	WILDOMAR	CA	925958347	22834 WINDWOOD LN	WILDOMAR CA 92595
60642	366-240-066	33369 SILVER SAGE WAY	WILDOMAR	CA	92595	$ 200.22	33369 SILVER SAGE WAY	WILDOMAR	CA	92595	33369 SILVER SAGE WAY	WILDOMAR CA 92595
48754	376-271-003	35429 WANKI AVE	WILDOMAR	CA	92595	$ 192.23	35429 WANKI AVE	WILDOMAR	CA	92595	35429 WANKI AVE	WILDOMAR CA 92595
54707	362-271-007	24411 CORNSTALK RD	WILDOMAR	CA	92595	$ 81.65	24411 CORNSTALK RD	WILDOMAR	CA	925958855	24411 CORNSTALK RD	WILDOMAR CA 92595
57865	367-431-030	34003 WALNUT CREEK RD	WILDOMAR	CA	92595	$ 191.65	34003 WALNUT CREEK RD	WILDOMAR	CA	92595	34003 WALNUT CREEK RD	WILDOMAR CA 92595
54831	366-411-020	22597 ELBOW CREEK TRL	WILDOMAR	CA	92595	$ 187.70	22597 ELBOW CREEK TRL	WILDOMAR	CA	925958499	1122 W HUNTINGTON NO 12	ARCADIA CA 91007
56301	366-473-004	22385 SPUR BROOK DR	WILDOMAR	CA	92595	$ 187.20	22385 SPUR BROOK DR	WILDOMAR	CA	925957308	22385 SPUR BROOK DR	WILDOMAR CA 92595
53862	361-203-017	24689 CARL ST	WILDOMAR	CA	92595	$ 181.58	24689 CARL ST	WILDOMAR	CA	925958718	24689 CARL ST	WILDOMAR CA 92595
52352	365-141-044	32890 WILDOMAR TRAIL	WILDOMAR	CA	92595	$ 180.41	32890 WILDOMAR TRAIL	WILDOMAR	CA	92595	35763 COUNTRY PARK DR	WILDOMAR CA 92595
60434	365-131-005	32880 MISSION TRL	WILDOMAR	CA	92595	$ 179.68	4884 SICILY DR	LAKE ELSINORE	CA	92530	10353 CALIFORNIA AVE	SOUTH GATE CA 90280
57389	362-600-024	24762 KENTMAN CT	WILDOMAR	CA	92595	$ 179.64	24762 KENTMAN CT	WILDOMAR	CA	925957761	26321 HOUSETRAIL ST	MURRIETA CA 92562
53745	361-140-023	32995 WEST AVE	WILDOMAR	CA	92595	$ 179.58	32995 WEST AVE	WILDOMAR	CA	925957959	24144 BEVERLY ST	WILDOMAR CA 92595
55308	365-270-079	32035 ELSINORE HEIGHTS DR	WILDOMAR	CA	92595	$ 179.07	32035 ELSINORE HEIGHTS DR	WILDOMAR	CA	925957910	32035 ELSINORE HEIGHTS DR	WILDOMAR CA 92595
57239	366-423-016	33538 BRECKENRIDGE TRL	WILDOMAR	CA	92595	$ 69.05	33538 BRECKENRIDGE TRL	WILDOMAR	CA	925958481	33538 BRECKENRIDGE TR	WILDOMAR CA 92595
58323	362-370-017	24441 WOODSHED WAY	WILDOMAR	CA	92595	$ 178.57	24441 WOODSHED WAY	WILDOMAR	CA	92595	24441 WOODSHED WAY	WILDOMAR CA 92595
54511	362-583-006	35748 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 178.41	35748 COUNTRY PARK DR	WILDOMAR	CA	925957849	35748 COUNTRY PARK DR	WILDOMAR CA 92595
56542	362-570-048	35754 CREST MEADOW DR	WILDOMAR	CA	92595	$ 177.88	35754 CREST MEADOW DR	WILDOMAR	CA	925957875	35754 CREST MEADOW DR	WILDOMAR CA 92595
54746	362-502-005	33362 HIDDEN HOLLOW DR	WILDOMAR	CA	92595	$ 177.80	33362 HIDDEN HOLLOW DR	WILDOMAR	CA	925958702	33362 HIDDEN HOLLOW DR	WILDOMAR CA 92595
53643	366-083-006	33044 ALMOND ST	WILDOMAR	CA	92595	$ 176.79	33044 ALMOND ST	WILDOMAR	CA	925958352	33044 ALMOND ST	WILDOMAR CA 92595
54314	362-600-041	24767 KENTMAN CT	WILDOMAR	CA	92595	$ 175.99	24767 KENTMAN CT	WILDOMAR	CA	925957761	24767 KENTMAN CT	WILDOMAR CA 92595
56356	362-475-004	33391 FURROW CT	WILDOMAR	CA	92595	$ 175.91	33391 FURROW CT	WILDOMAR	CA	925958178	33391 FURROW CT	WILDOMAR CA 92595
53699	362-190-009	33570 HAYFIELD CIR	WILDOMAR	CA	92595	$ 175.90	33570 HAYFIELD CIR	WILDOMAR	CA	925959114	33570 HAYFIELD CIR	WILDOMAR CA 92595
57359	366-423-035	33602 GREAT FALLS RD	WILDOMAR	CA	92595	$ 175.90	33602 GREAT FALLS RD	WILDOMAR	CA	925957309	33602 GREAT FALLS RD	WILDOMAR CA 92595
56056	362-522-033	24052 SAFIRO CT	WILDOMAR	CA	92595	$ 175.84	24052 SAFIRO CT	WILDOMAR	CA	925957862	24052 SAFIRO CT	WILDOMAR CA 92595
58682	361-072-002	24405 MANZANITA RD	MENIFEE	CA	92584	$ 175.84	24405 MANZANITA RD	MENIFEE	CA	92584	24405 MANZANITA ST	MENIFEE CA 92584
54499	362-581-011	35637 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 175.38	35637 COUNTRY PARK DR	WILDOMAR	CA	925957840	35637 COUNTRY PARK DR	WILDOMAR CA 92595
56693	362-273-005	33580 WINDMILL RD	WILDOMAR	CA	92595	$ 174.58	33580 WINDMILL RD	WILDOMAR	CA	925958843	33580 WINDMILL RD	WILDOMAR CA 92595
55302	362-561-036	35805 ELIZABETH LN	WILDOMAR	CA	92595	$ 174.56	35805 ELIZABETH LN	WILDOMAR	CA	925957853	35805 ELIZABETH LN	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
53733	376-491-018	35610 DULOCK RD	WILDOMAR	CA	92595	$ 174.04	35610 DULOCK RD	WILDOMAR	CA	925957115	35610 DULOCK RD	WILDOMAR CA 92595
53813	366-452-020	22400 LAKEWOOD DR	WILDOMAR	CA	92595	$ 174.04	22400 LAKEWOOD DR	WILDOMAR	CA	925958306	532 E BERMUDA DUNES ST	ONTARIO CA 91761
54155	367-472-010	22694 SUNNYBROOK DR	WILDOMAR	CA	92595	$ 174.04	22694 SUNNYBROOK DR	WILDOMAR	CA	925958328	PO BOX 1714	WILDOMAR CA 92595
54262	366-402-016	33681 VIEW CREST DR	WILDOMAR	CA	92595	$ 174.04	33681 VIEW CREST DR	WILDOMAR	CA	925958340	33681 VIEW CREST DR	WILDOMAR CA 92595
54289	362-491-009	33135 HIDDEN HOLLOW DR	WILDOMAR	CA	92595	$ 174.04	33135 HIDDEN HOLLOW DR	WILDOMAR	CA	925958705	33135 HIDDEN HOLLOW DR	WILDOMAR CA 92595
54344	362-542-003	24401 SENNA DR	WILDOMAR	CA	92595	$ 174.04	24401 SENNA DR	WILDOMAR	CA	925957978	24401 SENNA DR	WILDOMAR CA 92595
54434	362-522-017	24026 BRILLANTE DR	WILDOMAR	CA	92595	$ 174.04	24026 BRILLANTE DR	WILDOMAR	CA	925957877	24026 BRILLANTE DR	WILDOMAR CA 92595
54565	362-421-001	34339 OLIVE GROVE RD	WILDOMAR	CA	92595	$ 174.04	34339 OLIVE GROVE RD	WILDOMAR	CA	925959127	34339 OLIVE GROVE RD	WILDOMAR CA 92595
54624	362-473-002	33389 MILL POND DR	WILDOMAR	CA	92595	$ 174.04	33389 MILL POND DR	WILDOMAR	CA	925958181	33389 MILL POND DR	WILDOMAR CA 92595
54640	362-640-003	33638 MILL POND DR	WILDOMAR	CA	92595	$ 174.04	33638 MILL POND DR	WILDOMAR	CA	92595	33638 MILL POND DR	WILDOMAR CA 92595
54668	362-410-006	34698 THE FARM RD	WILDOMAR	CA	92595	$ 174.04	34698 THE FARM RD	WILDOMAR	CA	925959292	34698 THE FARM RD	WILDOMAR CA 92595
54792	362-550-037	24325 VERONA CT	WILDOMAR	CA	92595	$ 174.04	24325 VERONA CT	WILDOMAR	CA	925957874	2301 RIDGE FIELD TR	RENO NV 89523
54847	376-470-008	35805 SUSAN DR	WILDOMAR	CA	92595	$ 174.04	35805 SUSAN DR	WILDOMAR	CA	925957107	35805 SUSAN DR	WILDOMAR CA 92595
54863	362-550-011	24264 BRILLANTE DR	WILDOMAR	CA	92595	$ 174.04	24264 BRILLANTE DR	WILDOMAR	CA	925957828	24264 BRILLANTE DR	WILDOMAR CA 92595
54888	361-224-007	24530 BUNDY CANYON RD	WILDOMAR	CA	92595	$ 174.04	24530 BUNDY CANYON RD	WILDOMAR	CA	92595	113 SCARLET OAK CV	KYLE TX 78640
55002	367-460-017	22863 WINDWOOD LN	WILDOMAR	CA	92595	$ 174.04	22863 WINDWOOD LN	WILDOMAR	CA	925958347	22863 WINDWOOD LN	WILDOMAR CA 92595
55016	362-711-006	35592 WINKLER ST	WILDOMAR	CA	92595	$ 174.04	35592 WINKLER ST	WILDOMAR	CA	925957409	35592 WINKLER ST	WILDOMAR CA 92595
55075	362-671-024	36048 COUNTRY PARK DR	WILDOMAR	CA	92595	$ 174.04	36048 COUNTRY PARK DR	WILDOMAR	CA	925957646	36048 COUNTRY PARK DR	WILDOMAR CA 92595
55146	362-321-012	33865 PLOWSHARE RD	WILDOMAR	CA	92595	$ 174.04	33865 PLOWSHARE RD	WILDOMAR	CA	925958884	33865 PLOWSHARE RD	WILDOMAR CA 92595
55225	362-331-015	33893 HARVEST WAY	WILDOMAR	CA	92595	$ 174.04	33893 HARVEST WAY	WILDOMAR	CA	925959122	33893 HARVEST WAY	WILDOMAR CA 92595
55353	362-660-001	24817 BUTTERCHURN RD	WILDOMAR	CA	92595	$ 174.04	24817 BUTTERCHURN RD	WILDOMAR	CA	925958387	24817 BUTTERCHURN RD	WILDOMAR CA 92595
55407	362-550-063	24270 ROSITA DR	WILDOMAR	CA	92595	$ 174.04	24270 ROSITA DR	WILDOMAR	CA	925957992	24270 ROSITA DR	WILDOMAR CA 92595
55525	366-422-008	33560 TAMERRON WAY	WILDOMAR	CA	92595	$ 174.04	33560 TAMERRON WAY	WILDOMAR	CA	92595	33560 TAMERRON WAY	WILDOMAR CA 92595
55585	362-610-011	35863 COVINGTON DR	WILDOMAR	CA	92595	$ 174.04	35863 COVINGTON DR	WILDOMAR	CA	925957738	27687 CHARLESTOWN DR	MENIFEE CA 92586
55742	362-383-007	34005 HARVEST WAY	WILDOMAR	CA	92595	$ 174.04	34005 HARVEST WAY	WILDOMAR	CA	925959124	34005 HARVEST WAY	WILDOMAR CA 92595
55755	362-381-004	34102 HARVEST WAY	WILDOMAR	CA	92595	$ 174.04	34102 HARVEST WAY	WILDOMAR	CA	925959139	34102 HARVEST WAY	WILDOMAR CA 92595
55818	362-720-008	25093 PORTICA CT	WILDOMAR	CA	92595	$ 174.04	25093 PORTICA CT	WILDOMAR	CA	925957527	25093 PORTICA CT	WILDOMAR CA 92595
55835	376-460-006	35724 FINCH CT	WILDOMAR	CA	92595	$ 174.04	35724 FINCH CT	WILDOMAR	CA	925957125	35724 FINCH CT	WILDOMAR CA 92595
55901	362-223-005	33335 HOMESTEAD LN	WILDOMAR	CA	92595	$ 174.04	33335 HOMESTEAD LN	WILDOMAR	CA	925959168	20823 CLARETTA AVE	LAKEWOOD CA 90715
55905	366-402-014	33705 VIEW CREST DR	WILDOMAR	CA	92595	$ 174.04	33705 VIEW CREST DR	WILDOMAR	CA	925958341	33705 VIEW CREST DR	WILDOMAR CA 92595
55969	361-205-005	24613 BETHEL ST	WILDOMAR	CA	92595	$ 174.04	24613 BETHEL ST	WILDOMAR	CA	925958729	24613 BETHEL ST	WILDOMAR CA 92595
56066	362-522-028	24122 SAFIRO CT	WILDOMAR	CA	92595	$ 174.04	24122 SAFIRO CT	WILDOMAR	CA	925957861	24122 SAFIRO CT	WILDOMAR CA 92595
56138	366-432-020	33680 TAMERRON WAY	WILDOMAR	CA	92595	$ 174.04	33680 TAMERRON WAY	WILDOMAR	CA	925958331	33292 SEA BRIGHT DR	DANA POINT CA 92629
56362	362-461-002	34783 THE FARM RD	WILDOMAR	CA	92595	$ 174.04	34783 THE FARM RD	WILDOMAR	CA	925959287	34783 THE FARM RD	WILDOMAR CA 92595
56471	362-651-028	33975 WAGON TRAIN DR	WILDOMAR	CA	92595	$ 174.04	33975 WAGON TRAIN DR	WILDOMAR	CA	925957671	33975 WAGON TRAIN DR	WILDOMAR CA 92595
56475	380-361-022	36137 MUSTANG SPIRIT LN	WILDOMAR	CA	92595	$ 174.04	36137 MUSTANG SPIRIT LN	WILDOMAR	CA	925957604	36137 MUSTANG SPIRIT LN	WILDOMAR CA 92595
56518	362-523-010	35250 PORTOLA PL	WILDOMAR	CA	92595	$ 174.04	35250 PORTOLA PL	WILDOMAR	CA	925957984	863 STREAMVIEW ST	WALNUT CA 91789
56523	362-523-013	35292 PORTOLA PL	WILDOMAR	CA	92595	$ 174.04	35292 PORTOLA PL	WILDOMAR	CA	925957984	35292 PORTOLA PL	WILDOMAR CA 92595
56563	365-250-029	23275 CROOKED ARROW DR	WILDOMAR	CA	92595	$ 174.04	23275 CROOKED ARROW DR	WILDOMAR	CA	925958368	4429 VILLAGE RD	LONG BEACH CA 90807
56577	366-351-001	22116 WOODCREEK LN	WILDOMAR	CA	92595	$ 174.04	22116 WOODCREEK LN	WILDOMAR	CA	925958241	22116 WOODCREEK LN	WILDOMAR CA 92595
56605	380-450-005	24739 MAHOGANY WOOD CT	WILDOMAR	CA	92595	$ 174.04	24739 MAHOGANY WOOD CT	WILDOMAR	CA	925957452	24739 MAHOGANY WOOD CT	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
56884	362-533-004	35410 EL DIAMANTE DR	WILDOMAR	CA	92595	$ 174.04	35410 EL DIAMANTE DR	WILDOMAR	CA	925957847	200 W GLENOAKS BLVD STE 100	GLENDALE CA 91202
56924	366-461-022	33375 VIEW CREST DR	WILDOMAR	CA	92595	$ 174.04	33375 VIEW CREST	WILDOMAR	CA	925958337	33375 VIEW CREST DR	WILDOMAR CA 92595
56964	361-173-013	24990 KAGEL ST	WILDOMAR	CA	92584	$ 174.04	24990 KAGEL ST	MENIFEE	CA	925849717	24990 KAGEL ST	LAKE ELSINORE CA 92530
56996	367-471-011	34210 PHEASANT RUN CIR	WILDOMAR	CA	92595	$ 174.04	34210 PHEASANT RUN CIR	WILDOMAR	CA	925958314	34210 PHEASANT RUN CIR	WILDOMAR CA 92595
57028	362-722-005	35676 CROSSROADS ST	WILDOMAR	CA	92595	$ 174.04	35676 CROSSROADS ST	WILDOMAR	CA	925957530	35676 CROSSROADS ST	WILDOMAR CA 92595
57064	380-370-014	36389 MUSTANG SPIRIT LN	WILDOMAR	CA	92595	$ 174.04	36389 MUSTANG SPIRIT LN	WILDOMAR	CA	925957606	36389 MUSTANG SPIRIT LN	WILDOMAR CA 92595
57186	362-600-017	24967 MAURI CT	WILDOMAR	CA	92595	$ 174.04	24967 MAURI CT	WILDOMAR	CA	92595	24967 MAURI CT	WILDOMAR CA 92595
57285	367-442-018	22839 VALLEY VISTA CIR	WILDOMAR	CA	92595	$ 174.04	22839 VALLEY VISTA CIR	WILDOMAR	CA	925958336	22839 VALLEY VISTA CIR	WILDOMAR CA 92595
57356	362-662-001	33877 HARVEST WAY E	WILDOMAR	CA	92595	$ 174.04	33877 HARVEST WAY E	WILDOMAR	CA	925957674	33877 HARVEST WAY EAST	WILDOMAR CA 92595
57384	366-432-011	33723 GREAT FALLS RD	WILDOMAR	CA	92595	$ 174.04	33723 GREAT FALLS RD	WILDOMAR	CA	925958302	33723 GREAT FALLS RD	WILDOMAR CA 92595
57393	362-600-026	24786 KENTMAN CT	WILDOMAR	CA	92595	$ 174.04	24786 KENTMAN CT	WILDOMAR	CA	925957761	24786 KENTMAN CT	WILDOMAR CA 92595
57458	367-443-001	22767 VALLEY VISTA CIR	WILDOMAR	CA	92595	$ 174.04	22767 VALLEY VISTA CIR	WILDOMAR	CA	925957300	22767 VALLEY VISTA CIR	WILDOMAR CA 92595
57497	362-301-005	33715 THE FARM RD	WILDOMAR	CA	92595	$ 174.04	33715 THE FARM RD	WILDOMAR	CA	925959454	30817 LA RAY LN	WINCHESTER CA 92596
57660	362-730-023	35648 CAPISTRANO ST	WILDOMAR	CA	92595	$ 174.04	35648 CAPISTRANO ST	WILDOMAR	CA	925956944	35648 CAPISTRANO ST	WILDOMAR CA 92595
57795	362-482-036	24826 CORNSTALK RD	WILDOMAR	CA	92595	$ 174.04	24826 CORNSTALK RD	WILDOMAR	CA	925958894	24826 CORNSTALK RD	WILDOMAR CA 92595
57822	366-501-004	22117 COUNTRY HILLS DR	WILDOMAR	CA	92595	$ 174.04	22117 COUNTRY HILLS DR	WILDOMAR	CA	925957890	22117 COUNTRY HILLS DR	WILDOMAR CA 92595
58619	362-643-007	24954 MANDARIN CT	WILDOMAR	CA	92595	$ 174.04	24954 MANDARIN CT	WILDOMAR	CA	92595	22386 BOATING WY	CANYON LAKE CA 92587
30173	365-142-035	32874 VALLEY VIEW AVE	WILDOMAR	CA	92595	$ 174.04	32874 VALLEY VIEW AVE	LAKE ELSINORE	CA	925304635	32874 VALLEY VIEW	MENIFEE CA 92585
42931	370-493-010	32573 CEDAR SPRINGS CT	WILDOMAR	CA	92595	$ 174.04	32573 CEDAR SPRINGS CT	WILDOMAR	CA	92595	32573 CEDAR SPRING CT	WILDOMAR CA 92595
54664	362-421-024	34663 THE FARM RD	WILDOMAR	CA	92595	$ 173.00	34663 THE FARM RD	WILDOMAR	CA	925959232	34663 THE FARM RD	WILDOMAR CA 92595
56166	362-702-014	25835 VIA SARAH	WILDOMAR	CA	92595	$ 172.41	25835 VIA SARAH	WILDOMAR	CA	925957408	25835 VIA SARAH	WILDOMAR CA 92595
52529	376-252-040	22960 PAVLA CIR	WILDOMAR	CA	92595	$ 172.01	22960 PAVLA CT	WILDOMAR	CA	92595	22960 PAVLA CT	WILDOMAR CA 92595
54573	362-421-010	34378 OLIVE GROVE RD	WILDOMAR	CA	92595	$ 171.60	34378 OLIVE GROVE RD	WILDOMAR	CA	925959129	34378 OLIVE GROVE RD	WILDOMAR CA 92595
54356	367-460-009	34220 SHADED MEADOW CIR	WILDOMAR	CA	92595	$ 169.65	34220 SHADED MEADOW CIR	WILDOMAR	CA	925958322	34220 SHADED MEADOW CIR	WILDOMAR CA 92595
57423	362-710-004	35622 DAVID LN	WILDOMAR	CA	92595	$ 166.82	35622 DAVID LN	WILDOMAR	CA	925957411	35622 DAVID LN	WILDOMAR CA 92595
60610	380-550-027	23282 DESERT LILY CT	WILDOMAR	CA	92562	$ 165.55	23282 DESERT LILY CT	WILDOMAR	CA	92562	23282 DESERT LILY CT	WILDOMAR CA 92562
54710	362-391-032	24710 ROOSTER RD	WILDOMAR	CA	92595	$ 165.25	24710 ROOSTER RD	WILDOMAR	CA	925959133	24710 ROOSTER RD	WILDOMAR CA 92595
57500	362-301-007	33739 THE FARM RD	WILDOMAR	CA	92595	$ 162.71	33739 THE FARM RD	WILDOMAR	CA	925959454	33739 FARM RD	WILDOMAR CA 92595
57469	367-442-007	22836 VALLEY VISTA CIR	WILDOMAR	CA	92595	$ 162.48	22836 VALLEY VISTA CIR	WILDOMAR	CA	925958336	22836 VALLEY VISTA CIR	WILDOMAR CA 92595
52741	367-160-058	22489 WALNUT ST	WILDOMAR	CA	92595	$ 159.21	22489 WALNUT ST	WILDOMAR	CA	92595	33261 PALOMA RD	MENIFEE CA 92584
54212	361-133-011	32830 GREENWOOD AVE	WILDOMAR	CA	92595	$ 157.47	32830 GREENWOOD DR	WILDOMAR	CA	925958741	32830 GREENWOOD AVE	WILDOMAR CA 92595
54563	362-401-028	34331 OLIVE GROVE RD	WILDOMAR	CA	92595	$ 155.88	34331 OLIVE GROVE RD	WILDOMAR	CA	925959127	34331 OLIVE GROVE RD	WILDOMAR CA 92595
55010	367-450-011	22930 WINDWOOD LN	WILDOMAR	CA	92595	$ 155.16	22930 WINDWOOD LN	WILDOMAR	CA	925958348	22930 WINDWOOD LN	WILDOMAR CA 92595
55712	366-280-008	33803 PARADISE LN	WILDOMAR	CA	92595	$ 154.94	33803 PARADISE LN	WILDOMAR	CA	925957777	33803 PARADISE LN	WILDOMAR CA 92595
54097	361-236-025	24966 RAYMOND ST	MENIFEE	CA	92584	$ 154.74	24966 RAYMOND ST	MENIFEE	CA	925849748	24966 RAYMOND ST	WILDOMAR CA 92595
53918	362-310-004	33570 PLOWSHARE RD	WILDOMAR	CA	92595	$ 154.45	33570 PLOWSHARE RD	WILDOMAR	CA	925958890	33570 PLOWSHARE RD	WILDOMAR CA 92595
57250	362-274-008	24500 CORNSTALK RD	WILDOMAR	CA	92595	$ 154.45	24500 CORNSTALK RD	WILDOMAR	CA	925958863	24500 CORNSTALK RD	WILDOMAR CA 92595
54658	362-421-020	34623 THE FARM RD	WILDOMAR	CA	92595	$ 136.65	34623 THE FARM RD	WILDOMAR	CA	925959232	34623 THE FARM RD	WILDOMAR CA 92595
54985	380-370-031	36231 LIPIZZAN LN	WILDOMAR	CA	92595	$ 105.21	36231 LIPIZZAN LN	WILDOMAR	CA	925957608	36231 LIPIZZAN CT	WILDOMAR CA 92595
55688	362-681-032	25148 WOLCOTT CT	WILDOMAR	CA	92595	$ 131.99	25148 WOLCOTT CT	WILDOMAR	CA	925957624	25148 WOLCOTT CT	WILDOMAR CA 92595
51221	376-252-034	22936 PAVLA CIR	WILDOMAR	CA	92595	$ 128.61	22936 PAVLA CIR	WILDOMAR	CA	92595	22936 PAVLA CT	WILDOMAR CA 92595

Preliminary CR&R Delinquency List for Calendar Year 2025 as of 4/22/2026

CUST#	APN	SERVICE ADDRESS	SERVICE CITY	STATE	ZIP	TOTAL DUE FOR 2025 W/ ADMIN & PENALTY	BILLING ADDRESS	BILLING CITY	STATE	BILLING ZIP	MAILING ADDRESS	CITY, STATE, ZIP
56196	362-482-009	33426 CALICO CT	WILDOMAR	CA	92595	$ 126.82	33426 CALICO CT	WILDOMAR	CA	925958183	33426 CALICO CT	WILDOMAR CA 92595
55538	366-431-008	33629 TAMERRON WAY	WILDOMAR	CA	92595	$ 123.64	33629 TAMERRON WAY	WILDOMAR	CA	925958331	33629 TAMERRON WAY	WILDOMAR CA 92595
43735	382-242-008	21324 CORAL ROCK LN	WILDOMAR	CA	92595	$ 120.14	21324 CORAL ROCK LN	WILDOMAR	CA	92595	21324 CORAL ROCK LN	WILDOMAR CA 92595
56742	366-200-038	33649 VALLEY TER	WILDOMAR	CA	92595	$ 119.99	33649 VALLEY TER	WILDOMAR	CA	92595	33649 VALLEY TER	WILDOMAR CA 92595
51360	370-250-040	34601 MISSION TRL	WILDOMAR	CA	92595	$ 118.71	34601 MISSION TRL	WILDOMAR	CA	92595	3225 MCLEOD DR STE 777	LAS VEGAS NV 89121
47194	376-022-019	32881 WILDOMAR TRAIL	WILDOMAR	CA	92595	$ 114.79	32881 WILDOMAR TRL	WILDOMAR	CA	92595	21029 CASHEW ST	WILDOMAR CA 92595
54946	366-452-008	33572 VIEWPOINT DR	WILDOMAR	CA	92595	$ 108.35	33572 VIEWPOINT DR	WILDOMAR	CA	925958343	33572 VIEWPOINT DR	WILDOMAR CA 92595
56322	366-501-015	22017 BLONDON CT	WILDOMAR	CA	92595	$ 101.99	22017 BLONDON CT	WILDOMAR	CA	925957882	22017 BLONDON CT	WILDOMAR CA 92595
59995	367-310-003	34840 CALLE DE ESPERANZA	WILDOMAR	CA	92595	$ 90.96	34840 CALLE DE ESPERANZA	WILDOMAR	CA	92595	34840 CALLE DE ESPARANZA	WILDOMAR CA 92595
57368	366-432-002	33643 GREAT FALLS RD	WILDOMAR	CA	92595	$ 88.32	33643 GREAT FALLS RD	WILDOMAR	CA	925958301	33643 GREAT FALLS RD	WILDOMAR CA 92595
58905	370-320-006	32485 BLUE TERRACE ST	WILDOMAR	CA	92595	$ 436.32	32485 BLUE TERRACE ST	WILDOMAR	CA	92595	32485 BLUE TERRACE ST	WILDOMAR CA 92595
59757	376-272-010	22895 TEMET ST	WILDOMAR	CA	92595	$ 501.74	22895 TEMET ST	WILDOMAR	CA	92595	22895 TEMET ST	WILDOMAR CA 92595
60479	380-550-038	23355 DESERT LILY CT	WILDOMAR	CA	92562	$ 88.27	23355 DESERT LILY CT	WILDOMAR	CA	92562	23355 DESERT LILY CT	WILDOMAR CA 92562
		Total Customers:	**956**		**Total Due:**	**$ 467,041.79**						

SUBJECT: Landscaping and Lighting Maintenance District No. 89-1-Consolidated: Initiating Proceeding for Levy and Collection of Assessments

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Jason Farag, Public Works Director/City Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR ALL ZONES OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

SUMMARY:
The City has several Landscape and Lighting Maintenance Districts (LLMD) which provide maintenance services to specific locations within the City. The services provided generally include landscape, drainage, trail and trail fencing, and streetlight maintenance. Maintenance services are funded through assessments collected from the parcels in the various district zones. Approval of this resolution will initiate proceedings for the levy and collection of assessments for FY 2026-27 for all zones in LLMD 89-1-C.

BACKGROUND:
Pursuant to the Landscape and Lighting Act of 1972 and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvement(s) shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of improvements. Only parcels that receive special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

Landscaping and Lighting Maintenance District No. 89-1-Consolidated (the “District”) maintains and services 31 improvement locations throughout the City of Wildomar. The District contains 11 separate landscaping zones of benefit and 8 street lighting zones of benefit, some of which have multiple locations, as described in Attachment A of the attached Resolution.

The primary improvements provided within the District may include but are not limited to: maintenance and servicing of landscape, multi-purpose trails, fencing, inspection of

contractors' work, coordination of irrigation schedules, backflow devices and catch basin filter improvements within public right-of-ways, and providing electricity to streetlights. Services provided include all necessary service, operations, administration and maintenance required to keep the above-mentioned improvements in a healthy, vigorous and satisfactory working condition.

DISCUSSION:
The Landscape and Lighting Act of 1972 contains procedures the City must follow for the annual levy of assessments within the landscaping and street lighting zones of the District. The first step is that the City Council must adopt a resolution that:

1. Identifies any proposed new improvements or substantial changes to existing improvements within the District; and,
2. Orders the City's designated engineer to prepare and file with the City Council a report prepared in accordance with Sections 22565 through 22574 of the Streets and Highways Code (the "Engineer's Report").

The proposed Resolution satisfies this required first step in approving the annual levies within the District. After the Engineer's Report is prepared, it will be brought to the City Council for review and approval, and if approved the City Council will set a public hearing for the approval of the annual assessments.

ACCOUNT CODE:
Fund 601 - LLMD 89-1C

FISCAL IMPACT:
This item is required as a part of the process to approve the annual levies within the District. Failure to approve this resolution will result in loss of District revenue for Fiscal Year 2026-27 for the maintenance of landscaping, trails, fencing, catch basin filters, and streetlights within the District.

ATTACHMENTS:
Resolution
Resolution Attachment A - LLMD 89-1C Map

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR ALL ZONES OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council has by previous Resolutions formed and levied annual assessments within the Wildomar Landscaping and Lighting Maintenance District No. 89-1-Consolidated (hereafter referred to as the "District"), pursuant to the provisions of the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (hereafter referred to as the "Act") to pay for the maintenance and servicing of all improvements and facilities related thereto; and

WHEREAS, all zones of the Landscaping and Lighting Maintenance District No. 89-1-Consolidated are attached hereto as Attachment A; and

WHEREAS, Section 22622 of the Streets and Highways Code requires the City Council to adopt a resolution that: (a) generally describes any proposed new improvements or any substantial changes in existing improvements within the Landscaping Zones and Street Lighting Zones; and (b) orders the preparation and filing of an Engineer's Report (hereinafter the "Report") prepared in accordance with Article 4 (commencing with Section 22565) of the Streets and Highways Code for the assessments which are proposed to be levied on assessable lots and parcels of land within the Landscaping Zones and Street Lighting Zones for the 2026-27 Fiscal Year; and,

WHEREAS, the City Council has retained Spicer Consulting Group, LLC for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act.

NOW, THEREFORE BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF WILDOMAR AS FOLLOWS:

Section 1. Recitals

The Recitals set forth above are true and correct.

Section 2. Annual Levy Report

The City Council hereby orders Spicer Consulting Group LLC., to prepare and file with the City Clerk the Engineer's Annual Levy Report concerning the levy and collection of assessments for the District for the Fiscal Year commencing July 1, 2026

and ending June 30, 2027 in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

Section 3. District Improvements

That the Improvements provided within Landscaping and Lighting Maintenance District No. 89-1-Consolidated may include, but are not limited to: landscaping improvements, multi-purpose trails, fencing, catch basin filters and cost of maintenance and operations of street lights pursuant to Sections 22565 through 22574 of the Streets and Highways Code. Services provided include all necessary service, operations, administration and maintenance required to keep the above mentioned improvements in a healthy, vigorous and satisfactory working condition.

There are no proposed new improvements or substantial changes to existing improvements within the Landscape Zones or Street Lighting Zones.

Section 4. Severability

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of the Resolution as hereby adopted shall remain in full force and effect.

Section 5. Effective Date

That this Resolution shall take effect upon its adoption.

Section 6. Certification

That the City Clerk shall certify as to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 13th day of May 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

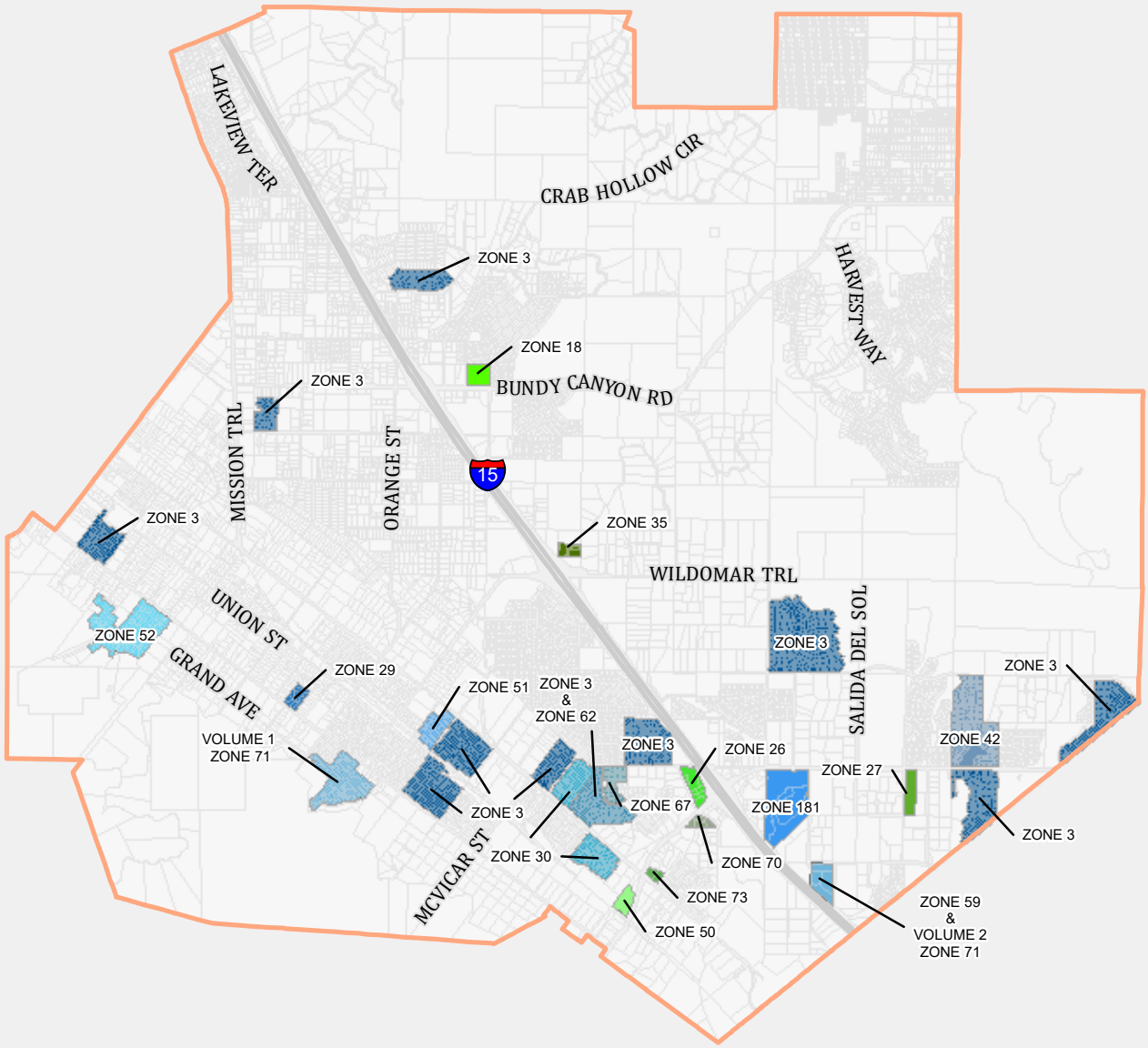
_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

CITY OF WILDOMAR

LANDSCAPE LIGHTING MAINTENANCE DISTRICT 89-1-C



Legend

Volume 1

ZONE 3	ZONE 42	ZONE 59	ZONE 71
ZONE 29	ZONE 51	ZONE 62	ZONE 181
ZONE 30	ZONE 52	ZONE 67	

Volume 2

ZONE 18	ZONE 35	ZONE 71
ZONE 26	ZONE 50	ZONE 73
ZONE 27	ZONE 70	

SPICER CONSULTING GROUP

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.9
Meeting Date: May 13, 2026

SUBJECT: Landscaping and Lighting Maintenance District No. 89-1-Consolidated: Approval of Engineers Report and Intention to Levy

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Jason Farag, Public Works Director/City Engineer

ACTION:
1. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE ANNUAL ENGINEER'S REPORT REGARDING THE PROPOSED LEVY AND COLLECTION OF ASSESSMENTS FOR ALL ZONES OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, FISCAL YEAR 2026-27

2. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR ALL ZONES OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, FISCAL YEAR 2026-27

SUMMARY:
The City has several Landscape and Lighting Maintenance Districts (LLMD) which provide maintenance services to specific locations within the City. The services provided generally include landscape, drainage, trail and trail fencing, and streetlight maintenance. Maintenance services are funded through assessments collected from the parcels in the various district zones. Approval of these resolutions will approve the engineer's reports for and set the public hearing for charges related to LLMD 89-1-C for FY 2026-27.

BACKGROUND:
Pursuant to the Landscape and Lighting Act of 1972 and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvement shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of improvements. Only parcels that receive special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

DISCUSSION:
Landscaping and Lighting Maintenance District No. 89-1-Consolidated (the “District”) maintains and services 31 locations throughout the City of Wildomar. The District contains 11 separate zones of benefits and 8 street lighting zones of benefits, each with multiple locations, as described in Attachment A. The annual adjustment for certain zones in the District are the greater of the change in the Consumer Price Index (CPI) or 2.00%. The change in CPI for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical area is 3.08% for Fiscal Year 2026-27. The Bureau of Labor Statistics has established this new Index for Riverside County and has discontinued the Los Angeles-Riverside-Orange County, CA Index. The annual budget for Fiscal Year 2026-27 totals $357,874.90.

The primary improvements provided within the District may include, but are not limited to: maintenance and servicing of landscape, multi-purpose trails, fencing, inspection of contractors' work, coordination of irrigation schedules, backflow devices and catch basin filter improvements within public right-of-ways, and providing electricity to streetlights. Services provided include all necessary service, operations, administration and maintenance required to keep the above mentioned improvements in a healthy, vigorous and satisfactory working condition.

ACCOUNT CODE:
Fund 601 - LLMD 89-1C

FISCAL IMPACT:
This item is required in order to set the July 8, 2026 public hearing; failure to do so will result in loss of District revenue for Fiscal Year 2026-27 for the maintenance of landscaping, trails, fencing, catch basin filters and streetlights within certain areas of the City of Wildomar.

Adoption of these resolutions will allow the City of Wildomar to collect sufficient funds to meet its maintenance obligation for this Landscape and Lighting Maintenance District.

ATTACHMENTS:
Resolution - Approval of the Engineer's Report
Resolution of Intention
A - LLMD Zones and Locations
B - Preliminary Engineer's Report (Volume 1)
C - Preliminary Engineer's Report (Volume 2)

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE ANNUAL ENGINEER'S REPORT REGARDING THE PROPOSED LEVY AND COLLECTION OF ASSESSMENTS FOR ALL ZONES OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, FISCAL YEAR 2026-27

WHEREAS, the City Council pursuant to the provisions of the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (hereafter referred to as the "Act") did by previous Resolution, order the preparation of an Annual Engineer's Report (hereafter referred to as the "Report") for the District known and designated as the Landscape and Lighting Maintenance District No. 89-1-Consolidated (hereafter referred to as the "District"); and,

WHEREAS, there has now been presented to this City Council the Report as required by Chapter 1, Article 4 (commencing with Section 22565) of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each and all of the budgets items and documents as set forth therein, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefit received from the improvements, operation, maintenance and services to be performed within the District, as set forth in said Report; and,

NOW, THEREFORE BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF WILDOMAR AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The "Report" as presented, consisting of the following:

a. A Description of the District Improvements.
b. The Annual Budget (Costs and Expenses of Services, Operations, and Maintenance)
c. The Assessment Roll containing the Fiscal Year 2026-27 Levy for each Assessor Parcel within the District is hereby approved and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED, APPROVED AND ADOPTED this 13th day of May 2026.

Carlos Marquez
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Janet Morales Garcia, CMC
City Clerk

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR ALL ZONES OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, FISCAL YEAR 2026-27

WHEREAS, the City Council has by previous Resolutions formed the Wildomar Landscape and Lighting Maintenance District No. 89-1-Consolidated (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2026-27, pursuant to the provisions of the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Riverside for the City of Wildomar to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Spicer Consulting Group LLC., for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR AS FOLLOWS:

Section 1. Intention

The City Council hereby declares that it is its intention to levy and collect assessments within the District pursuant to the Act to pay the annual costs of the improvements specified in Section 3 of this resolution for Fiscal Year 2026-27. The City Council finds that the public's best interest requires such levy and collection.

Section 2. District Boundaries

The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District, within the boundaries of the City of Wildomar, within the County of Riverside, State of California.

Section 3. District Improvements

The improvements include the maintenance of streets, trees, sidewalks, parkways, landscaped slopes and park facilities within the District and the operation and maintenance of the street lighting system within the District. No new improvements or substantial changes to existing improvements are proposed.

Section 4. Proposed Assessment Amounts

For Fiscal Year 2026-27, the proposed assessments are outlined in the Engineer's Annual Levy Report which details any changes or increases in the annual assessment.

Section 5. Engineer's Report

The Engineer's Report, on file with the city clerk, is available for public inspection and contains a full and detailed description of the improvements, the boundaries of the District and the zones therein, and the proposed assessments upon assessable lots and parcels of land within the district.

Section 6. Public Hearing(s)

The City Council hereby declares its intention to conduct a Public Hearing concerning the levy of assessments for the District in accordance with Sections 22626 - 22631 of the Act.

Section 7. Notice

The City shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution to be published once in the local newspaper not less than ten (10) days before the date of the Public Hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices. Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 8. Notice of Public Hearing

Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, July 8, 2026 at 6:00 p.m.** or as soon thereafter as feasible in the City Council Chambers, located at 23873 Clinton Keith Rd, #106, Wildomar, CA 92595.

PASSED, APPROVED AND ADOPTED this 13th day of May 2026.

Carlos Marquez
Mayor

APPROVED AS TO FORM:

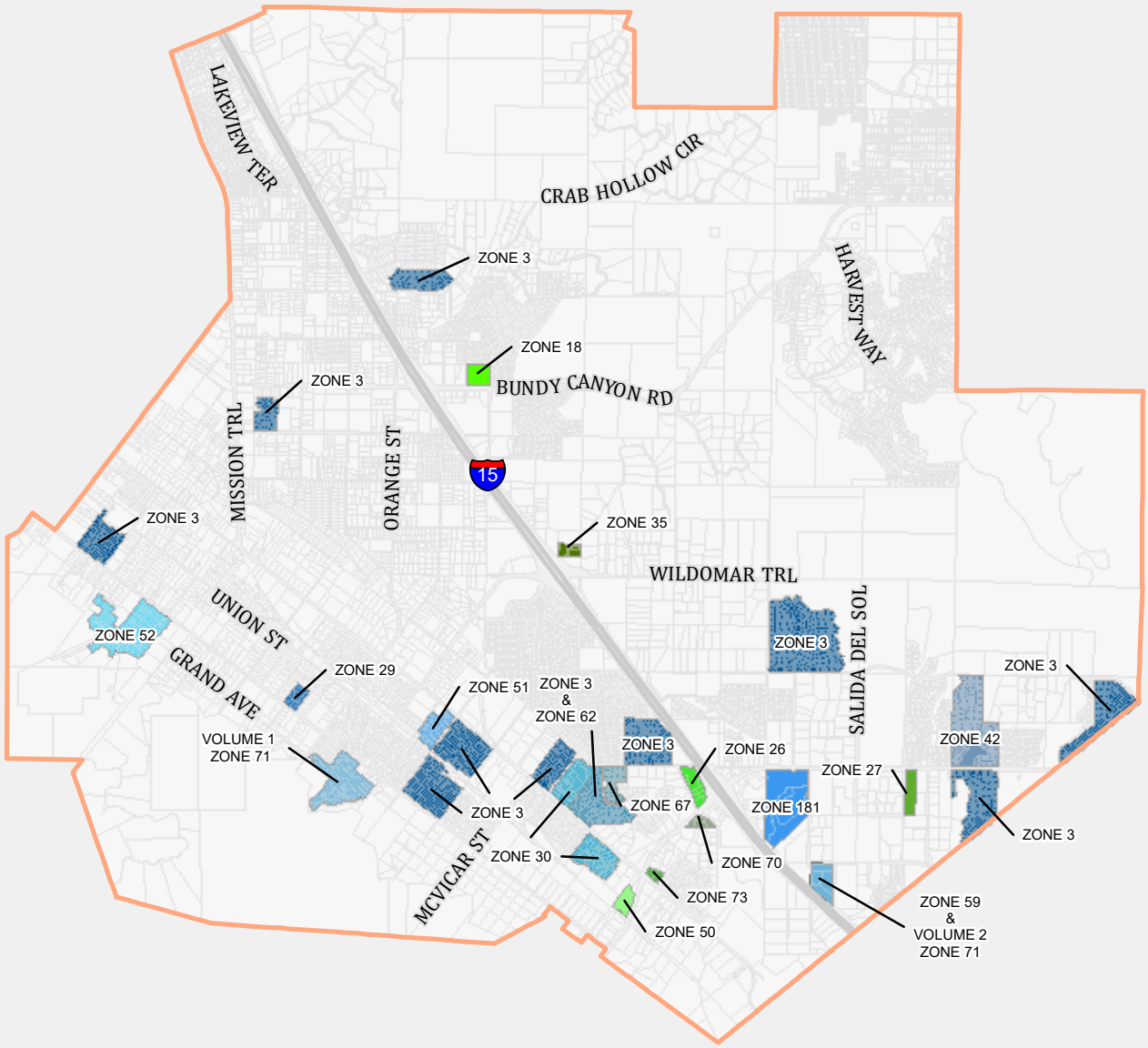
Thomas D. Jex
City Attorney

ATTEST:

Janet Morales Garcia, CMC
City Clerk

CITY OF WILDOMAR

LANDSCAPE LIGHTING MAINTENANCE DISTRICT 89-1-C



Legend

Volume 1

ZONE 3	ZONE 42	ZONE 59	ZONE 71
ZONE 29	ZONE 51	ZONE 62	ZONE 181
ZONE 30	ZONE 52	ZONE 67	

Volume 2

ZONE 18	ZONE 35	ZONE 71
ZONE 26	ZONE 50	ZONE 73
ZONE 27	ZONE 70	

SPICER CONSULTING GROUP

SPICER
CONSULTING GROUP

CITY OF WILDOMAR

Preliminary Engineers Report

Fiscal Year 2026-27

Landscape and Lighting Maintenance
District No. 89-1-Consolidated Vol. 1

Table of Contents

Sections

i. Introduction i

1. Plans and Specifications 1

2. Cost Estimates 3

3. Method of Apportionment of Assessment 15

4. Assessment Diagrams 22

5. Assessment Rolls 23

Tables

Table i-1 Summary of Assessments ii

Table 2-1 Zone 3 Budget 4

Table 2-2 Zone 29 Budget 5

Table 2-3 Zone 30 Budget 6

Table 2-4 Zone 42 Budget 7

Table 2-5 Zone 51 Budget 8

Table 2-6 Zone 52 Budget 9

Table 2-7 Zone 59 Budget 10

Table 2-8 Zone 62 Budget 11

Table 2-9 Zone 67 Budget 12

Table 2-10 Zone 71 Budget 13

Table 2-11 Zone 181 Budget 14

Table 3-1 Benefit by Zone 18

Table 3-2 Proposed Assessments 20

Appendices

Appendix A – Assessment Rolls

Appendix B – Assessment Diagrams

Appendix C – Capital Improvement Projects

AGENCY: CITY OF WILDOMAR

PROJECT: LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 89-1-CONSOLIDATED VOLUME 1

TO: CITY COUNCIL
CITY OF WILDOMAR
STATE OF CALIFORNIA

ENGINEER'S REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Wildomar (the "City"), State of California, submitted herewith is the Engineer's Report (the "Report") for Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Volume 1 ("LMD No. 89-1-C" or the "District"), consisting of the following parts, pursuant to the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972 (the "Act"), said Act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIII D of the California Constitution, and which is in accordance with Resolution No. 2026-__ adopted by the City of Wildomar Council, Riverside County, California ordering preparation of this Report. This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2026 to June 30, 2027.

Section 1 PLANS AND SPECIFICATIONS including a general description of the maintenance and plans of the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights proposed to be funded.

Section 2 COST ESTIMATES of maintaining the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights, including incidental costs and expenses in connection therewith for Fiscal Year 2026-27, are as set forth on the lists thereof, attached hereto.

Section 3 The METHOD OF APPORTIONMENT OF ASSESSMENT contains the method of apportionment of assessments, indicating the proposed assessment of the total amount of the costs and expenses of the improvements upon several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

Section 4 ASSESSMENT DIAGRAMS showing the District, the lines and dimensions of each parcel of land within said District, as the same exists on the maps of the Assessor of Riverside County for Fiscal Year 2026-27, is filed in the offices of the City of Wildomar. A boundary map of each zone can be found in Appendix B.

Section 5 ASSESSMENT ROLLS showing the actual assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's Office can be found in Appendix A.

The following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing, and associated administrative costs of said improvements to be paid by the assessable real property within LMD No. 89-1-C in proportion to the special benefit received:

Table i-1
Summary of Assessments

Zone	Maintenance & Service Costs	Administrative Costs	Maximum Assessment	Est Parcels/Acres to be Assessed
Zone 3	$185,270	$7,264	$103,780	1,336 Parcels
Zone 29	$8,382	$153	$1,326	10 Parcels
Zone 30	$28,554	$4,068	$43,504	164 Parcels
Zone 42	$46,687	$4,320	$46,208	187 Parcels
Zone 51	$9,500	$1,100	$10,920	61 Parcels
Zone 52	$36,578	$8,066	$88,247	91 Parcels
Zone 59	$6,063	$718	$6,902	12.86 Acres
Zone 62	$10,699	$2,257	$23,574	113 Parcels
Zone 67	$3,735	$1,026	$10,164	44 Parcels
Zone 71	$13,331	$1,461	$14,599	143 Parcels
Zone 181	$10,469	$3,151	$33,953	33.84 Acres

Each succeeding Fiscal Year the special assessment for Zones 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 may be subject to an annual adjustment that is the greater of two percent (2.00%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical area (the "Index") published by the Bureau of Labor Statistics of the United States Department of Labor. Zone 3 and locations within Zone 3 do not have an escalator. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index. Any increase larger than the greater of 2.00% or the CPI-U annual adjustment requires a majority approval of all the property owners within each of the benefit zones in LMD No. 89-1-C. There is a 3.08% proposed inflationary increase in the assessment per acre or per parcel as applicable in Zones 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 over the assessment levied for Fiscal Year 2025-26, which is consistent with the ballot proposition approved by the qualified electors when establishing said zones.

Description of Improvements

Landscaping and Lighting Maintenance District No. 89-1-C is located throughout the County of Riverside. This Report provides information specific to the Zones within the boundaries of the City of Wildomar. LMD 89-1-C maintains and services 30 locations throughout the City of Wildomar. The District contains 11 separate Zones of benefit and 8 Street Lighting Zones. Each zone is created within the District in order to apportion the annual costs of the maintenance of the authorized improvements and the administration of the District to each property according to the special benefit to be conferred on each such property by such improvements. The following information is specific to the zone within the boundaries of the City of Wildomar.

Zone 3 generally includes the maintenance and servicing of landscape improvements within public right-of-ways of:

Brillante Dr.	Clinton Keith Rd.	Iodine Springs Rd.	Porras Rd.
Canyon Dr.[1]	David Ln.	La Estrella St.	Primrose Ln.
Catt Rd.	Frederick St.	Lemon St.	South Pasadena St.
Charles St.	Grand Ave.	Palomar St.	Trigg Rd.

Zone 29 generally includes the maintenance and servicing of landscape, multi-purpose trails and fencing improvements within public right-of-ways of:

Grand Ave.

Zone 30 generally includes the maintenance and servicing of landscape, multi-purpose trails and fencing improvements within public right-of-ways of:

Catt Rd.	Palomar St.

Zone 42 generally includes the maintenance and servicing of parkway landscaping and future median landscaping improvements within public right-of-ways of:

Carlton Rd.	Crossroads St.	La Estrella St.	Smith Ranch Rd.
Clinton Keith Rd.	Country Park Rd.	Loring Rd.	

Zone 51 generally includes the maintenance and servicing of landscape and multi-purpose trail improvements within public right-of-ways of:

Palomar St.	South Pasadena St.

Zone 52 generally includes the maintenance and servicing of landscape, multi-purpose trails, fencing, and fossil filter improvements within public right-of-ways of:

Big Sycamore Ct.	Crested Finch Ct.	Red Dawn Ct.	Sweet Nectar Rd.
Black Walnut Ct.	Fox Den Rd.	Sheila Ln.	Tranquil Ln.
Coopers Hawk Ct.	Grand Ave.	Soaring Falcon Ct.	

Zone 59 generally includes the maintenance and servicing of fossil filter improvements and the provision of for streetlights within public right-of-ways of:

Kevin Rd.	Prielipp Rd.

[1] Location 53 of Zone 3 is being maintained by the HOA and therefore will not be levied for Fiscal Year 2026-27.

Zone 62 generally includes the maintenance and servicing of multi-purpose trails and fossil filter improvements within public right-of-ways of:

Agape Ln. Greyhawk Rd. Seattle Ridge Rd. Delca Ln.
Palomar St.

Zone 67 generally includes the maintenance and servicing of landscape and fossil filter improvements within public right-of-ways of:

Agape Ln. Catt Rd. Ketchum Dr. Seattle Ridge Rd.

Zone 71 generally includes the maintenance and servicing of landscape improvements within public right-of-ways of:

Elm St. Grand Ave.

Zone 181 generally includes the maintenance and servicing of lighting, fossil filters, and landscape improvements within public right-of-ways:

Clinton Keith Rd. Inland Valley Dr.

The cost estimate contains each of the items specified in Section 22569 of the Act.

The Act provides that the estimated costs of the improvements shall include the total cost of the improvements for the entire Fiscal Year 2026-27, including incidental expenses, which may include operating reserves.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Zones is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

The inflation factor, for those zones with an inflation factor in place, may increase budgets for Zones, which have not been accepted for maintenance, as if assessed. However, the amount to levy may be credited resulting in a zero assessment.

There is no proposed increase in the assessment per parcel in Zone 3 over the assessment levied for Fiscal Year 2025-26, as this zone did not institute an inflation factor when established. There is a 3.08% proposed inflationary increase in the assessment per acre or per parcel as applicable in Zones 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 over the assessment levied for Fiscal Year 2025-26, which is consistent with the ballot proposition approved by the qualified electors when establishing said zones. The Bureau of Labor Statistics of the United States Department of Labor has discontinued the Los Angeles-Riverside-Orange County, CA Index.

Table 2-1
Zone 3 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$115,664.78	$119,227.26
Capital Improvement Projects	$0.00	$0.00
Electricity	$180.28	$185.83
Water	$63,889.01	$65,856.79
Total Direct Costs	**$179,734.07**	**$185,269.88**
Indirect Costs		
Assessment Engineer	$4,264.53	$4,156.32
Auditor-Controller	$568.19	$577.10
Contract Administration	$2,455.31	$2,530.93
Rounding	$0.00	$0.00
Total Indirect Costs	**$7,288.03**	**$7,264.35**
Total Costs	**$187,022.10**	**$192,534.23**
Collection/(Contribution)		
Operating Reserve	($83,241.62)	($88,753.75)
Capital Replacement	$0.00	$0.00
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($83,241.62)**	**($88,753.75)**
Total Assessment	**$103,780.48**	**$103,780.48**
Reserve Fund Balances		
Beginning Operating Reserve		($147,264.90)
Operating Reserve Collection		$0.00
Operating Reserve Contribution		($88,753.75)
Est. Ending Operating Reserve		**($236,018.65)**
Beginning Capital Replacement Reserve		$0.00
Capital Reserve Collection		$0.00
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$0.00**

Table 2-2
Zone 29 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$7,488.46	$7,719.10
Capital Improvement Projects	$0.00	$0.00
Electricity	$14.77	$15.22
Water	$628.79	$648.16
Total Direct Costs	**$8,132.02**	**$8,382.48**
Indirect Costs		
Assessment Engineer	$52.60	$53.12
Auditor-Controller	$90.83	$99.74
Contract Administration	$0.00	$0.00
Rounding	$0.00	$0.00
Total Indirect Costs	**$143.43**	**$152.86**
Total Costs	**$8,275.45**	**$8,535.34**
Collection/(Contribution)		
Operating Reserve	($6,988.85)	($7,209.06)
Capital Replacement	$0.00	$0.00
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($6,988.85)**	**($7,209.06)**
Total Assessment	**$1,286.60**	**$1,326.28**
Reserve Fund Balances		
Beginning Operating Reserve		($16,155.75)
Operating Reserve Collection		$0.00
Operating Reserve Contribution		($7,209.06)
Est. Ending Operating Reserve		**($23,364.81)**
Beginning Capital Replacement Reserve		$0.00
Capital Reserve Collection		$0.00
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$0.00**

Table 2-3
Zone 30 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$21,953.30	$22,629.46
Capital Improvement Projects	$0.00	$0.00
Electricity	$642.68	$662.47
Water	$5,105.16	$5,262.40
Total Direct Costs	**$27,701.14**	**$28,554.33**
Indirect Costs		
Assessment Engineer	$1,725.46	$1,742.31
Auditor-Controller	$146.27	$155.18
Contract Administration	$2,105.89	$2,170.75
Rounding	$0.00	$0.00
Total Indirect Costs	**$3,977.62**	**$4,068.24**
Total Costs	**$31,678.76**	**$32,622.57**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$5,726.36	$4,785.67
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$5,726.36**	**$4,785.67**
Total Assessment	**$37,405.12**	**$37,408.24**
Reserve Fund Balances		
Beginning Operating Reserve		$16,311.28
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$16,311.28**
Beginning Capital Replacement Reserve		$195,387.67
Capital Reserve Collection		$4,785.67
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$200,173.34**

Table 2-4
Zone 42 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$28,148.56	$29,015.54
Capital Improvement Projects	$0.00	$0.00
Electricity	$492.70	$507.88
Water	$16,650.67	$17,163.51
Total Direct Costs	**$45,291.93**	**$46,686.93**
Indirect Costs		
Assessment Engineer	$1,832.68	$1,850.57
Auditor-Controller	$154.55	$163.46
Contract Administration	$2,236.76	$2,305.65
Rounding	$0.00	$0.00
Total Indirect Costs	**$4,223.99**	**$4,319.68**
Total Costs	**$49,515.92**	**$51,006.61**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	($8,787.32)	($9,020.58)
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($8,787.32)**	**($9,020.58)**
Total Assessment	**$40,728.60**	**$41,986.03**
Reserve Fund Balances		
Beginning Operating Reserve		$25,503.31
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$25,503.31**
Beginning Capital Replacement Reserve		$93,842.03
Capital Reserve Collection		$0.00
Capital Reserve Contribution		($9,020.58)
Est. Ending Capital Replacement Reserve		**$84,821.45**

Table 2-5
Zone 51 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$7,050.27	$7,267.42
Capital Improvement Projects	$0.00	$0.00
Electricity	$18.08	$18.64
Water	$2,148.24	$2,214.41
Total Direct Costs	**$9,216.59**	**$9,500.47**
Indirect Costs		
Assessment Engineer	$433.12	$437.35
Auditor-Controller	$109.19	$118.10
Contract Administration	$528.62	$544.90
Rounding	$0.00	$0.00
Total Indirect Costs	**$1,070.93**	**$1,100.35**
Total Costs	**$10,287.52**	**$10,600.82**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$166.66	$176.51
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$166.66**	**$176.51**
Total Assessment	**$10,454.18**	**$10,777.33**
Reserve Fund Balances		
Beginning Operating Reserve		$5,300.41
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$5,300.41**
Beginning Capital Replacement Reserve		$20,724.04
Capital Reserve Collection		$176.51
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$20,900.56**

Table 2-6
Zone 52 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$31,261.68	$32,224.54
Capital Improvement Projects	$5,359.82	$0.00
Electricity	$566.97	$584.43
Water	$3,656.48	$3,769.10
Total Direct Costs	**$40,844.95**	**$36,578.07**
Indirect Costs		
Assessment Engineer	$3,500.03	$3,534.21
Auditor-Controller	$119.99	$128.90
Contract Administration	$4,271.80	$4,403.37
Rounding	$0.00	$0.00
Total Indirect Costs	**$7,891.82**	**$8,066.48**
Total Costs	**$48,736.77**	**$44,644.55**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$27,146.31	$31,239.96
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$27,146.31**	**$31,239.96**
Total Assessment	**$75,883.08**	**$75,884.51**
Reserve Fund Balances		
Beginning Operating Reserve		$22,322.27
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$22,322.27**
Beginning Capital Replacement Reserve		$615,373.03
Capital Reserve Collection		$31,239.96
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$646,612.99**

Table 2-7
Zone 59 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$4,686.33	$4,830.67
Capital Improvement Projects	$2,832.98	$0.00
Electricity	$500.00	$500.00
Water	$170.93	$176.19
Debt Service Repayment	$556.00	$556.00
Total Direct Costs	**$8,746.24**	**$6,062.86**
Indirect Costs		
Assessment Engineer	$273.73	$276.40
Auditor-Controller	$88.67	$97.58
Contract Administration	$334.09	$344.38
Rounding	$0.00	$0.00
Total Indirect Costs	**$696.49**	**$718.36**
Total Costs	**$9,442.73**	**$6,781.22**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	($2,835.11)	$29.97
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($2,835.11)**	**$29.97**
Total Assessment	**$6,607.62**	**$6,811.19**

Reserve Fund Balances	
Beginning Operating Reserve	$3,390.61
Operating Reserve Collection	$0.00
Operating Reserve Contribution	$0.00
Est. Ending Operating Reserve	**$3,390.61**

Beginning Capital Replacement Reserve	$20,954.43
Capital Reserve Collection	$29.97
Capital Reserve Contribution	$0.00
Est. Ending Capital Replacement Reserve	**$20,984.41**

Table 2-8
Zone 62 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$7,528.33	$7,760.20
Capital Improvement Projects	$3,818.93	$0.00
Electricity	$0.00	$0.00
Water	$2,850.68	$2,938.48
Total Direct Costs	**$14,197.94**	**$10,698.68**
Indirect Costs		
Assessment Engineer	$934.99	$944.12
Auditor-Controller	$127.91	$136.82
Contract Administration	$1,141.11	$1,176.26
Rounding	$0.00	$0.00
Total Indirect Costs	**$2,204.01**	**$2,257.20**
Total Costs	**$16,401.95**	**$12,955.88**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$3,867.99	$7,316.31
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$3,867.99**	**$7,316.31**
Total Assessment	**$20,269.94**	**$20,272.19**
Reserve Fund Balances		
Beginning Operating Reserve		$6,477.94
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$6,477.94**
Beginning Capital Replacement Reserve		$137,507.77
Capital Reserve Collection		$7,316.31
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$144,824.08**

Table 2-9
Zone 67 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$2,352.06	$2,424.50
Capital Improvement Projects	$3,044.24	$0.00
Water	$1,271.26	$1,310.41
Total Direct Costs	**$6,667.56**	**$3,734.91**
Indirect Costs		
Assessment Engineer	$403.12	$407.05
Auditor-Controller	$103.07	$111.98
Contract Administration	$492.02	$507.17
Rounding	$0.00	$0.00
Total Indirect Costs	**$998.21**	**$1,026.20**
Total Costs	**$7,665.77**	**$4,761.11**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$1,074.39	$3,979.18
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$1,074.39**	**$3,979.18**
Total Assessment	**$8,740.16**	**$8,740.29**
Reserve Fund Balances		
Beginning Operating Reserve		$2,380.56
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$2,380.56**
Beginning Capital Replacement Reserve		$64,578.94
Capital Reserve Collection		$3,979.18
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$68,558.11**

Table 2-10
Zone 71 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$10,234.60	$10,549.83
Capital Improvement Projects	$0.00	$0.00
Electricity	$15.51	$15.99
Trails	$0.00	$0.00
Water	$2,682.71	$2,765.34
Total Direct Costs	**$12,932.82**	**$13,331.16**
Indirect Costs		
Assessment Engineer	$579.01	$584.66
Auditor-Controller	$138.71	$147.62
Contract Administration	$706.69	$728.46
Rounding	$0.00	$0.00
Total Indirect Costs	**$1,424.41**	**$1,460.74**
Total Costs	**$14,357.23**	**$14,791.90**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	($726.47)	($1,158.38)
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($726.47)**	**($1,158.38)**
Total Assessment	**$13,630.76**	**$13,633.52**
Reserve Fund Balances		
Beginning Operating Reserve		$7,395.95
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$7,395.95**
Beginning Capital Replacement Reserve		$46,404.12
Capital Reserve Collection		$0.00
Capital Reserve Contribution		($1,158.38)
Est. Ending Capital Replacement Reserve		**$45,245.74**

Table 2-11
Zone 181 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$8,318.78	$8,575.00
Capital Improvement Projects	$3,565.39	$0.00
Water	$305.61	$315.02
Electricity	$800.00	$800.00
Debt Service Repayment	$779.00	$779.00
Total Direct Costs	**$13,768.78**	**$10,469.02**
Indirect Costs		
Assessment Engineer	$1,346.65	$1,359.80
Auditor-Controller	$87.95	$96.86
Contract Administration	$1,643.62	$1,694.24
Rounding	$0.00	$0.00
Total Indirect Costs	**$3,078.22**	**$3,150.90**
Total Costs	**$16,847.00**	**$13,619.92**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$12,350.70	$15,577.80
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$12,350.70**	**$15,577.80**
Total Assessment	**$29,197.70**	**$29,197.72**
Reserve Fund Balances		
Beginning Operating Reserve		$6,809.96
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$6,809.96**
Beginning Capital Replacement Reserve		$191,609.03
Capital Reserve Collection		$15,577.80
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$207,186.83**

Changes in Organization

There are no changes in organization for any zone for Fiscal Year 2026-27.

Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

1. Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets." However, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property" (California Constitution, Article XIII D, §2(b)). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature most every public improvement financed through an assessment district contains an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires that portion of the cost of the improvement which benefits the public generally, to be separated from that portion of the cost of the improvement which specially benefits assessed properties. Proposition 218 provides the following definition of "special benefit":

> "'Special benefit' means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute 'special benefit'."

The actual assessment and the amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

Direct and Special Benefit

The maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement provides direct and special benefit to those properties located within Landscaping and Lighting Maintenance District No. 89-1-Consolidated (District).

Each and every lot or parcel within the District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements. First, improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the County or City required the original developer to install and/or guarantee the maintenance of the improvements, and appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within the District could not have been developed in the absence of the installation and expected maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The proper maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement, and appurtenant facilities specially benefit parcels within the District by moderating temperatures, providing oxygenation, attenuating noise from adjacent streets and controlling dust for those properties in close proximity to the landscaping. Improved erosion and water quality control, dust abatement, increased public safety (e.g., control sight distance restrictions and fire hazards), improved neighborhood property protection and aesthetics, controlling or restricting the flow of traffic into and out of the development, increasing public safety for both pedestrians and the motoring public, and increasing traffic safety by improving visibility. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the District. Streetlights also provide safety for pedestrians and motorists living and owning property in the District during the nighttime hours, and to assign rights-of-way for the safety of pedestrians and motorists by defining a specific path during all hours of the day.

Streets are constructed for the safe and convenient travel of vehicles and pedestrians. They also provide an area for underground and overhead utilities. These elements are a distinct and special benefit to all developed parcels in the District. Streetlights are installed on and are for street purposes and are maintained and serviced to allow the street to perform to the standards it was designed.

Streetlights are determined to be an integral part of “streets” as a “permanent public improvement.” One of the principal purposes of fixed roadway lighting is to create a nighttime environment conducive to quick, accurate, and comfortable seeing for the user of the facility. These factors, if attained, combine to improve traffic safety and achieve efficient traffic movement. Fixed lighting can enable the motorist to see detail more distinctly and to react safely toward roadway and traffic conditions present on or near the roadway facility.

The system of streets within the District is established to provide access to each parcel in the District. Streetlights provide a safer street environment for owners of the parcels served. If the parcels were not subdivided to provide individual parcels to owners within the District, there would be no need for a system of streets with streetlights. Therefore, the installation of streetlights is for the express, special benefit of the parcels within the District.

The proper maintenance of the landscaping, ornamental structures, and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the District through the screening of properties within the District from arterial streets.

Finally, the proper maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, and graffiti abatement, and appurtenant structures improves the attractiveness of the properties within the District. This provides a positive visual experience each and every time a trip is made to or from the property and provides an enhanced quality of life and sense of well-being for properties within the District.

Traffic signal assessments are based on traffic studies and/or trip counts. See Section 2 (Cost Estimate) for specific zone benefits.

Because all benefiting properties consist of a uniform land use, it is determined that all lots or parcels benefit equally from the improvements and the costs and expenses for the provision of electricity for the streetlights and traffic signals and the maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, traffic signals, and bridge lights, and graffiti abatement are apportioned on a per acre, per EDU (Equivalent Dwelling Unit), or per parcel basis.

Based on the benefits described above, landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement are an integral part of the quality of life of the District. This quality of life is a special benefit to those parcels that are not government owned easements, utility easements, and flood channel parcels. Government owned easements, utility easements, and flood channel parcels do not benefit from the improvements due to their use and lack of habitation on such parcels. Parcels of this nature are usually vacant narrow strips of land or flood control channels and therefore do not generate or experience pedestrian or vehicular traffic. Nor do these types of parcels support dwelling units or other structures that would promote frequent use of the parcels by the traveling public. As a result of this lack of activity on such parcels they do not receive any benefit from landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement and are not assessed.

General Benefit

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. The portion of the total landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement maintenance costs associated with general benefits will not be assessed to the parcels in the District, but will be paid from other City Funds. Because the landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement improvements are located immediately adjacent to properties within the District and are maintained solely for the benefit of the properties within the District, any benefit received by properties outside of the District will be in the proportions stated under Special Benefit. As a result, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

Method of Apportionment

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The Act further provides that assessments may be apportioned upon all assessable lots or parcels of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the District to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (the “Article”) requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

Benefit by Zone

Each of the assessable parcels within the zones listed below has been deemed to receive proportional special benefit from the maintenance and operation of the improvements within that zone. The percentage change in allowable Fiscal Year 2026-27 assessment from the allowable Fiscal Year 2025-26 assessment is as follows:

Table 3-1
Benefit by Zone

Zone	Estimated Levy FY 2026-27	Total Parcels/Acres	Allowable Assessment per Parcel/Acre FY 2025-2026	Allowable Assessment per Parcel/Acre FY 2026-27	Maximum Assessment Rate Change (%)	Preliminary Assessment per Parcel/Acre FY 2026-27
Zone 3	$103,780.48	1,336 Parcels	$77.68	$77.68	0.00%	$77.68
Zone 29	$1,326.28	10 Parcels	$128.66	$132.63	3.08%	$132.63
Zone 30	$37,408.24	164 Parcels	$257.34	$265.27	3.08%	$228.10
Zone 42	$41,986.03	187 Parcels	$239.72	$247.10	3.08%	$224.52
Zone 51	$10,777.33	61 Parcels	$173.67	$179.02	3.08%	$176.68
Zone 52	$75,884.51	91 Parcels	$940.77	$969.75	3.08%	$833.90
Zone 59	$6,811.19	12.86 Acres	$520.63	$536.66	3.08%	$529.64
Zone 62	$20,272.19	113 Parcels	$202.39	$208.62	3.08%	$179.40
Zone 67	$8,740.29	44 Parcels	$224.10	$231.00	3.08%	$198.64
Zone 71	$13,633.52	143 Parcels	$99.04	$102.09	3.08%	$95.34
Zone 181	$29,197.72	33.84 Acres	$973.37	$1,003.35	3.08%	$862.82

Whereas, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 94-389 to initiate proceedings to form a special assessment district known and designated as:

Landscaping and Lighting Maintenance District No. 89-1-Consolidated; and,

Whereas, the City Council, did direct the appointed engineer to prepare and file an annual report, in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, being an article of the aforementioned Landscaping and Lighting Act of 1972.

Whereas, Section 22567 of said Article 4 states the Report shall consist of the following;

a. Maintenance plans for the improvements
b. An estimate of the costs of the improvements
c. A diagram for the assessment district
d. An assessment of the estimated costs of the maintenance of the improvements

Now, Therefore, I, the appointed ENGINEER, acting on behalf of the City of Wildomar, pursuant to the Act, do hereby submit the following:

1. Pursuant to the provisions of law the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram, a reduced copy of which is included herein.

2. As required by law, a Diagram is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same exist each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in the Assessment Roll contained herein.
3. The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or parcels.
4. There are no parcels or lots within Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

The City requested Spicer Consulting Group, LLC., to prepare and file an Engineer's Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated pursuant to the Landscaping and Lighting Act of 1972 presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for LMD No. 89-1-C for the referenced Fiscal Year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received.

Each succeeding Fiscal Year the special assessment for Zones 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 may be subject to an annual adjustment that is the greater of two percent (2.00%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Riverside-San Bernardino-Ontario Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands in March of each year over the base Index. Any increase larger than the greater of 2.00% or the CPI-U annual adjustment requires a majority approval of all the property owners within each of the benefit zones in LMD No. 89-1-C.

Table 3-2
Proposed Assessments

Zone	Fiscal Year	Maximum % Increase	Maximum Assessment	Actual % Increase	Actual Assessment	% of Maximum
Zone 3	2025-26	0.00%	$77.68	0.00%	$77.68	100%
	2026-27	0.00%	$77.68	0.00%	$77.68	100%
Zone 29	2025-26	2.52%	$128.66	2.52%	$128.66	100%
	2026-27	3.08%	$132.63	3.08%	$132.63	100%
Zone 30	2025-26	2.52%	$257.34	0.00%	$228.10	89%
	2026-27	3.08%	$265.27	0.00%	$228.10	86%
Zone 42	2025-26	2.52%	$239.72	2.52%	$217.82	91%
	2026-27	3.08%	$247.10	3.08%	$224.52	91%
Zone 51	2025-26	2.52%	$173.67	2.52%	$171.40	99%
	2026-27	3.08%	$179.02	3.08%	$176.68	99%
Zone 52	2025-26	2.52%	$940.77	0.00%	$833.90	89%
	2026-27	3.08%	$969.75	0.00%	$833.90	86%
Zone 59	2025-26	2.52%	$520.63	2.52%	$513.82	99%
	2026-27	3.08%	$536.66	3.08%	$529.64	99%
Zone 62	2025-26	2.52%	$202.39	0.00%	$179.40	89%
	2026-27	3.08%	$208.62	0.00%	$179.40	86%
Zone 67	2025-26	2.52%	$224.10	0.00%	$198.64	89%
	2026-27	3.08%	$231.00	0.00%	$198.64	86%
Zone 71	2025-26	2.52%	$99.04	0.00%	$95.34	96%
	2026-27	3.08%	$102.09	0.00%	$95.34	93%
Zone 181	2025-26	2.52%	$973.37	0.00%	$862.82	89%
	2026-27	3.08%	$1,003.35	0.00%	$862.82	86%

Executed this _____ day of _____ 2026.

FRANCISCO MARTINEZ JR
PROFESSIONAL CIVIL ENGINEER NO. 84640
ENGINEER OF WORK
CITY OF WILDOMAR
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ___ day of _____ 2026.

CITY CLERK
CITY OF WILDOMAR
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Wildomar, California, on the ___day of _____ 2026.

CITY CLERK
CITY OF WILDOMAR
STATE OF CALIFORNIA

A reduced copy of the Assessment Diagrams are filed herewith, are incorporated by reference in Appendix B herein, and made part of this Report.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Information identified on these maps was received from several sources including the owner/developer, City of Wildomar, and the Riverside County Assessor.

The actual amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

The total assessment for the Fiscal Year 2026-27 is $349,817.78.[1]

[1] The actual assessment roll amount might have a minimal variance due to rounding.

Appendix A:
Assessment Rolls

APN	Levy	APN	Levy	APN	Levy
362511001	$77.68	362511002	$77.68	362511003	$77.68
362511004	$77.68	362511005	$77.68	362511006	$77.68
362511007	$77.68	362511008	$77.68	362511009	$77.68
362511010	$77.68	362512001	$77.68	362512002	$77.68
362512003	$77.68	362512004	$77.68	362512005	$77.68
362512006	$77.68	362512007	$77.68	362512008	$77.68
362512009	$77.68	362512010	$77.68	362512011	$77.68
362512012	$77.68	362512013	$77.68	362512014	$77.68
362512015	$77.68	362512016	$77.68	362512017	$77.68
362512018	$77.68	362512019	$77.68	362512020	$77.68
362512021	$77.68	362512022	$77.68	362512023	$77.68
362512024	$77.68	362512025	$77.68	362512026	$77.68
362512027	$77.68	362512028	$77.68	362512029	$77.68
362512030	$77.68	362512031	$77.68	362512032	$77.68
362512033	$77.68	362512034	$77.68	362512035	$77.68
362512036	$77.68	362512037	$77.68	362512038	$77.68
362512039	$77.68	362512040	$77.68	362512041	$77.68
362512042	$77.68	362512043	$77.68	362512044	$77.68
362512045	$77.68	362512046	$77.68	362513001	$77.68
362513002	$77.68	362513003	$77.68	362513004	$77.68
362513005	$77.68	362513006	$77.68	362513007	$77.68
362513008	$77.68	362513009	$77.68	362513010	$77.68
362513011	$77.68	362514001	$77.68	362514002	$77.68
362514003	$77.68	362514004	$77.68	362514005	$77.68
362514006	$77.68	362521001	$77.68	362521002	$77.68
362521003	$77.68	362521004	$77.68	362521005	$77.68
362521006	$77.68	362522001	$77.68	362522002	$77.68
362522003	$77.68	362522004	$77.68	362522005	$77.68
362522006	$77.68	362522007	$77.68	362522008	$77.68
362522009	$77.68	362522010	$77.68	362522011	$77.68
362522012	$77.68	362522013	$77.68	362522014	$77.68
362522015	$77.68	362522016	$77.68	362522017	$77.68
362522018	$77.68	362522019	$77.68	362522020	$77.68
362522021	$77.68	362522022	$77.68	362522023	$77.68
362522024	$77.68	362522025	$77.68	362522026	$77.68
362522027	$77.68	362522028	$77.68	362522029	$77.68
362522030	$77.68	362522031	$77.68	362522032	$77.68
362522033	$77.68	362522034	$77.68	362522035	$77.68
362523001	$77.68	362523002	$77.68	362523003	$77.68
362523004	$77.68	362523005	$77.68	362523006	$77.68
362523007	$77.68	362523008	$77.68	362523009	$77.68
362523010	$77.68	362523011	$77.68	362523012	$77.68
362523013	$77.68	362523014	$77.68	362523015	$77.68
362523016	$77.68	362531001	$77.68	362531002	$77.68
362531003	$77.68	362531004	$77.68	362531005	$77.68
362531006	$77.68	362531007	$77.68	362531008	$77.68

APN	Levy	APN	Levy	APN	Levy
362531009	$77.68	362531010	$77.68	362531011	$77.68
362531012	$77.68	362531014	$77.68	362531015	$77.68
362531016	$77.68	362531017	$77.68	362531018	$77.68
362531019	$77.68	362531020	$77.68	362531021	$77.68
362531022	$77.68	362531023	$77.68	362531024	$77.68
362531025	$77.68	362531026	$77.68	362531027	$77.68
362531028	$77.68	362531029	$77.68	362531030	$77.68
362531031	$77.68	362532001	$77.68	362532002	$77.68
362532003	$77.68	362532004	$77.68	362532005	$77.68
362532006	$77.68	362532007	$77.68	362532008	$77.68
362533001	$77.68	362533002	$77.68	362533003	$77.68
362533004	$77.68	362533005	$77.68	362533006	$77.68
362533007	$77.68	362533008	$77.68	362533009	$77.68
362533010	$77.68	362533011	$77.68	362533012	$77.68
362533013	$77.68	362533014	$77.68	362533015	$77.68
362533016	$77.68	362533017	$77.68	362533018	$77.68
362533019	$77.68	362533020	$77.68	362533021	$77.68
362533022	$77.68	362533023	$77.68	362533024	$77.68
362533025	$77.68	362533026	$77.68	362533027	$77.68
362533028	$77.68	362533029	$77.68	362533030	$77.68
362533031	$77.68	362541001	$77.68	362541002	$77.68
362541004	$77.68	362541005	$77.68	362541006	$77.68
362541007	$77.68	362542001	$77.68	362542002	$77.68
362542003	$77.68	362542004	$77.68	362542005	$77.68
362542006	$77.68	362542007	$77.68	362542008	$77.68
362542009	$77.68	362542010	$77.68	362542011	$77.68
362542012	$77.68	362542013	$77.68	362542014	$77.68
362542015	$77.68	362542016	$77.68	362542017	$77.68
362542018	$77.68	362542019	$77.68	362542020	$77.68
362542021	$77.68	362542022	$77.68	362542023	$77.68
362542024	$77.68	362542025	$77.68	362543001	$77.68
362543002	$77.68	362543003	$77.68	362543004	$77.68
362543005	$77.68	362543006	$77.68	362543007	$77.68
362543008	$77.68	362543009	$77.68	362543010	$77.68
362543011	$77.68	362550001	$77.68	362550002	$77.68
362550003	$77.68	362550004	$77.68	362550005	$77.68
362550006	$77.68	362550007	$77.68	362550008	$77.68
362550009	$77.68	362550010	$77.68	362550011	$77.68
362550012	$77.68	362550013	$77.68	362550014	$77.68
362550015	$77.68	362550016	$77.68	362550017	$77.68
362550018	$77.68	362550019	$77.68	362550020	$77.68
362550021	$77.68	362550022	$77.68	362550023	$77.68
362550024	$77.68	362550025	$77.68	362550026	$77.68
362550027	$77.68	362550028	$77.68	362550029	$77.68
362550030	$77.68	362550031	$77.68	362550032	$77.68
362550033	$77.68	362550034	$77.68	362550035	$77.68

APN	Levy	APN	Levy	APN	Levy
362550036	$77.68	362550037	$77.68	362550038	$77.68
362550039	$77.68	362550040	$77.68	362550041	$77.68
362550042	$77.68	362550043	$77.68	362550044	$77.68
362550045	$77.68	362550046	$77.68	362550047	$77.68
362550048	$77.68	362550049	$77.68	362550050	$77.68
362550051	$77.68	362550052	$77.68	362550053	$77.68
362550054	$77.68	362550055	$77.68	362550056	$77.68
362550057	$77.68	362550058	$77.68	362550059	$77.68
362550060	$77.68	362550061	$77.68	362550062	$77.68
362550063	$77.68	362690001	$77.68	362690002	$77.68
362690003	$77.68	362690004	$77.68	362690005	$77.68
362690006	$77.68	362690007	$77.68	362690008	$77.68
362690009	$77.68	362690010	$77.68	362690011	$77.68
362690012	$77.68	362690013	$77.68	362690014	$77.68
362690015	$77.68	362690016	$77.68	362690017	$77.68
362690018	$77.68	362690019	$77.68	362690020	$77.68
362690021	$77.68	362691001	$77.68	362691002	$77.68
362691003	$77.68	362691004	$77.68	362691005	$77.68
362691006	$77.68	362691007	$77.68	362691008	$77.68
362691009	$77.68	362691010	$77.68	362691011	$77.68
362691012	$77.68	362691013	$77.68	362691014	$77.68
362691015	$77.68	362691016	$77.68	362700001	$77.68
362700002	$77.68	362700003	$77.68	362700004	$77.68
362700005	$77.68	362700006	$77.68	362700007	$77.68
362700008	$77.68	362700009	$77.68	362700010	$77.68
362700011	$77.68	362700012	$77.68	362700013	$77.68
362700014	$77.68	362700015	$77.68	362700016	$77.68
362701001	$77.68	362701002	$77.68	362701003	$77.68
362701004	$77.68	362701005	$77.68	362701006	$77.68
362701007	$77.68	362701008	$77.68	362701009	$77.68
362701010	$77.68	362702002	$77.68	362702003	$77.68
362702004	$77.68	362702005	$77.68	362702006	$77.68
362702007	$77.68	362702008	$77.68	362702009	$77.68
362702010	$77.68	362702011	$77.68	362702012	$77.68
362702013	$77.68	362702014	$77.68	362702015	$77.68
362702016	$77.68	362702017	$77.68	362702018	$77.68
362702019	$77.68	362710001	$77.68	362710002	$77.68
362710003	$77.68	362710004	$77.68	362710005	$77.68
362710006	$77.68	362710007	$77.68	362710008	$77.68
362710009	$77.68	362710010	$77.68	362710011	$77.68
362710012	$77.68	362710013	$77.68	362710014	$77.68
362711001	$77.68	362711002	$77.68	362711003	$77.68
362711004	$77.68	362711005	$77.68	362711006	$77.68
362711007	$77.68	362711008	$77.68	362711009	$77.68
362711010	$77.68	362711011	$77.68	362711012	$77.68
362711013	$77.68	362711014	$77.68	362711015	$77.68

APN	Levy	APN	Levy	APN	Levy
362711016	$77.68	362711017	$77.68	362711018	$77.68
362711019	$77.68	362711020	$77.68	362711021	$77.68
362712001	$77.68	362712002	$77.68	362712003	$77.68
362712004	$77.68	362712005	$77.68	362712006	$77.68
362712007	$77.68	362712008	$77.68	362712009	$77.68
362712010	$77.68	362712011	$77.68	362712012	$77.68
362712013	$77.68	362712014	$77.68	362712015	$77.68
362712016	$77.68	366491001	$77.68	366491002	$77.68
366491003	$77.68	366491004	$77.68	366491005	$77.68
366491006	$77.68	366491007	$77.68	366492001	$77.68
366492002	$77.68	366492003	$77.68	366492004	$77.68
366492005	$77.68	366492006	$77.68	366492007	$77.68
366492008	$77.68	366492009	$77.68	366492010	$77.68
366492011	$77.68	366492012	$77.68	366492013	$77.68
366492014	$77.68	366492015	$77.68	366492016	$77.68
366492017	$77.68	366492018	$77.68	366492019	$77.68
366492020	$77.68	366492021	$77.68	366492022	$77.68
366492023	$77.68	366492024	$77.68	366493001	$77.68
366493002	$77.68	366493003	$77.68	366493004	$77.68
366493005	$77.68	366493006	$77.68	366493007	$77.68
366493008	$77.68	366493009	$77.68	366493010	$77.68
366493011	$77.68	366501001	$77.68	366501002	$77.68
366501003	$77.68	366501004	$77.68	366501005	$77.68
366501006	$77.68	366501007	$77.68	366501008	$77.68
366501009	$77.68	366501010	$77.68	366501011	$77.68
366501012	$77.68	366501013	$77.68	366501014	$77.68
366501015	$77.68	366501016	$77.68	366501017	$77.68
366502001	$77.68	366502002	$77.68	366502003	$77.68
366502004	$77.68	366502005	$77.68	366502006	$77.68
366502007	$77.68	366502008	$77.68	366502009	$77.68
366502010	$77.68	366502011	$77.68	366502012	$77.68
366502013	$77.68	366502014	$77.68	366502015	$77.68
366502016	$77.68	366502017	$77.68	366502018	$77.68
366503001	$77.68	366503002	$77.68	366503003	$77.68
366503004	$77.68	366503005	$77.68	366503006	$77.68
366503007	$77.68	366503008	$77.68	366503009	$77.68
366503010	$77.68	366503011	$77.68	366503012	$77.68
370441001	$77.68	370441002	$77.68	370441003	$77.68
370441004	$77.68	370441005	$77.68	370442001	$77.68
370442002	$77.68	370442003	$77.68	370442004	$77.68
370442005	$77.68	370442006	$77.68	370442007	$77.68
370442008	$77.68	370442009	$77.68	370442010	$77.68
370442011	$77.68	370442012	$77.68	370442013	$77.68
370442014	$77.68	370442015	$77.68	370442016	$77.68
370442017	$77.68	370442018	$77.68	370442019	$77.68
370442020	$77.68	370442021	$77.68	370442022	$77.68

APN	Levy	APN	Levy	APN	Levy
370442023	$77.68	370442024	$77.68	370442025	$77.68
370442026	$77.68	370442027	$77.68	370442028	$77.68
370442029	$77.68	370442030	$77.68	370442031	$77.68
370442032	$77.68	370442033	$77.68	370442034	$77.68
370442035	$77.68	370442036	$77.68	370442037	$77.68
370443001	$77.68	370443002	$77.68	370443003	$77.68
370443004	$77.68	370443005	$77.68	370443006	$77.68
370443007	$77.68	370443008	$77.68	370443009	$77.68
370443010	$77.68	370443011	$77.68	370443012	$77.68
370443013	$77.68	370443014	$77.68	370443015	$77.68
370443016	$77.68	370443017	$77.68	370451001	$77.68
370451002	$77.68	370451003	$77.68	370451004	$77.68
370451005	$77.68	370451006	$77.68	370452001	$77.68
370452002	$77.68	370452003	$77.68	370452004	$77.68
370452005	$77.68	370452006	$77.68	370452007	$77.68
370452008	$77.68	370452009	$77.68	370452010	$77.68
370452011	$77.68	370452012	$77.68	370452013	$77.68
370452014	$77.68	370452015	$77.68	376430001	$77.68
376430002	$77.68	376430003	$77.68	376430004	$77.68
376430005	$77.68	376430006	$77.68	376430007	$77.68
376430008	$77.68	376430009	$77.68	376430010	$77.68
376430011	$77.68	376430012	$77.68	376430013	$77.68
376430014	$77.68	376430015	$77.68	376430016	$77.68
376430017	$77.68	376430018	$77.68	376430019	$77.68
376430020	$77.68	376430021	$77.68	376430022	$77.68
376430023	$77.68	376430024	$77.68	376430025	$77.68
376430026	$77.68	376430027	$77.68	376430028	$77.68
376430029	$77.68	376430030	$77.68	376430031	$77.68
376430032	$77.68	376430033	$77.68	376430034	$77.68
376431001	$77.68	376431002	$77.68	376431003	$77.68
376431004	$77.68	376431005	$77.68	376431006	$77.68
376431007	$77.68	376431008	$77.68	376431009	$77.68
376431010	$77.68	376431011	$77.68	376431012	$77.68
376431013	$77.68	376431014	$77.68	376431015	$77.68
376431016	$77.68	376431017	$77.68	376431018	$77.68
376431019	$77.68	376431020	$77.68	376431021	$77.68
376431022	$77.68	376431023	$77.68	376431024	$77.68
376431025	$77.68	376431026	$77.68	376431027	$77.68
376431028	$77.68	376431029	$77.68	376431030	$77.68
376431031	$77.68	376431032	$77.68	376431033	$77.68
376431034	$77.68	376431035	$77.68	376431036	$77.68
376431037	$77.68	376431038	$77.68	376431039	$77.68
376431040	$77.68	376431041	$77.68	376431042	$77.68
376431043	$77.68	376431044	$77.68	376450001	$77.68
376450002	$77.68	376450003	$77.68	376450004	$77.68
376450005	$77.68	376450006	$77.68	376450007	$77.68

APN	Levy	APN	Levy	APN	Levy
376450008	$77.68	376450009	$77.68	376450010	$77.68
376450011	$77.68	376450012	$77.68	376450013	$77.68
376450014	$77.68	376450015	$77.68	376450016	$77.68
376450017	$77.68	376450018	$77.68	376450019	$77.68
376450020	$77.68	376450021	$77.68	376450022	$77.68
376450023	$77.68	376450024	$77.68	376450025	$77.68
376450026	$77.68	376450027	$77.68	376450028	$77.68
376450029	$77.68	376450030	$77.68	376450031	$77.68
376450032	$77.68	376450033	$77.68	376450034	$77.68
376450035	$77.68	376450036	$77.68	376450037	$77.68
376450038	$77.68	376451001	$77.68	376451002	$77.68
376451003	$77.68	376451004	$77.68	376451005	$77.68
376451006	$77.68	376451007	$77.68	376451008	$77.68
376451009	$77.68	376451010	$77.68	376452001	$77.68
376452002	$77.68	376452003	$77.68	376452004	$77.68
376452005	$77.68	376452006	$77.68	376452007	$77.68
376452008	$77.68	376452009	$77.68	376452010	$77.68
376452011	$77.68	376452012	$77.68	376452013	$77.68
376452014	$77.68	376452015	$77.68	380021001	$77.68
380021002	$77.68	380021003	$77.68	380021004	$77.68
380021005	$77.68	380021006	$77.68	380021007	$77.68
380021008	$77.68	380021009	$77.68	380021010	$77.68
380021011	$77.68	380021012	$77.68	380021013	$77.68
380021014	$77.68	380021015	$77.68	380021016	$77.68
380021018	$77.68	380021019	$77.68	380021020	$77.68
380021021	$77.68	380021022	$77.68	380021023	$77.68
380021024	$77.68	380021025	$77.68	380021026	$77.68
380021027	$77.68	380021028	$77.68	380021029	$77.68
380021030	$77.68	380021031	$77.68	380021032	$77.68
380021033	$77.68	380021034	$77.68	380022001	$77.68
380022002	$77.68	380022003	$77.68	380022004	$77.68
380022005	$77.68	380022006	$77.68	380022007	$77.68
380022008	$77.68	380022009	$77.68	380022010	$77.68
380022011	$77.68	380022012	$77.68	380022013	$77.68
380022014	$77.68	380022015	$77.68	380022016	$77.68
380022017	$77.68	380023001	$77.68	380023002	$77.68
380023003	$77.68	380023004	$77.68	380023005	$77.68
380023006	$77.68	380023007	$77.68	380023008	$77.68
380023009	$77.68	380023010	$77.68	380023011	$77.68
380023012	$77.68	380023013	$77.68	380023014	$77.68
380023015	$77.68	380023016	$77.68	380023017	$77.68
380023018	$77.68	380023019	$77.68	380023020	$77.68
380023021	$77.68	380023022	$77.68	380031001	$77.68
380031002	$77.68	380031003	$77.68	380031004	$77.68
380031005	$77.68	380031006	$77.68	380031007	$77.68
380031008	$77.68	380031009	$77.68	380031010	$77.68

APN	Levy	APN	Levy	APN	Levy
380031011	$77.68	380031012	$77.68	380031013	$77.68
380031014	$77.68	380031015	$77.68	380031016	$77.68
380031017	$77.68	380031018	$77.68	380031019	$77.68
380031020	$77.68	380031021	$77.68	380031022	$77.68
380031023	$77.68	380031024	$77.68	380031025	$77.68
380032001	$77.68	380032002	$77.68	380032003	$77.68
380032004	$77.68	380032005	$77.68	380032006	$77.68
380032007	$77.68	380032008	$77.68	380032009	$77.68
380032010	$77.68	380032011	$77.68	380032012	$77.68
380032013	$77.68	380032014	$77.68	380032015	$77.68
380032016	$77.68	380032017	$77.68	380032018	$77.68
380032019	$77.68	380032020	$77.68	380032021	$77.68
380032022	$77.68	380032023	$77.68	380032024	$77.68
380032025	$77.68	380032026	$77.68	380032027	$77.68
380032028	$77.68	380032029	$77.68	380032030	$77.68
380032031	$77.68	380032032	$77.68	380032033	$77.68
380032034	$77.68	380090016	$77.68	380090017	$77.68
380090018	$77.68	380090019	$77.68	380090020	$77.68
380090021	$77.68	380090022	$77.68	380090023	$77.68
380090024	$77.68	380090025	$77.68	380090026	$77.68
380090027	$77.68	380090028	$77.68	380090029	$77.68
380090030	$77.68	380090031	$77.68	380090032	$77.68
380090033	$77.68	380090034	$77.68	380090035	$77.68
380090036	$77.68	380090037	$77.68	380090038	$77.68
380090039	$77.68	380090040	$77.68	380090041	$77.68
380091001	$77.68	380091002	$77.68	380091003	$77.68
380091004	$77.68	380091005	$77.68	380091006	$77.68
380091007	$77.68	380092001	$77.68	380092002	$77.68
380092003	$77.68	380092004	$77.68	380092005	$77.68
380092006	$77.68	380092007	$77.68	380092008	$77.68
380092009	$77.68	380092010	$77.68	380092011	$77.68
380092012	$77.68	380092013	$77.68	380092014	$77.68
380092015	$77.68	380092016	$77.68	380092017	$77.68
380092018	$77.68	380092019	$77.68	380092020	$77.68
380092021	$77.68	380092022	$77.68	380092023	$77.68
380092024	$77.68	380092025	$77.68	380092026	$77.68
380311001	$77.68	380311002	$77.68	380311003	$77.68
380311004	$77.68	380311005	$77.68	380311006	$77.68
380311007	$77.68	380311008	$77.68	380311009	$77.68
380311010	$77.68	380311011	$77.68	380311012	$77.68
380311013	$77.68	380311014	$77.68	380311015	$77.68
380311016	$77.68	380311017	$77.68	380311018	$77.68
380311019	$77.68	380311020	$77.68	380311021	$77.68
380311022	$77.68	380311023	$77.68	380311024	$77.68
380311025	$77.68	380312001	$77.68	380312002	$77.68
380312003	$77.68	380312004	$77.68	380312005	$77.68

APN	Levy	APN	Levy	APN	Levy
380312006	$77.68	380312007	$77.68	380312008	$77.68
380312009	$77.68	380312010	$77.68	380312011	$77.68
380312012	$77.68	380312013	$77.68	380312014	$77.68
380312015	$77.68	380312016	$77.68	380312017	$77.68
380312018	$77.68	380312019	$77.68	380312020	$77.68
380312021	$77.68	380312022	$77.68	380312023	$77.68
380312024	$77.68	380312025	$77.68	380312026	$77.68
380312027	$77.68	380312028	$77.68	380312029	$77.68
380312030	$77.68	380312031	$77.68	380312032	$77.68
380312033	$77.68	380312034	$77.68	380312035	$77.68
380312036	$77.68	380312037	$77.68	380312038	$77.68
380313001	$77.68	380313002	$77.68	380313003	$77.68
380321001	$77.68	380321002	$77.68	380321003	$77.68
380321004	$77.68	380321005	$77.68	380321006	$77.68
380321007	$77.68	380321008	$77.68	380321009	$77.68
380321010	$77.68	380321011	$77.68	380322001	$77.68
380322002	$77.68	380322003	$77.68	380322004	$77.68
380322005	$77.68	380322006	$77.68	380322007	$77.68
380322008	$77.68	380322009	$77.68	380322010	$77.68
380322011	$77.68	380322012	$77.68	380322013	$77.68
380322014	$77.68	380322015	$77.68	380322016	$77.68
380322017	$77.68	380322018	$77.68	380322019	$77.68
380322020	$77.68	380322021	$77.68	380322022	$77.68
380322023	$77.68	380322024	$77.68	380322025	$77.68
380322026	$77.68	380322027	$77.68	380322028	$77.68
380322029	$77.68	380322030	$77.68	380322031	$77.68
380322032	$77.68	380322033	$77.68	380322034	$77.68
380322035	$77.68	380322036	$77.68	380322037	$77.68
380322038	$77.68	380322039	$77.68	380322040	$77.68
380322041	$77.68	380322042	$77.68	380322043	$77.68
380322044	$77.68	380322045	$77.68	380322046	$77.68
380322047	$77.68	380322048	$77.68	380322049	$77.68
380322050	$77.68	380322051	$77.68	380322052	$77.68
380322053	$77.68	380322054	$77.68	380322055	$77.68
380322056	$77.68	380322057	$77.68	380322058	$77.68
380322059	$77.68	380340001	$77.68	380340002	$77.68
380340003	$77.68	380340004	$77.68	380340005	$77.68
380340006	$77.68	380340007	$77.68	380340008	$77.68
380340009	$77.68	380340010	$77.68	380340011	$77.68
380340012	$77.68	380340013	$77.68	380340014	$77.68
380340015	$77.68	380340016	$77.68	380340017	$77.68
380340018	$77.68	380341001	$77.68	380341002	$77.68
380341003	$77.68	380341004	$77.68	380341005	$77.68
380341006	$77.68	380341007	$77.68	380341008	$77.68
380341009	$77.68	380341010	$77.68	380341011	$77.68
380341012	$77.68	380341013	$77.68	380341014	$77.68

APN	Levy	APN	Levy	APN	Levy
380341015	$77.68	380341016	$77.68	380341017	$77.68
380341018	$77.68	380341019	$77.68	380341020	$77.68
380341021	$77.68	380341022	$77.68	380341023	$77.68
380341024	$77.68	380341025	$77.68	380341026	$77.68
380341027	$77.68	380341028	$77.68	380341029	$77.68
380341030	$77.68	380341031	$77.68	380341032	$77.68
380341033	$77.68	380341034	$77.68	380341035	$77.68
380341036	$77.68	380341037	$77.68	380341038	$77.68
380341039	$77.68	380341040	$77.68	380341041	$77.68
380341042	$77.68	380341043	$77.68	380341044	$77.68
380341045	$77.68	380341046	$77.68	380341047	$77.68
380341048	$77.68	380350001	$77.68	380350002	$77.68
380350003	$77.68	380350004	$77.68	380350005	$77.68
380350006	$77.68	380350007	$77.68	380350008	$77.68
380350009	$77.68	380350010	$77.68	380350011	$77.68
380350012	$77.68	380350013	$77.68	380350014	$77.68
380350015	$77.68	380350016	$77.68	380350017	$77.68
380350018	$77.68	380350019	$77.68	380350020	$77.68
380350021	$77.68	380350022	$77.68	380350023	$77.68
380350024	$77.68	380350025	$77.68	380350026	$77.68
380350027	$77.68	380350028	$77.68	380350029	$77.68
380350030	$77.68	380350031	$77.68	380350032	$77.68
380350033	$77.68	380350034	$77.68	380351001	$77.68
380351002	$77.68	380351003	$77.68	380351004	$77.68
380351005	$77.68	380351006	$77.68	380351007	$77.68
380351008	$77.68	380351009	$77.68	380351010	$77.68
380351011	$77.68	380351012	$77.68	380351013	$77.68
380351014	$77.68	380351015	$77.68	380351016	$77.68
380351017	$77.68	380351018	$77.68	380351019	$77.68
380360001	$77.68	380360002	$77.68	380360003	$77.68
380360004	$77.68	380360005	$77.68	380360006	$77.68
380360007	$77.68	380361001	$77.68	380361002	$77.68
380361003	$77.68	380361004	$77.68	380361005	$77.68
380361006	$77.68	380361007	$77.68	380361008	$77.68
380361009	$77.68	380361010	$77.68	380361011	$77.68
380361012	$77.68	380361013	$77.68	380361014	$77.68
380361015	$77.68	380361016	$77.68	380361017	$77.68
380361018	$77.68	380361019	$77.68	380361020	$77.68
380361021	$77.68	380361022	$77.68	380361023	$77.68
380361024	$77.68	380361025	$77.68	380361026	$77.68
380361027	$77.68	380361028	$77.68	380361029	$77.68
380361030	$77.68	380361031	$77.68	380361032	$77.68
380362001	$77.68	380362002	$77.68	380362003	$77.68
380362004	$77.68	380362005	$77.68	380362006	$77.68
380362007	$77.68	380362008	$77.68	380362009	$77.68
380362010	$77.68	380362011	$77.68	380362012	$77.68

APN	Levy	APN	Levy	APN	Levy
380362013	$77.68	380362014	$77.68	380362015	$77.68
380362016	$77.68	380362017	$77.68	380362018	$77.68
380362019	$77.68	380362020	$77.68	380370001	$77.68
380370002	$77.68	380370003	$77.68	380370004	$77.68
380370005	$77.68	380370006	$77.68	380370007	$77.68
380370008	$77.68	380370009	$77.68	380370010	$77.68
380370011	$77.68	380370012	$77.68	380370014	$77.68
380370015	$77.68	380370016	$77.68	380370017	$77.68
380370018	$77.68	380370019	$77.68	380370020	$77.68
380370021	$77.68	380370022	$77.68	380370023	$77.68
380370024	$77.68	380370025	$77.68	380370026	$77.68
380370027	$77.68	380370028	$77.68	380370029	$77.68
380370030	$77.68	380370031	$77.68	380370032	$77.68
380370033	$77.68	380380001	$77.68	380380002	$77.68
380380003	$77.68	380380004	$77.68	380380005	$77.68
380380006	$77.68	380380007	$77.68	380380008	$77.68
380380009	$77.68	380380010	$77.68	380380011	$77.68
380380012	$77.68	380380013	$77.68	380380014	$77.68
380380015	$77.68	380380016	$77.68	380380017	$77.68
380380018	$77.68	380380019	$77.68	380380020	$77.68
380380021	$77.68	380380022	$77.68	380380024	$77.68
380380025	$77.68	380380026	$77.68	380380027	$77.68
380380028	$77.68	380380029	$77.68	380380030	$77.68
380380031	$77.68	380380032	$77.68	380380033	$77.68
380380034	$77.68	380380035	$77.68	380380036	$77.68
380380037	$77.68	380381001	$77.68	380381002	$77.68
380381003	$77.68	380381004	$77.68	380381005	$77.68
380381006	$77.68	380381007	$77.68	380381008	$77.68
380381009	$77.68	380381010	$77.68	380381011	$77.68
380381012	$77.68	380381013	$77.68	380381014	$77.68
380381015	$77.68	380381016	$77.68	380381017	$77.68
380381018	$77.68				

Totals	Parcels 1,336	Levy $103,780.48

Assessment Roll

68-9837 - LMD 89-1-C Vol.1 - Zone 29

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
368272016	$132.62	368272017	$132.62	368272018	$132.62
368272019	$132.62	368272020	$132.62	368272021	$132.62
368272022	$132.62	368272023	$132.62		
368272024	$132.62	368272025	$132.62		

Totals **Parcels 10** **Levy $1,326.20**

Assessment Roll

68-9838 - LMD 89-1-C Vol.1 - Zone 30

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380330001	$228.08	380330002	$228.08	380330003	$228.08
380330004	$228.08	380330005	$228.08	380330006	$228.08
380330007	$228.08	380330008	$228.08	380330009	$228.08
380330010	$228.08	380330011	$228.08	380330012	$228.08
380330013	$228.08	380330014	$228.08	380330015	$228.08
380330016	$228.08	380330017	$228.08	380330018	$228.08
380330019	$228.08	380330020	$228.08	380330021	$228.08
380330022	$228.08	380330023	$228.08	380330024	$228.08
380330025	$228.08	380330026	$228.08	380330027	$228.08
380330028	$228.08	380330029	$228.08	380330030	$228.08
380330031	$228.08	380330032	$228.08	380330033	$228.08
380330034	$228.08	380330035	$228.08	380330036	$228.08
380330037	$228.08	380330038	$228.08	380330039	$228.08
380330040	$228.08	380330041	$228.08	380330042	$228.08
380330043	$228.08	380330044	$228.08	380330045	$228.08
380330046	$228.08	380330047	$228.08	380330048	$228.08
380331001	$228.08	380331002	$228.08	380331003	$228.08
380331004	$228.08	380331005	$228.08	380331006	$228.08
380331007	$228.08	380331008	$228.08	380331009	$228.08
380331010	$228.08	380331011	$228.08	380331012	$228.08
380331013	$228.08	380331014	$228.08	380331015	$228.08
380331016	$228.08	380331017	$228.08	380331018	$228.08
380331019	$228.08	380331020	$228.08	380331021	$228.08
380331022	$228.08	380331023	$228.08	380331024	$228.08
380331025	$228.08	380331026	$228.08	380331027	$228.08
380331028	$228.08	380331029	$228.08	380331030	$228.08
380390001	$228.08	380390002	$228.08	380390003	$228.08
380390004	$228.08	380390005	$228.08	380390006	$228.08
380390007	$228.08	380390008	$228.08	380390009	$228.08
380390010	$228.08	380390011	$228.08	380390012	$228.08
380390013	$228.08	380390014	$228.08	380390015	$228.08
380390016	$228.08	380390017	$228.08	380390018	$228.08
380390019	$228.08	380390020	$228.08	380390021	$228.08
380390022	$228.08	380390023	$228.08	380390024	$228.08
380390026	$228.08	380390027	$228.08	380390028	$228.08
380390029	$228.08	380390030	$228.08	380390031	$228.08
380390032	$228.08	380390033	$228.08	380390034	$228.08
380390035	$228.08	380390036	$228.08	380390037	$228.08
380390038	$228.08	380390039	$228.08	380390041	$228.08
380391001	$228.08	380391002	$228.08	380391003	$228.08
380391004	$228.08	380391005	$228.08	380400003	$228.08
380400004	$228.08	380400005	$228.08	380400006	$228.08
380400007	$228.08	380400011	$228.08	380400015	$228.08
380400016	$228.08	380400017	$228.08	380400018	$228.08
380400019	$228.08	380400020	$228.08	380400021	$228.08
380400022	$228.08	380400026	$228.08	380400027	$228.08

Assessment Roll

68-9838 - LMD 89-1-C Vol.1 - Zone 30

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380400028	$228.08	380400029	$228.08	380400030	$228.08
380400031	$228.08	380400032	$228.08	380400040	$228.08
380400041	$228.08	380401001	$228.08	380401002	$228.08
380401003	$228.08	380401004	$228.08	380401005	$228.08
380401006	$228.08	380401007	$228.08	380401008	$228.08
380401009	$228.08	380401010	$228.08	380401011	$228.08
380401012	$228.08	380401013	$228.08	380401014	$228.08
380401015	$228.08	380401016	$228.08	380401017	$228.08
380401018	$228.08	380401019	$228.08		

Totals **Parcels 164** **Levy $37,405.12**

Assessment Roll

68-9839 - LMD 89-1-C Vol.1 - Zone 42

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
362670001	$224.52	362670002	$224.52	362670003	$224.52
362670004	$224.52	362671001	$224.52	362671002	$224.52
362671003	$224.52	362671004	$224.52	362671005	$224.52
362671006	$224.52	362671007	$224.52	362671008	$224.52
362671009	$224.52	362671010	$224.52	362671011	$224.52
362671012	$224.52	362671013	$224.52	362671014	$224.52
362671015	$224.52	362671016	$224.52	362671017	$224.52
362671018	$224.52	362671019	$224.52	362671020	$224.52
362671021	$224.52	362671022	$224.52	362671023	$224.52
362671024	$224.52	362671025	$224.52	362671026	$224.52
362671027	$224.52	362671028	$224.52	362671029	$224.52
362671030	$224.52	362671031	$224.52	362671032	$224.52
362671033	$224.52	362672001	$224.52	362672002	$224.52
362672003	$224.52	362672004	$224.52	362672005	$224.52
362672006	$224.52	362672007	$224.52	362672008	$224.52
362672009	$224.52	362672010	$224.52	362680001	$224.52
362680002	$224.52	362680003	$224.52	362680004	$224.52
362680005	$224.52	362680006	$224.52	362680007	$224.52
362680008	$224.52	362680009	$224.52	362680010	$224.52
362680011	$224.52	362680012	$224.52	362680013	$224.52
362680014	$224.52	362680015	$224.52	362680016	$224.52
362680017	$224.52	362680018	$224.52	362680019	$224.52
362680020	$224.52	362681001	$224.52	362681002	$224.52
362681003	$224.52	362681004	$224.52	362681005	$224.52
362681006	$224.52	362681007	$224.52	362681008	$224.52
362681009	$224.52	362681010	$224.52	362681012	$224.52
362681013	$224.52	362681014	$224.52	362681015	$224.52
362681016	$224.52	362681017	$224.52	362681018	$224.52
362681019	$224.52	362681020	$224.52	362681021	$224.52
362681022	$224.52	362681023	$224.52	362681024	$224.52
362681025	$224.52	362681026	$224.52	362681027	$224.52
362681028	$224.52	362681029	$224.52	362681030	$224.52
362681031	$224.52	362681032	$224.52	362681033	$224.52
362681034	$224.52	362681035	$224.52	362681036	$224.52
362681037	$224.52	362681038	$224.52	362720001	$224.52
362720002	$224.52	362720003	$224.52	362720004	$224.52
362720005	$224.52	362720006	$224.52	362720007	$224.52
362720008	$224.52	362720009	$224.52	362720010	$224.52
362720011	$224.52	362720012	$224.52	362720013	$224.52
362720014	$224.52	362720015	$224.52	362720016	$224.52
362720017	$224.52	362720018	$224.52	362720019	$224.52
362720020	$224.52	362720021	$224.52	362720022	$224.52
362720023	$224.52	362720024	$224.52	362720025	$224.52
362720026	$224.52	362720027	$224.52	362720028	$224.52
362720029	$224.52	362720030	$224.52	362720031	$224.52
362720032	$224.52	362720033	$224.52	362720034	$224.52

Assessment Roll

68-9839 - LMD 89-1-C Vol.1 - Zone 42

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
362720035	$224.52	362720036	$224.52	362720037	$224.52
362720038	$224.52	362720039	$224.52	362720040	$224.52
362720041	$224.52	362720042	$224.52	362720043	$224.52
362720044	$224.52	362720045	$224.52	362720046	$224.52
362720047	$224.52	362721001	$224.52	362721002	$224.52
362721003	$224.52	362721004	$224.52	362721005	$224.52
362721006	$224.52	362721007	$224.52	362721008	$224.52
362721009	$224.52	362721010	$224.52	362721011	$224.52
362721012	$224.52	362721013	$224.52	362721014	$224.52
362721015	$224.52	362721016	$224.52	362721017	$224.52
362721018	$224.52	362721019	$224.52	362721020	$224.52
362722001	$224.52	362722002	$224.52	362722003	$224.52
362722004	$224.52	362722005	$224.52	362722006	$224.52
362722007	$224.52	362722008	$224.52	362722009	$224.52
362722010	$224.52	362722011	$224.52	362722012	$224.52
362722013	$224.52	362722014	$224.52		
362722015	$224.52	362722016	$224.52		

Totals	Parcels 187	Levy $41,985.24

Assessment Roll

68-9840 - LMD 89-1-C Vol.1 - Zone 51

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
376440001	$176.66	376440002	$176.66	376440003	$176.66
376440004	$176.66	376440005	$176.66	376440006	$176.66
376440007	$176.66	376440008	$176.66	376440009	$176.66
376440010	$176.66	376440011	$176.66	376440012	$176.66
376440013	$176.66	376440014	$176.66	376440015	$176.66
376440016	$176.66	376440017	$176.66	376440018	$176.66
376440019	$176.66	376440020	$176.66	376440021	$176.66
376440022	$176.66	376440023	$176.66	376440024	$176.66
376440025	$176.66	376440026	$176.66	376440027	$176.66
376440028	$176.66	376440029	$176.66	376440030	$176.66
376440031	$176.66	376440032	$176.66	376440033	$176.66
376440034	$176.66	376440035	$176.66	376440036	$176.66
376440037	$176.66	376440038	$176.66	376440039	$176.66
376440040	$176.66	376440041	$176.66	376440042	$176.66
376440043	$176.66	376440044	$176.66	376440045	$176.66
376440046	$176.66	376440047	$176.66	376440048	$176.66
376440049	$176.66	376440050	$176.66	376440051	$176.66
376440052	$176.66	376440053	$176.66	376440054	$176.66
376440055	$176.66	376441001	$176.66	376441002	$176.66
376441003	$176.66	376441004	$176.66		
376441005	$176.66	376441006	$176.66		

Totals **Parcels 61** **Levy $10,776.26**

Assessment Roll

68-9841 - LMD 89-1-C Vol.1 - Zone 52

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
382410001	$833.88	382410002	$833.88	382410003	$833.88
382410004	$833.88	382410005	$833.88	382411002	$833.88
382411003	$833.88	382411004	$833.88	382411005	$833.88
382411006	$833.88	382411007	$833.88	382411008	$833.88
382411009	$833.88	382411010	$833.88	382411011	$833.88
382411012	$833.88	382411013	$833.88	382411016	$833.88
382411017	$833.88	382411018	$833.88	382411019	$833.88
382411020	$833.88	382411021	$833.88	382411022	$833.88
382411023	$833.88	382411024	$833.88	382411025	$833.88
382420001	$833.88	382420002	$833.88	382420003	$833.88
382420004	$833.88	382420005	$833.88	382420006	$833.88
382420007	$833.88	382420008	$833.88	382420009	$833.88
382420010	$833.88	382420011	$833.88	382420012	$833.88
382420013	$833.88	382421001	$833.88	382421002	$833.88
382421003	$833.88	382421004	$833.88	382421005	$833.88
382421006	$833.88	382421007	$833.88	382421008	$833.88
382421009	$833.88	382421010	$833.88	382421011	$833.88
382421012	$833.88	382421013	$833.88	382421014	$833.88
382430001	$833.88	382430002	$833.88	382430003	$833.88
382430004	$833.88	382430005	$833.88	382430006	$833.88
382430007	$833.88	382430008	$833.88	382430009	$833.88
382430010	$833.88	382431003	$833.88	382431004	$833.88
382431005	$833.88	382431006	$833.88	382431007	$833.88
382431008	$833.88	382431009	$833.88	382431010	$833.88
382431011	$833.88	382431012	$833.88	382431013	$833.88
382431014	$833.88	382431016	$833.88	382440001	$833.88
382440002	$833.88	382440003	$833.88	382440004	$833.88
382440005	$833.88	382440006	$833.88	382440007	$833.88
382440008	$833.88	382440009	$833.88	382440010	$833.88
382440011	$833.88	382440012	$833.88		
382440013	$833.88	382440014	$833.88		

Totals **Parcels 91** **Levy $75,883.08**

Assessment Roll

68-9842 - LMD 89-1-C Vol.1 - Zone 59

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380260033	$1,430.02	380260034	$1,440.62	380260035	$2,213.90
380260036	$1,726.62				

Totals	Parcels 4	Levy $6,811.16

Assessment Roll

68-9843 - LMD 89-1-C Vol.1 - Zone 62

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380090016	$179.38	380090017	$179.38	380090018	$179.38
380090019	$179.38	380090020	$179.38	380090021	$179.38
380090022	$179.38	380090023	$179.38	380090024	$179.38
380090025	$179.38	380090026	$179.38	380090027	$179.38
380090028	$179.38	380090029	$179.38	380090030	$179.38
380090031	$179.38	380090032	$179.38	380090033	$179.38
380090034	$179.38	380090035	$179.38	380090036	$179.38
380090037	$179.38	380090038	$179.38	380090039	$179.38
380090040	$179.38	380090041	$179.38	380091001	$179.38
380091002	$179.38	380091003	$179.38	380091004	$179.38
380091005	$179.38	380091006	$179.38	380091007	$179.38
380092001	$179.38	380092002	$179.38	380092003	$179.38
380092004	$179.38	380092005	$179.38	380092006	$179.38
380092007	$179.38	380092008	$179.38	380092009	$179.38
380092010	$179.38	380092011	$179.38	380092012	$179.38
380092013	$179.38	380092014	$179.38	380092015	$179.38
380092016	$179.38	380092017	$179.38	380092018	$179.38
380092019	$179.38	380092020	$179.38	380092021	$179.38
380092022	$179.38	380092023	$179.38	380092024	$179.38
380092025	$179.38	380092026	$179.38	380380001	$179.38
380380002	$179.38	380380003	$179.38	380380004	$179.38
380380005	$179.38	380380006	$179.38	380380007	$179.38
380380008	$179.38	380380009	$179.38	380380010	$179.38
380380011	$179.38	380380012	$179.38	380380013	$179.38
380380014	$179.38	380380015	$179.38	380380016	$179.38
380380017	$179.38	380380018	$179.38	380380019	$179.38
380380020	$179.38	380380021	$179.38	380380022	$179.38
380380024	$179.38	380380025	$179.38	380380026	$179.38
380380027	$179.38	380380028	$179.38	380380029	$179.38
380380030	$179.38	380380031	$179.38	380380032	$179.38
380380033	$179.38	380380034	$179.38	380380035	$179.38
380380036	$179.38	380380037	$179.38	380381001	$179.38
380381002	$179.38	380381003	$179.38	380381004	$179.38
380381005	$179.38	380381006	$179.38	380381007	$179.38
380381008	$179.38	380381009	$179.38	380381010	$179.38
380381011	$179.38	380381012	$179.38	380381013	$179.38
380381014	$179.38	380381015	$179.38	380381016	$179.38
380381017	$179.38	380381018	$179.38		

Totals	Parcels 113	Levy $20,269.94

Assessment Roll

68-9855 - LMD 89-1-C Vol.1 - Zone 67

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380410001	$198.64	380410002	$198.64	380410003	$198.64
380410004	$198.64	380410005	$198.64	380410006	$198.64
380410007	$198.64	380410008	$198.64	380410009	$198.64
380410010	$198.64	380410011	$198.64	380410012	$198.64
380410013	$198.64	380410014	$198.64	380410015	$198.64
380410016	$198.64	380410017	$198.64	380410018	$198.64
380410019	$198.64	380411001	$198.64	380411002	$198.64
380411003	$198.64	380411004	$198.64	380411005	$198.64
380411006	$198.64	380411007	$198.64	380411008	$198.64
380411009	$198.64	380411010	$198.64	380411011	$198.64
380411012	$198.64	380411013	$198.64	380411014	$198.64
380411015	$198.64	380411016	$198.64	380411017	$198.64
380411018	$198.64	380411019	$198.64	380411020	$198.64
380411021	$198.64	380411022	$198.64	380411023	$198.64
380411024	$198.64	380411025	$198.64		

Totals **Parcels 44** **Levy $8,740.16**

Assessment Roll

68-9844 - LMD 89-1-C Vol.1 - Zone 71

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
382240006	$95.32	382240007	$95.32	382240008	$95.32
382240009	$95.32	382240010	$95.32	382240011	$95.32
382240012	$95.32	382240013	$95.32	382240014	$95.32
382240015	$95.32	382240016	$95.32	382240017	$95.32
382240018	$95.32	382240019	$95.32	382240020	$95.32
382240021	$95.32	382240022	$95.32	382240023	$95.32
382240024	$95.32	382240025	$95.32	382240026	$95.32
382240027	$95.32	382240028	$95.32	382240029	$95.32
382240030	$95.32	382240031	$95.32	382240032	$95.32
382240033	$95.32	382241001	$95.32	382241002	$95.32
382241003	$95.32	382241004	$95.32	382241005	$95.32
382241006	$95.32	382241007	$95.32	382241008	$95.32
382241009	$95.32	382241010	$95.32	382241012	$95.32
382242001	$95.32	382242002	$95.32	382242003	$95.32
382242004	$95.32	382242005	$95.32	382242006	$95.32
382242007	$95.32	382242008	$95.32	382242009	$95.32
382242010	$95.32	382242011	$95.32	382242012	$95.32
382242013	$95.32	382242014	$95.32	382242015	$95.32
382242016	$95.32	382242017	$95.32	382242018	$95.32
382250003	$95.32	382250004	$95.32	382250005	$95.32
382250006	$95.32	382250007	$95.32	382250008	$95.32
382250009	$95.32	382250010	$95.32	382250011	$95.32
382250012	$95.32	382250013	$95.32	382250014	$95.32
382250015	$95.32	382250016	$95.32	382250017	$95.32
382250018	$95.32	382250019	$95.32	382250021	$95.32
382250022	$95.32	382250023	$95.32	382250024	$95.32
382250025	$95.32	382250026	$95.32	382250027	$95.32
382250028	$95.32	382250029	$95.32	382251001	$95.32
382251002	$95.32	382251003	$95.32	382251004	$95.32
382251005	$95.32	382251006	$95.32	382251007	$95.32
382251008	$95.32	382251009	$95.32	382251010	$95.32
382251011	$95.32	382251012	$95.32	382251013	$95.32
382251014	$95.32	382251015	$95.32	382251016	$95.32
382251017	$95.32	382251018	$95.32	382251019	$95.32
382251020	$95.32	382251021	$95.32	382251022	$95.32
382251023	$95.32	382251024	$95.32	382260005	$95.32
382260006	$95.32	382260007	$95.32	382260008	$95.32
382260009	$95.32	382260010	$95.32	382260011	$95.32
382260012	$95.32	382260013	$95.32	382260014	$95.32
382260015	$95.32	382260016	$95.32	382260017	$95.32
382260018	$95.32	382260019	$95.32	382260020	$95.32
382260021	$95.32	382261001	$95.32	382261002	$95.32
382261003	$95.32	382261004	$95.32	382261005	$95.32
382261006	$95.32	382261007	$95.32	382261008	$95.32
382261009	$95.32	382261010	$95.32	382261011	$95.32
382261012	$95.32	382261013	$95.32	382261014	$95.32

Assessment Roll

68-9844 - LMD 89-1-C Vol.1 - Zone 71

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
382261015	$95.32	382261016	$95.32	382261017	$95.32
382261018	$95.32	382261019	$95.32		

Totals	Parcels 143	Levy $13,630.76

Assessment Roll

68-9835 - LMD 89-1-C Vol.1 - Zone 181

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380250035	$18,076.00	380250038	$11,121.70		

Totals	Parcels 2	Levy $29,197.70

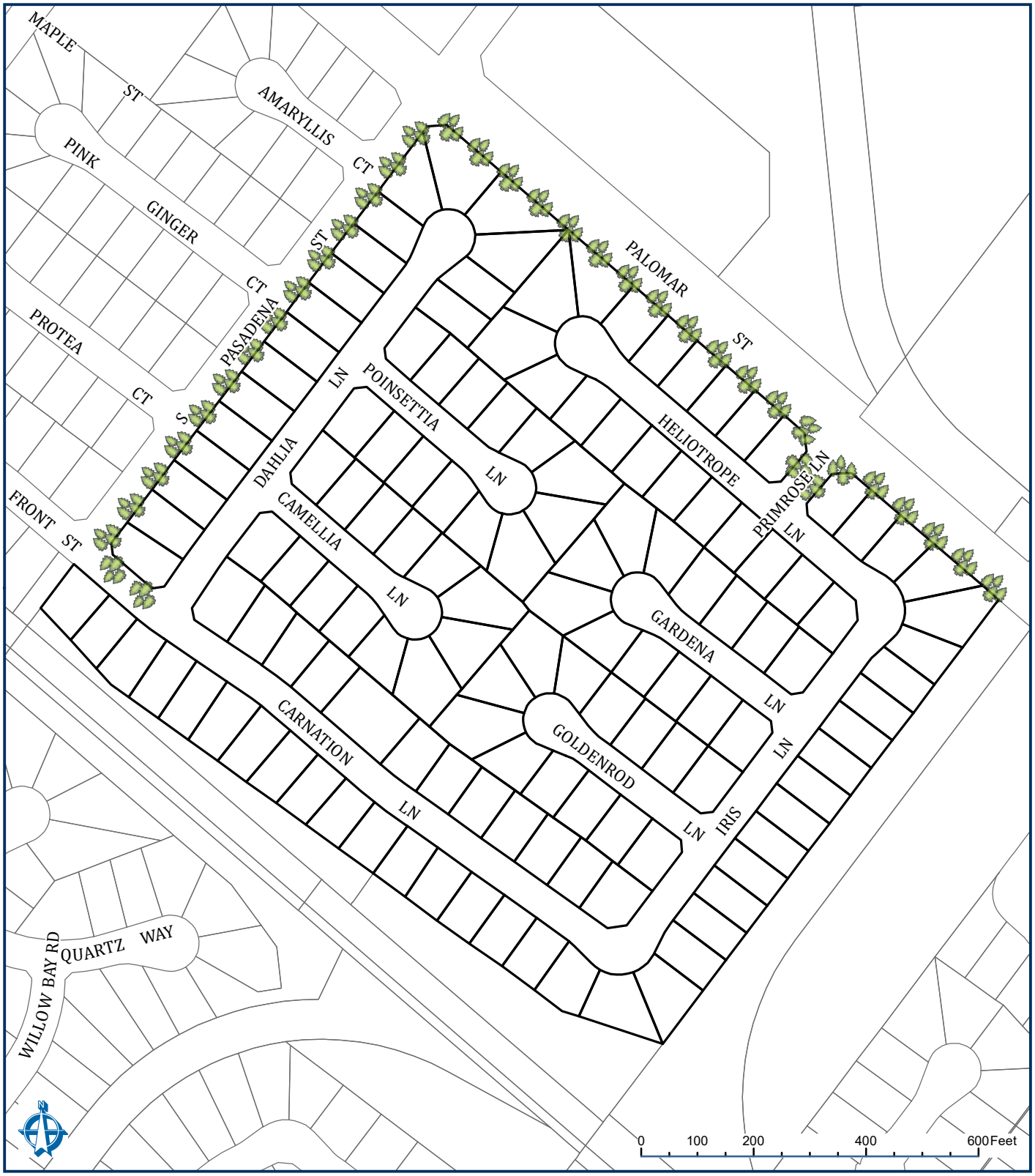
Appendix B:
Assessment Diagrams

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 7

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 23

SPICER CONSULTING GROUP

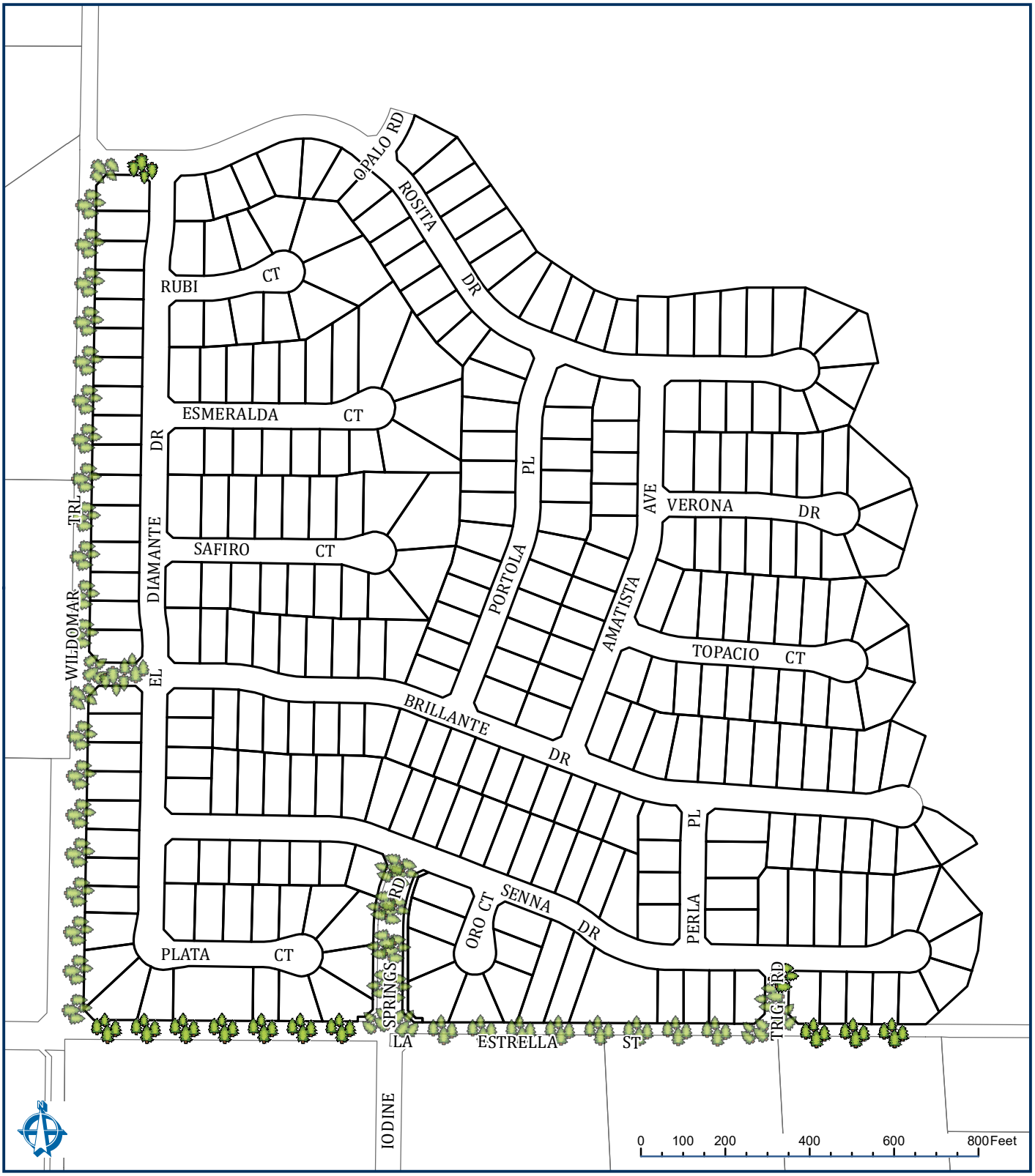
Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 24

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 25

SPICER CONSULTING GROUP

Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 29

SPICER CONSULTING GROUP

Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 35

SPICER CONSULTING GROUP

Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 42

SPICER CONSULTING GROUP

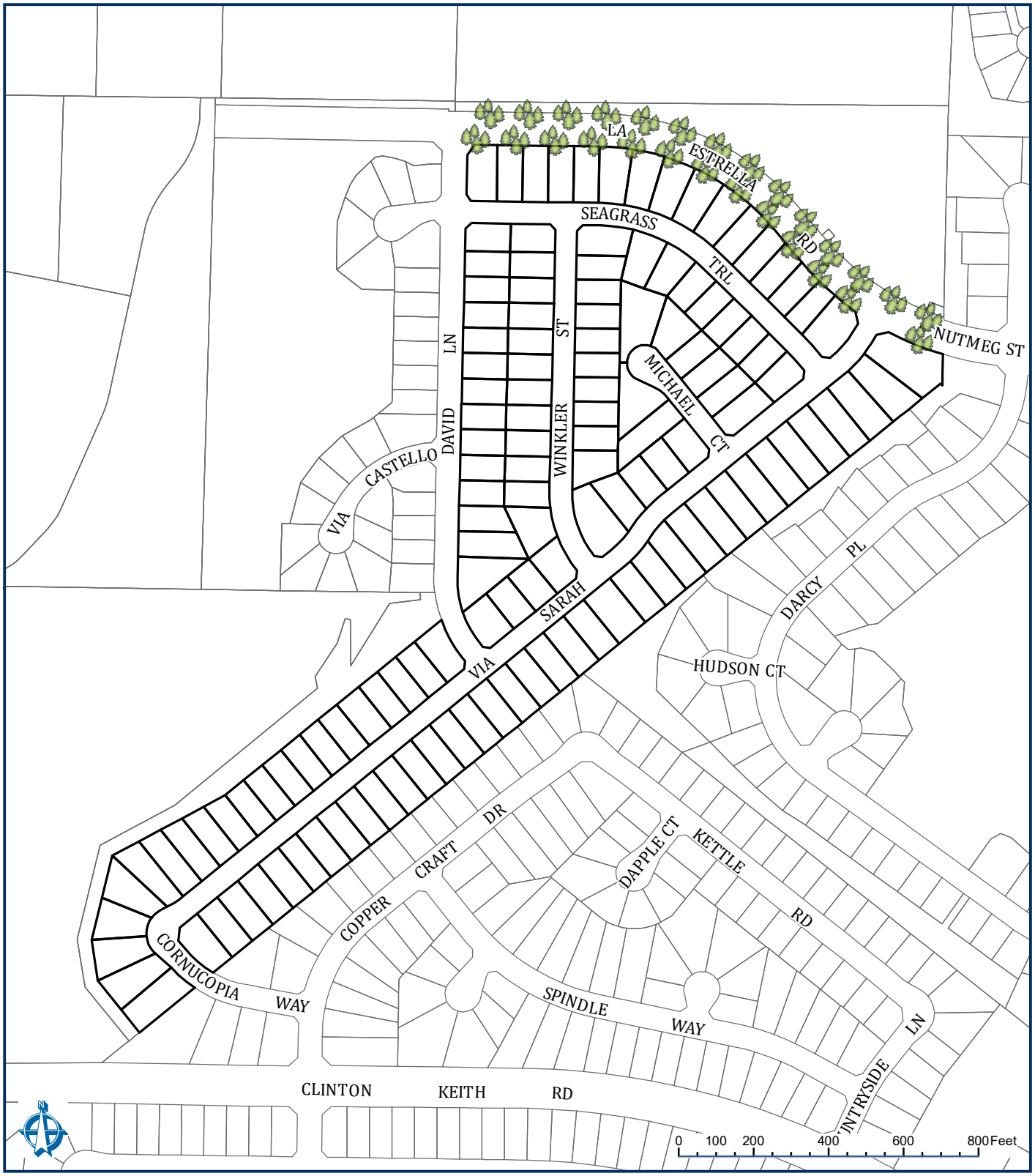
Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 43

SPICER CONSULTING GROUP

Landscaping

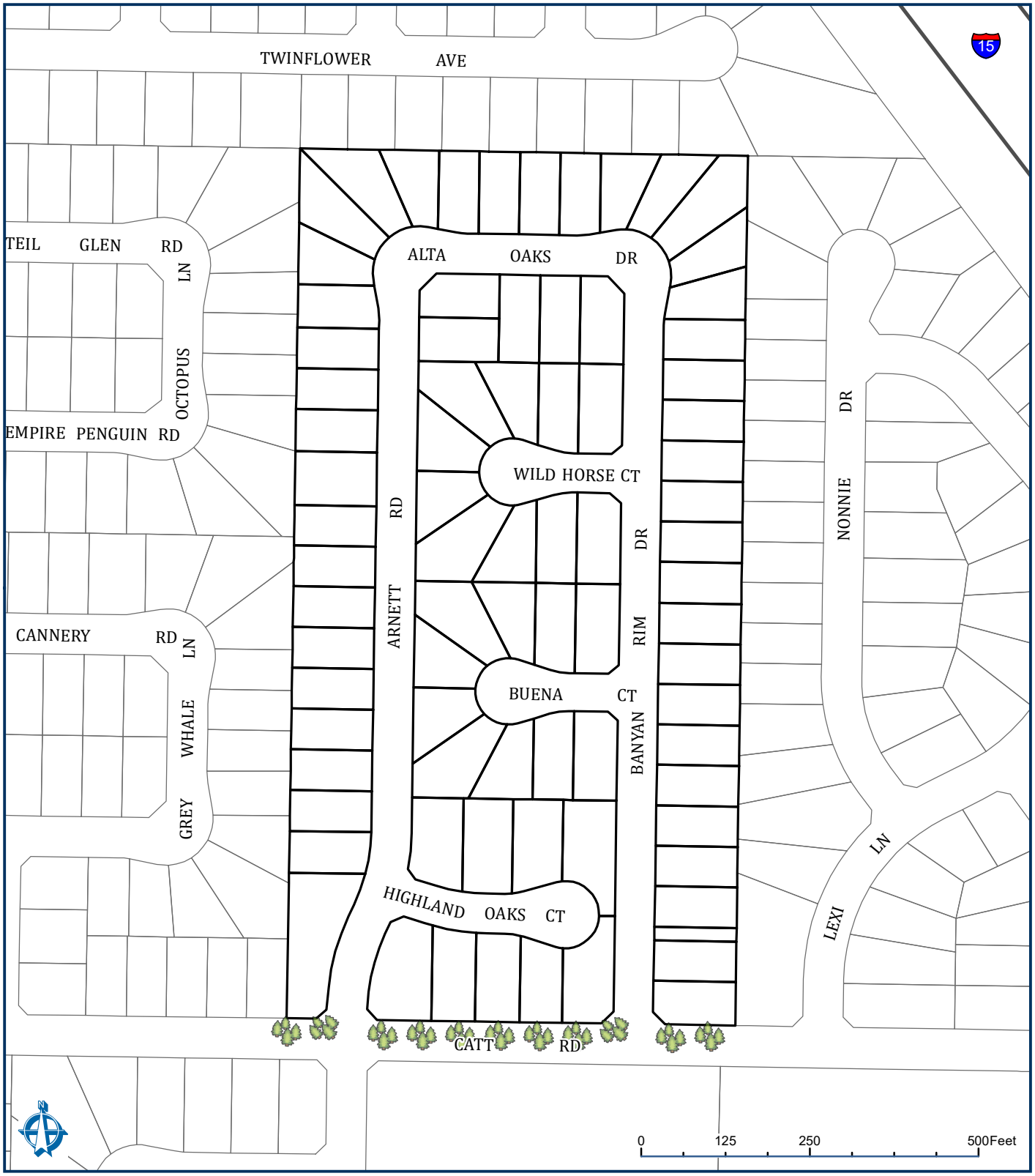


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 45

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 47

SPICER CONSULTING GROUP

Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 49

SPICER CONSULTING GROUP

Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 53

SPICER CONSULTING GROUP

Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 29, LOCATION 2

SPICER CONSULTING GROUP

Landscaping Multi-Purpose Trail

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 30, LOCATION 1

SPICER CONSULTING GROUP

Landscaping Multi-Purpose Trail

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 30, LOCATION 2

SPICER CONSULTING GROUP

Landscaping Multi-Purpose Trail

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 42

SPICER CONSULTING GROUP

Landscaping Future Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 51

SPICER CONSULTING GROUP

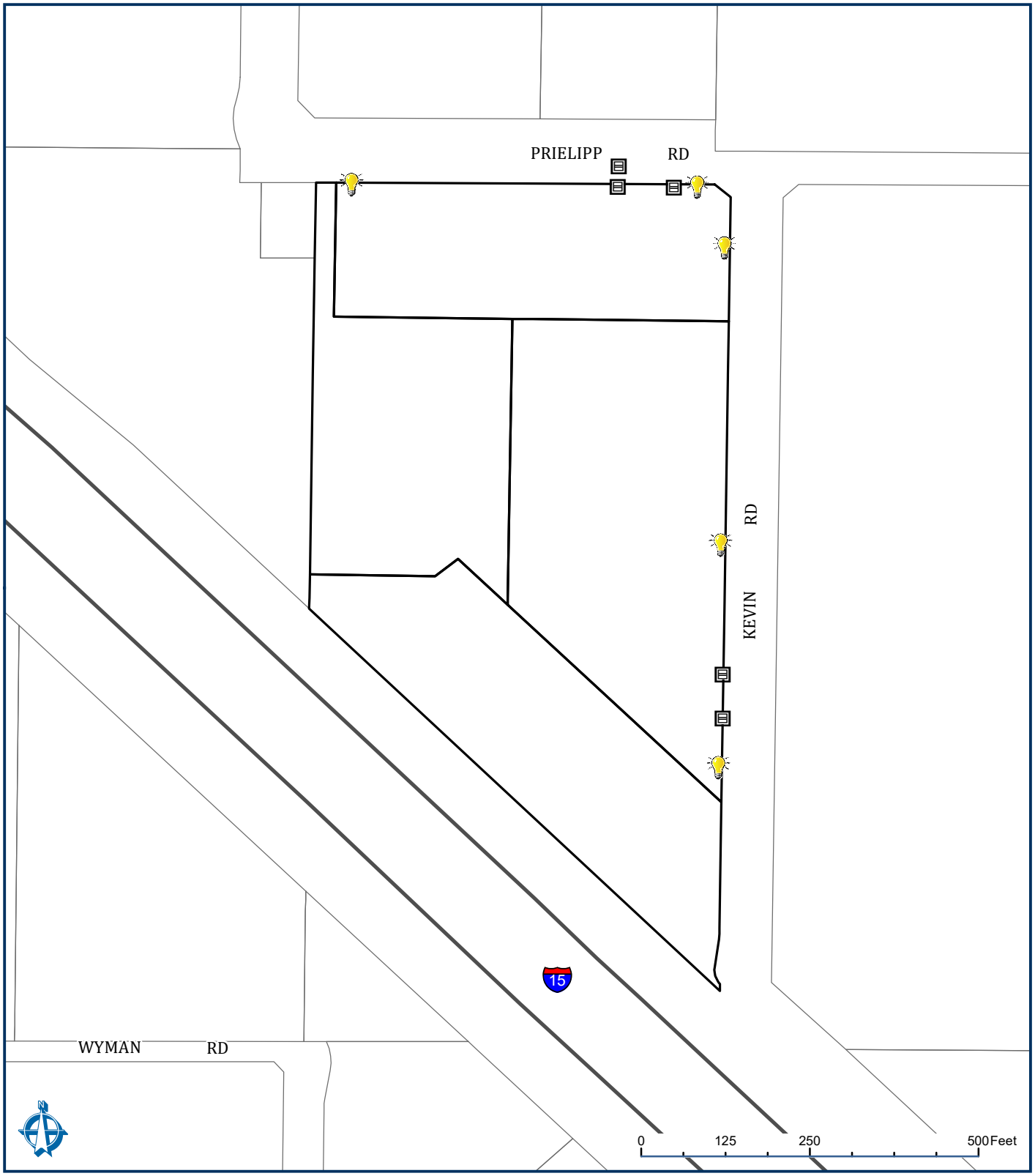
Landscaping Multi-Purpose Trail

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 52

SPICER CONSULTING GROUP

Fossil Filter Fenced Trail Landscaping

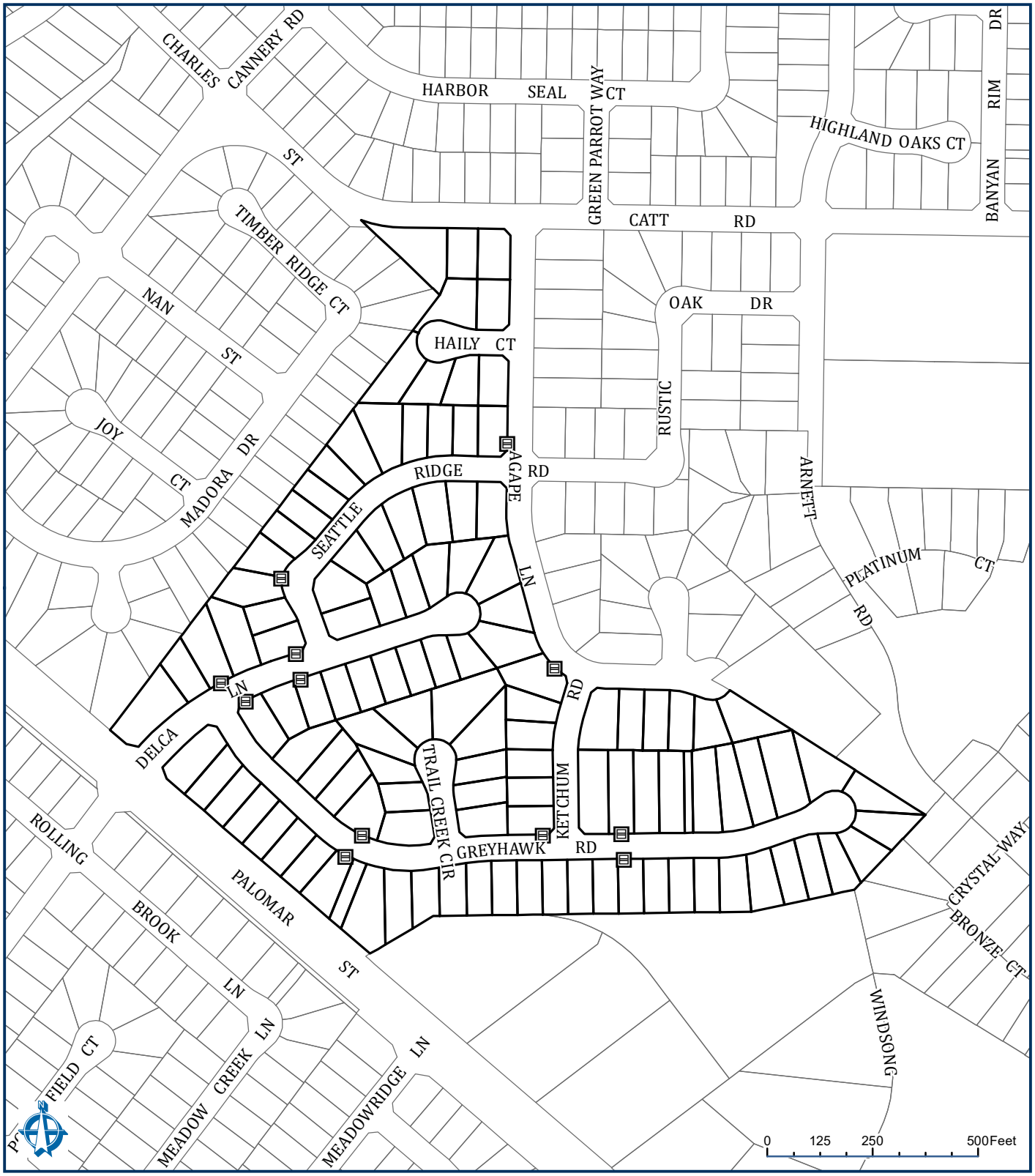


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 59

SPICER CONSULTING GROUP

Fossil Filter Street Light



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 62

SPICER CONSULTING GROUP

Fossil Filter

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 67

SPICER CONSULTING GROUP

Landscaping Fossil Filter

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 71

SPICER CONSULTING GROUP

Landscaping

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 181

SPICER CONSULTING GROUP

Fossil Filter Street Light Landscaping

Appendix C:
Capital Improvement Projects

The City is planning to implement specific upgrade projects throughout several of the LLMD Zones and planning to consider and evaluate additional upgrades where possible. Project schedules may change based on different factors including staffing resources. Zone specific projects and anticipated schedules are listed below:

Zone 3 Capital Project

The City will be considering a landscape upgrade project within this zone.

Zone 30 Capital Project

A landscape, trail and fence upgrade project is being taken into consideration for the upcoming year.

Zone 42 Capital Project

A landscape upgrade project is being taken into consideration for the upcoming year.

Zone 52 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year, and a fence upgrade is being taken into consideration to match the Grand Avenue Multi-Purpose Trail.

Zone 59 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year. Landscape enhancement on Prielipp/Kevin Roads is also being taken into consideration, along with the potential addition of street lights.

Zone 62 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year and a landscape, trail and fence upgrade project is being taken into consideration for the upcoming year.

Zone 67 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year and a landscape, trail and fence upgrade is being taken into consideration for the upcoming year.

Zone 181 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year and looking to repair the trail on Inland Valley.

SPICER

CONSULTING GROUP

SPICER
CONSULTING GROUP

CITY OF WILDOMAR

Preliminary Engineers Report

Fiscal Year 2026-27

Landscape and Lighting Maintenance
District No. 89-1-Consolidated Vol. 2

Table of Contents

Sections

i. Introduction i

1. Plans and Specifications 1

2. Cost Estimates 2

3. Method of Apportionment of Assessment 10

4. Assessment Diagrams 16

5. Assessment Rolls 17

Tables

Table i-1 Summary of Assessments ii

Table 2-1 Zone 18 Budget 2

Table 2-2 Zone 26 Budget 3

Table 2-3 Zone 27 Budget 4

Table 2-4 Zone 35 Budget 5

Table 2-5 Zone 50 Budget 6

Table 2-6 Zone 70 Budget 7

Table 2-7 Zone 71 Budget 8

Table 2-8 Zone 73 Budget 9

Table 3-1 Benefit by Zone 13

Table 3-2 Proposed Assessments 14

Appendices

Appendix A – Assessment Roll

Appendix B – Assessment Diagrams

AGENCY: CITY OF WILDOMAR

PROJECT: LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 89-1-CONSOLIDATED VOLUME 2

TO: CITY COUNCIL
CITY OF WILDOMAR
STATE OF CALIFORNIA

ENGINEER'S REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Wildomar (the "City"), State of California, submitted herewith is the Engineer's Report (the "Report") for Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Volume 2 ("LMD No. 89-1-C" or the "District"), consisting of the following parts, pursuant to the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972 (the "Act"), said Act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIII D of the California Constitution, and which is in accordance with Resolution No. 2026-__ adopted by the City of Wildomar Council, Riverside County, California ordering preparation of this Report. This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2026 to June 30, 2027.

Section 1 PLANS AND SPECIFICATIONS including a general description of the maintenance and plans of the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights proposed to be funded.

Section 2 COST ESTIMATES of maintaining the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights, including incidental costs and expenses in connection therewith for Fiscal Year 2026-27, are as set forth on the lists thereof, attached hereto.

Section 3 The METHOD OF APPORTIONMENT OF ASSESSMENT contains the method of apportionment of assessments, indicating the proposed assessment of the total amount of the costs and expenses of the improvements upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

Section 4 ASSESSMENT DIAGRAMS showing the District, the lines and dimensions of each parcel of land within said District, as the same exists on the maps of the Assessor of Riverside County for Fiscal Year 2026-27, is filed in the offices of the City of Wildomar. A boundary map of each zone can be found in Appendix B.

Section 5 ASSESSMENT ROLLS showing the actual assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's Office can be found in Appendix A.

The following assessment is made to cover the portion of the estimated costs of maintenance, operation, and associated administrative costs of said improvements to be paid by the assessable real property within LMD No. 89-1-C in proportion to the special benefit received:

Table i-1
Summary of Assessments

Zone	Energy Costs	Administrative Costs	Maximum Assessment	Est Parcels/Acres to be Assessed
Zone 18	$534	$97	$1,097	1 Parcel
Zone 26	$645	$133	$1,529	9.77 Acres
Zone 27	$1,156	$151	$1,724	8.67 Acres
Zone 35	$211	$26	$92	1.32 Acres
Zone 50	$211	$36	$403	7.12 Acres
Zone 70	$634	$146	$1,660	4.18 Acres
Zone 71	$411	$50	$566	12.86 Acres
Zone 73	$322	$97	$1,094	3.02 Acres

Each succeeding Fiscal Year the special assessment for Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, and 73 may be subject to an annual adjustment that is the greater of two percent (2.00%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for "electricity" for the Riverside-San Bernardino-Ontario Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands in March of each year over the base Index. Any increase larger than the greater of 2.00% or the CPI-U annual adjustment requires a majority approval of all the property owners within each of the benefit zones in the District. There is a 3.08% proposed inflationary increase in the assessment per acre or per parcel as applicable in Zones 18, 26, 27, 35, 50, 70, 71, and 73 over the assessment levied for Fiscal Year 2025-26, which is consistent with the ballot proposition approved by the qualified electors when establishing said zones. The Bureau of Labor Statistics of the United States Department of Labor has discontinued the Los Angeles-Riverside-Orange County, CA Index.

Description of Improvements

Landscaping and Lighting Maintenance District No. 89-1-C is located throughout the County of Riverside. This Report provides information specific to the Zones within the boundaries of the City of Wildomar. LMD 89-1-C maintains and services 30 locations throughout the City of Wildomar. The District contains 11 separate Zones of Benefit and 8 Street Lighting Zones. Each zone is created within the District in order to apportion the annual costs of the maintenance of the authorized improvements and the administration of the District to each property according to the special benefit to be conferred on each such property by such improvements. The following information is specific to the zone within the boundaries of the City of Wildomar.

Zone 18 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Bundy Canyon Rd. Sellers Rd.

Zone 26 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Catt Rd. Hidden Springs Rd.

Zone 27 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd. Elizabeth Ln.

Zone 35 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Frederick St.

Zone 50 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd.

Zone 70 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd. Hidden Springs Rd.

Zone 71 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Prielipp Rd.

Zone 73 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd. Palomar St.

The cost estimate contains each of the items specified in Section 22569 of the Act. The Act provides that the estimated costs of the improvements shall include the total cost of the improvements for the entire Fiscal Year 2026-27, including incidental expenses, which may include operating reserves.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Zones is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

The inflation factor, for those zones with an inflation factor in place, may increase budgets for Zones, which have not been accepted for maintenance, as if assessed. However, the amount to levy may be credited resulting in a zero assessment.

There is a 3.08% proposed inflationary increase in Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, and 73, over the assessment levied for Fiscal Year 2025-26, and is consistent with ballot proposition approved by the qualified electors when establishing said zones.

Table 2-1
Zone 18 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$200.00	$200.00
Debt Service Repayment[1]	$334.00	$334.00
Total Direct Costs	**$534.00**	**$534.00**
Indirect Costs		
Administration	$94.65	$96.54
Rounding	$0.00	$0.00
Total Indirect Costs	**$94.65**	**$96.54**
Total Costs	**$628.65**	**$630.54**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$421.49	$451.96
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$421.49**	**$451.96**
Total Assessment	**$1,050.14**	**$1,082.50**
Reserve Fund Balances		
Beginning Operating Reserve		$315.27
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$315.27**
Beginning Capital Replacement Reserve		$939.23
Capital Reserve Collection		$451.96
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$1,391.19**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-2
Zone 26 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$200.00	$200.00
Debt Service Repayment[1]	$445.00	$445.00
Total Direct Costs	**$645.00**	**$645.00**
Indirect Costs		
Administration	$130.32	$132.93
Rounding	$0.00	$0.00
Total Indirect Costs	**$130.32**	**$132.93**
Total Costs	**$775.32**	**$777.93**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$688.14	$730.71
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$688.14**	**$730.71**
Total Assessment	**$1,463.46**	**$1,508.64**
Reserve Fund Balances		
Beginning Operating Reserve		$388.97
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$388.97**
Beginning Capital Replacement Reserve		$3,767.90
Capital Reserve Collection		$730.71
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$4,498.61**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-3
Zone 27 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$600.00	$600.00
Debt Service Repayment[1]	$556.00	$556.00
Total Direct Costs	**$1,156.00**	**$1,156.00**
Indirect Costs		
Administration	$148.48	$151.45
Rounding	$0.00	$0.00
Total Indirect Costs	**$148.48**	**$151.45**
Total Costs	**$1,304.48**	**$1,307.45**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$346.36	$394.23
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$346.36**	**$394.23**
Total Assessment	**$1,650.84**	**$1,701.68**
Reserve Fund Balances		
Beginning Operating Reserve		$653.73
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$653.73**
Beginning Capital Replacement Reserve		$236.75
Capital Reserve Collection		$394.23
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$630.98**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-4
Zone 35 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$100.00	$100.00
Debt Service Repayment[1]	$111.00	$111.00
Total Direct Costs	**$211.00**	**$211.00**
Indirect Costs		
Administration	$25.06	$25.56
Rounding	$0.00	$0.00
Total Indirect Costs	**$25.06**	**$25.56**
Total Costs	**$236.06**	**$236.56**
Collections/(Contributions)		
Operating Reserve	($147.90)	($145.45)
Capital Replacement	$0.00	$0.00
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($147.90)**	**($145.45)**
Total Assessment	**$88.16**	**$91.11**
Reserve Fund Balances		
Beginning Operating Reserve		($1,535.79)
Operating Reserve Collection		$0.00
Operating Reserve Contribution		($145.45)
Est. Ending Operating Reserve		**($1,681.24)**
Beginning Capital Replacement Reserve		$0.00
Capital Reserve Collection		$0.00
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$0.00**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-5
Zone 50 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$100.00	$100.00
Debt Service Repayment[1]	$111.00	$111.00
Total Direct Costs	**$211.00**	**$211.00**
Indirect Costs		
Administration	$35.24	$35.94
Rounding	$0.00	$0.00
Total Indirect Costs	**$35.24**	**$35.94**
Total Costs	**$246.24**	**$246.94**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$139.28	$150.48
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$139.28**	**$150.48**
Total Assessment	**$385.52**	**$397.42**
Reserve Fund Balances		
Beginning Operating Reserve		$123.47
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$123.47**
Beginning Capital Replacement Reserve		$64.86
Capital Reserve Collection		$150.48
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$215.34**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-6
Zone 70 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$300.00	$300.00
Debt Service Repayment[1]	$334.00	$334.00
Total Direct Costs	**$634.00**	**$634.00**
Indirect Costs		
Administration	$143.55	$146.42
Rounding	$0.00	$0.00
Total Indirect Costs	**$143.55**	**$146.42**
Total Costs	**$777.55**	**$780.42**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$811.45	$857.56
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$811.45**	**$857.56**
Total Assessment	**$1,589.00**	**$1,637.98**
Reserve Fund Balances		
Beginning Operating Reserve		$390.21
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$390.21**
Beginning Capital Replacement Reserve		$15,054.71
Capital Reserve Collection		$857.56
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$15,912.27**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-7
Zone 71 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$300.00	$300.00
Debt Service Repayment[1]	$111.00	$111.00
Total Direct Costs	**$411.00**	**$411.00**
Indirect Costs		
Administration	$48.69	$49.66
Rounding	$0.00	$0.00
Total Indirect Costs	**$48.69**	**$49.66**
Total Costs	**$459.69**	**$460.66**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$82.07	$97.83
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$82.07**	**$97.83**
Total Assessment	**$541.76**	**$558.49**
Reserve Fund Balances		
Beginning Operating Reserve		$230.33
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$230.33**
Beginning Capital Replacement Reserve		$1,855.14
Capital Reserve Collection		$97.83
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$1,952.97**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-8
Zone 73 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$100.00	$100.00
Debt Service Repayment[1]	$222.00	$222.00
Total Direct Costs	**$322.00**	**$322.00**
Indirect Costs		
Administration	$94.61	$96.50
Rounding	$0.00	$0.00
Total Indirect Costs	**$94.61**	**$96.50**
Total Costs	**$416.61**	**$418.50**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$630.43	$660.80
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$630.43**	**$660.80**
Total Assessment	**$1,047.04**	**$1,079.30**
Reserve Fund Balances		
Beginning Operating Reserve		$209.25
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$209.25**
Beginning Capital Replacement Reserve		$3,148.89
Capital Reserve Collection		$660.80
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$3,809.69**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Changes in Organization

There are no changes in organization for any zone for Fiscal Year 2026-27.

Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

1. Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets." However, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property" (California Constitution, Article XIII D, §2(b)). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature most every public improvement financed through an assessment district contains an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires that portion of the cost of the improvement which benefits the public generally, to be separated from that portion of the cost of the improvement which specially benefits assessed properties. Proposition 218 provides the following definition of "special benefit":

> "'Special benefit' means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute 'special benefit'."

The amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

Direct and Special Benefit

The servicing of streetlights provides direct and special benefit to those properties located within the District.

Each and every lot or parcel within the District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements. First, improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the County or City required the original developer to install and/or guarantee the maintenance of the improvements and appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within the District could not have been developed in the absence of the installation and expected maintenance and servicing of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The servicing of streetlights, and appurtenant facilities, especially benefit parcels within the District by increased public safety, improved neighborhood property protection, reduced property-related crimes (especially vandalism), increasing public safety for both pedestrians and the motoring public, and increasing traffic safety by improving visibility. Streetlights also assign rights-of-way for the safety of pedestrians and motorists by defining a specific path during all hours of the day.

Streets are constructed for the safe and convenient travel of vehicles and pedestrians. They also provide an area for underground and overhead utilities. These elements are a distinct and special benefit to all developed parcels in the District. Streetlights are installed on and are for street purposes and are maintained and serviced to allow the street to perform to the standards it was designed.

Streetlights are determined to be an integral part of “streets” as a “permanent public improvement.” One of the principal purposes of fixed roadway lighting is to create a nighttime environment conducive to quick, accurate, and comfortable seeing for the user of the facility. These factors, if attained, combine to improve traffic safety and achieve efficient traffic movement. Fixed lighting can enable the motorist to see detail more distinctly and to react safely toward roadway and traffic conditions present on or near the roadway facility.

The system of streets within the District is established to provide access to each parcel in the District. Streetlights provide a safer street environment for owners of the parcels served. If the parcels were not subdivided to provide individual parcels to owners within the District, there would be no need for a system of streets with streetlights. Therefore, the installation of streetlights is for the express, special benefit of the parcels within the District.

Finally, the servicing of streetlights provides an enhanced quality of life and sense of well-being for properties within the District.

Because all benefiting properties consist of a uniform land use, it is determined that all lots or parcels benefit equally from the improvements and the costs and expenses for the provision of electricity for the streetlights are apportioned on a per acre or per parcel basis.

Based on the benefits described above, streetlights are an integral part of the quality of life of the District. This quality of life is a special benefit to those parcels that are not government owned easements, utility easements, and flood channel parcels. Government owned easements, utility easements, and flood channel parcels do not benefit from the improvements due to their use and lack of habitation on such parcels. Parcels of this nature are usually vacant narrow strips of land or flood control channels and therefore do not generate or experience pedestrian or vehicular traffic. Nor do these types of parcels support dwelling units or other structures that would promote frequent use of the parcels by the traveling public. As a result of this lack of activity on such parcels they do not receive any benefit from streetlights and are not assessed.

General Benefit

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. The portion of the total streetlight servicing costs associated with general benefits will not be assessed to the parcels in the District, but will be paid from other City Funds. Because the streetlights are located immediately adjacent to properties within the District and are maintained solely for the benefit of the properties within the District, any benefit received by properties outside of the District will be in the proportions stated under Special Benefit. As a result, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

Method of Apportionment

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The Act further provides that assessments may be apportioned upon all assessable lots or parcels of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than assessed value.

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the District to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (the "Article") requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

Benefit by Zone

Each of the assessable lots within the zones listed below has been deemed to receive proportional special benefit from the street lighting within that zone. The percentage change in allowable Fiscal Year 2026-27 assessment from the allowable Fiscal Year 2025-26 assessment is as follows:

Table 3-1
Benefit by Zone

Zone	Estimated Cost FY 2026-27	Total Parcels/Acres	Allowable Assessment per Parcel/Acre FY 2025-2026	Allowable Assessment per Parcel/Acre FY 2026-27	Maximum Assessment Rate Change (%)	Preliminary Assessment per Parcel/Acre FY 2026-27
Zone 18	$630.54	1 Parcel	$1,064.09	$1,096.86	3.08%	$1,082.50
Zone 26	$777.93	9.77 Acres	$151.79	$156.47	3.08%	$154.42
Zone 27	$1,307.45	8.67 Acres	$192.93	$198.88	3.08%	$196.27
Zone 35	$236.56	1.32 Acres	$67.85	$69.94	3.08%	$69.03
Zone 50	$246.94	7.12 Acres	$54.87	$56.56	3.08%	$55.82
Zone 70	$780.42	4.18 Acres	$385.20	$397.06	3.08%	$391.86
Zone 71	$460.66	12.86 Acres	$42.69	$44.00	3.08%	$43.43
Zone 73	$418.50	3.02 Acres	$351.30	$362.12	3.08%	$357.38

Whereas, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 94-389 to initiate proceedings to form a special assessment district known and designated as:

Landscaping and Lighting Maintenance District No. 89-1-Consolidated; and,

Whereas, the City Council, did direct the appointed engineer to prepare and file an annual report, in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, being an article of the aforementioned Landscaping and Lighting Act of 1972.

Whereas, Section 22567 of said Article 4 states the Report shall consist of the following;

a. Maintenance plans for the improvements
b. An estimate of the costs of the improvements
c. A diagram for the assessment district
d. An assessment of the estimated costs of the maintenance of the improvements

Now, Therefore, I, the appointed ENGINEER, acting on behalf of the City of Wildomar, pursuant to the Act, do hereby submit the following:

1. Pursuant to the provisions of law the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram, a reduced copy of which is included herein.
2. As required by law, a Diagram is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same exist each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in the Assessment Roll contained herein.
3. The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or parcels.

4. There are no parcels or lots within Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, and 73 that are owned by a federal, state, or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

The City requested Spicer Consulting Group, LLC., to prepare and file an Engineer's Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated pursuant to the Landscaping and Lighting Act of 1972 presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for LMD No. 89-1-C for the referenced Fiscal Year, a diagram for LMD No. 89-1-C showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within LMD No. 89-1-C in proportion to the special benefit received.

Table 3-2
Proposed Assessments

Zone	Fiscal Year	Maximum % Increase	Maximum Assessment	Actual Assessment	% of Maximum
Zone 18	2025-26	2.52%	$1,064.09	$1,050.15	99%
	2026-27	3.08%	$1,096.86	$1,082.50	99%
Zone 26	2025-26	2.52%	$151.79	$149.80	99%
	2026-27	3.08%	$156.47	$154.42	99%
Zone 27	2025-26	2.52%	$192.93	$190.41	99%
	2026-27	3.08%	$198.88	$196.27	99%
Zone 35	2025-26	2.52%	$67.85	$66.96	99%
	2026-27	3.08%	$69.94	$69.03	99%
Zone 50	2025-26	2.52%	$54.87	$54.15	99%
	2026-27	3.08%	$56.56	$55.82	99%
Zone 70	2025-26	2.52%	$385.20	$380.15	99%
	2026-27	3.08%	$397.06	$391.86	99%
Zone 71	2025-26	2.52%	$42.69	$42.13	99%
	2026-27	3.08%	$44.00	$43.43	99%
Zone 73	2025-26	2.52%	$351.30	$346.70	99%
	2026-27	3.08%	$362.12	$357.38	99%

Executed this _____ day of _____ 2026.

FRANCISCO MARTINEZ JR
PROFESSIONAL CIVIL ENGINEER NO. 84640
ENGINEER OF WORK
CITY OF WILDOMAR
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of_____, 2026.

CITY CLERK
CITY OF WILDOMAR
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Wildomar, California ___day of _____, 2026.

CITY CLERK
CITY OF WILDOMAR
STATE OF CALIFORNIA

A reduced copy of the Assessment Diagrams are filed herewith, are incorporated by reference in Appendix B herein, and made part of this Report.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel number and/or new parcel number will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Information identified on these maps was received from several sources including the owner/developer, City of Wildomar, and the Riverside County Assessor.

The actual assessment and the amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

The total assessment for the Fiscal year 2026-27 is **$8,057.12.**[1]

[1] The actual assessment roll might have a minimal variance due to rounding.

Appendix A:
Assessment Roll

Assessment Roll

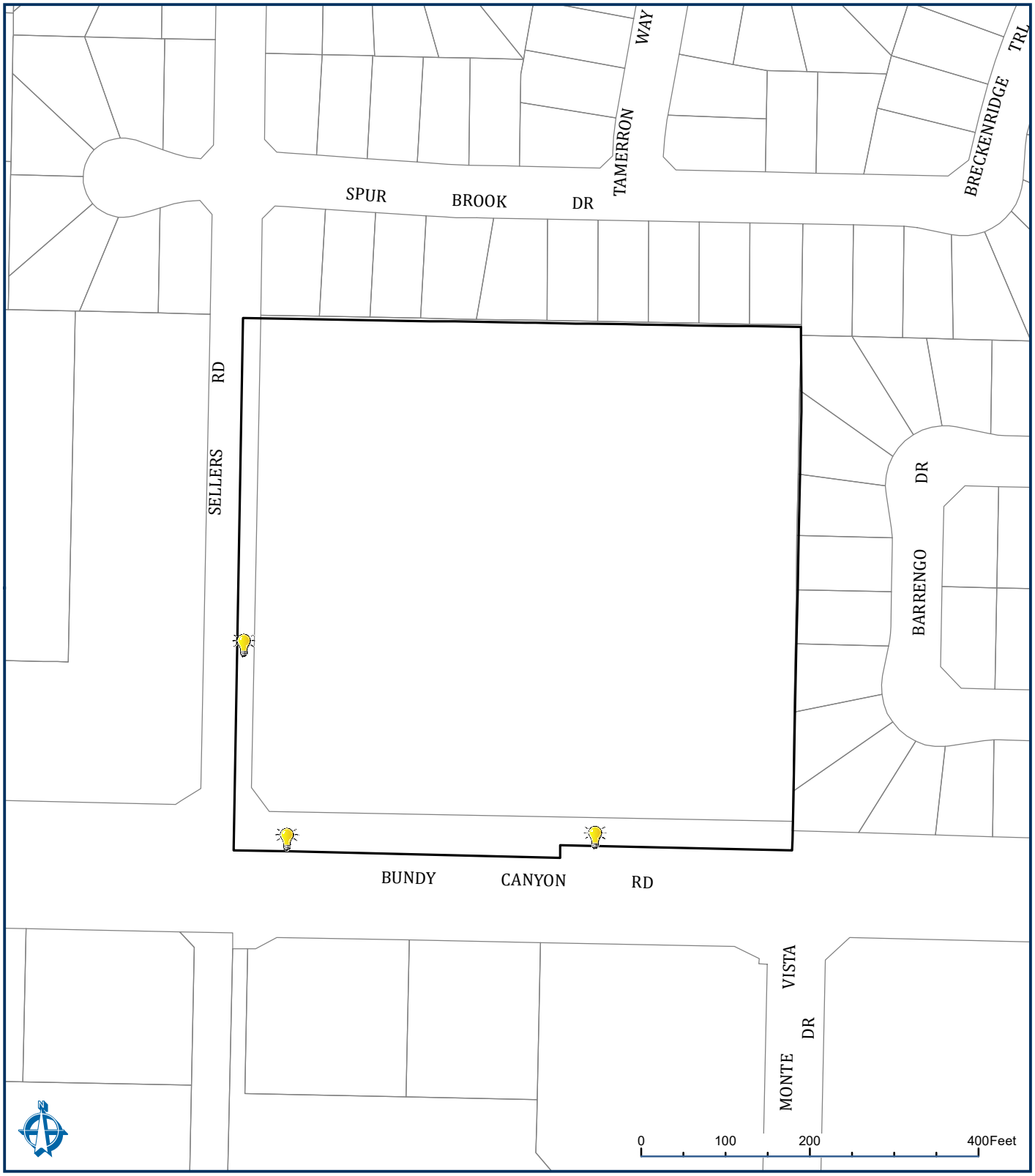
LMD 89-1-C Vol.2

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
366300083	$1,082.48	367181001	$2.06	367181002	$1.38
367181003	$1.38	367181004	$6.20	367181005	$3.44
367181006	$3.44	367181007	$3.44	367181008	$3.44
367181009	$2.06	367181010	$4.14	367181011	$3.44
367181012	$1.38	367181013	$1.38	367181014	$2.76
367181016	$6.20	367181017	$5.52	367181018	$19.32
367181019	$20.00	380110030	$733.46	380110031	$120.44
380110032	$115.80	380110033	$129.70	380110034	$182.20
380110035	$84.92	380110036	$94.18	380110037	$47.86
380110040	$305.64	380110041	$579.94	380110042	$360.50
380110043	$391.86	380130027	$539.64	380130028	$539.64
380140018	$397.40	380260033	$117.24	380260034	$118.12
380260035	$181.52	380260036	$141.56	380290030	$1,701.68

Totals **Parcels 39** **Levy $8,056.76**

Appendix B:
Assessment Diagrams

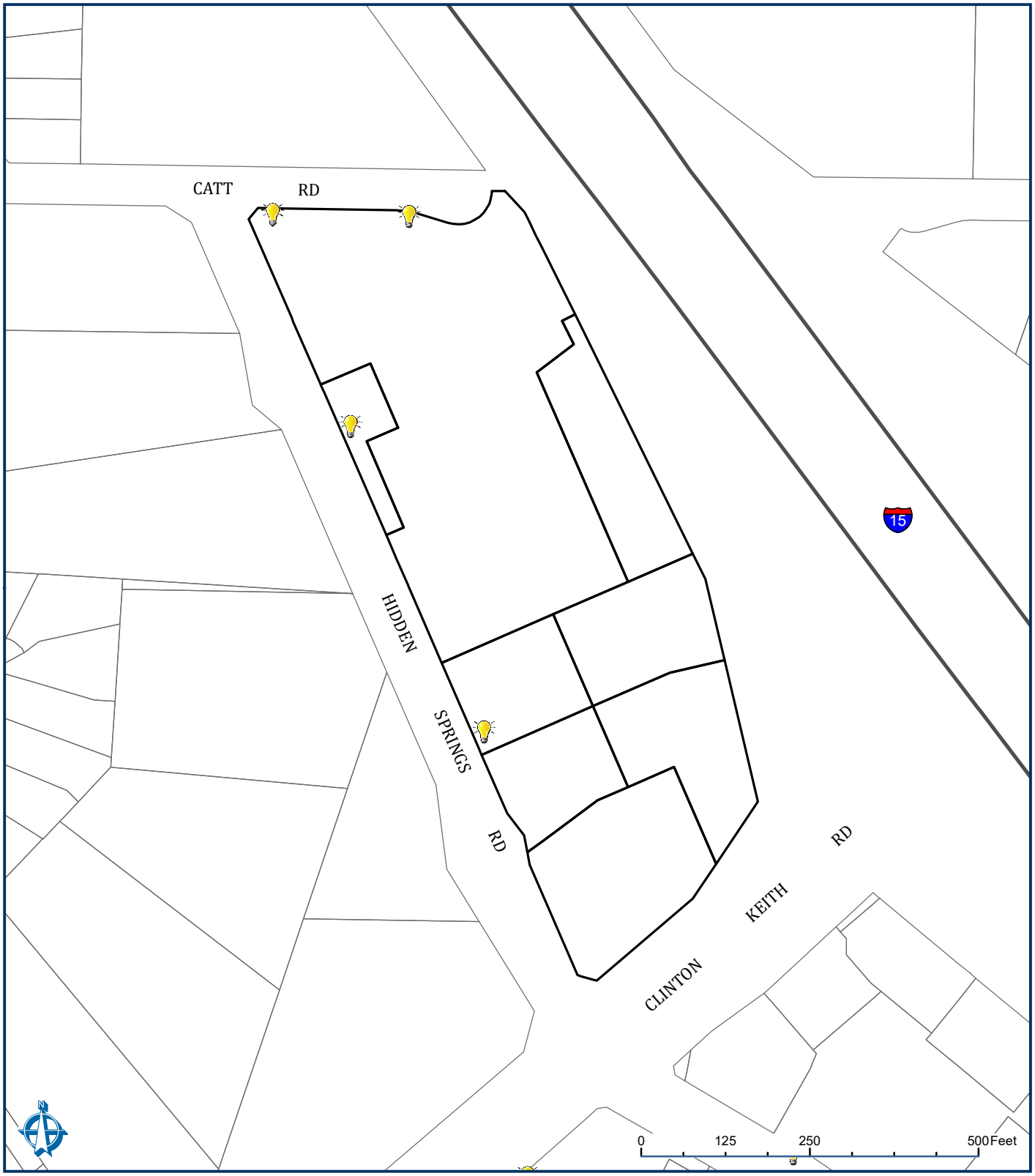


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 18

SPICER CONSULTING GROUP

Street Light

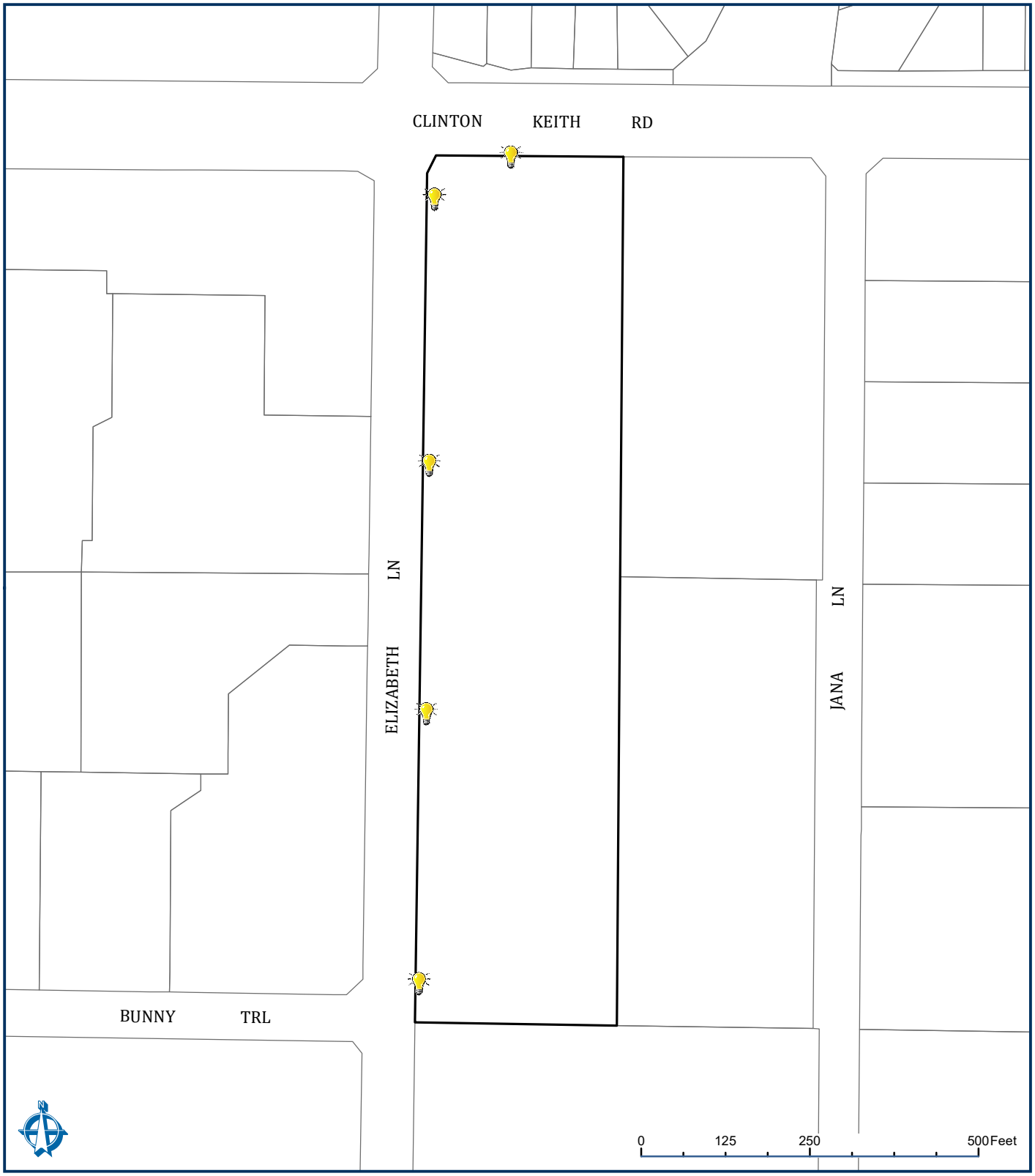


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 26

SPICER CONSULTING GROUP

Street Light

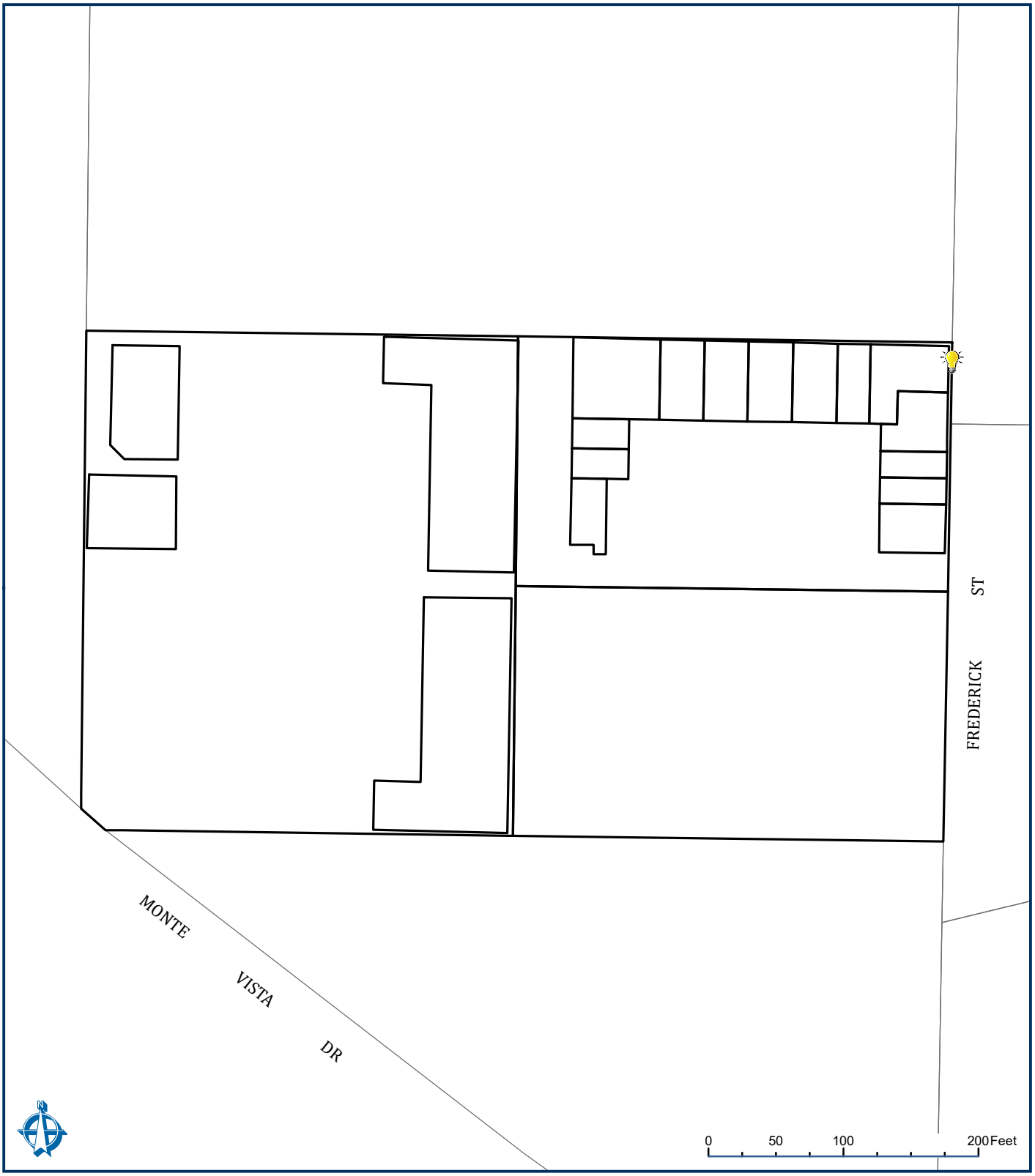


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 27

SPICER CONSULTING GROUP

Street Light

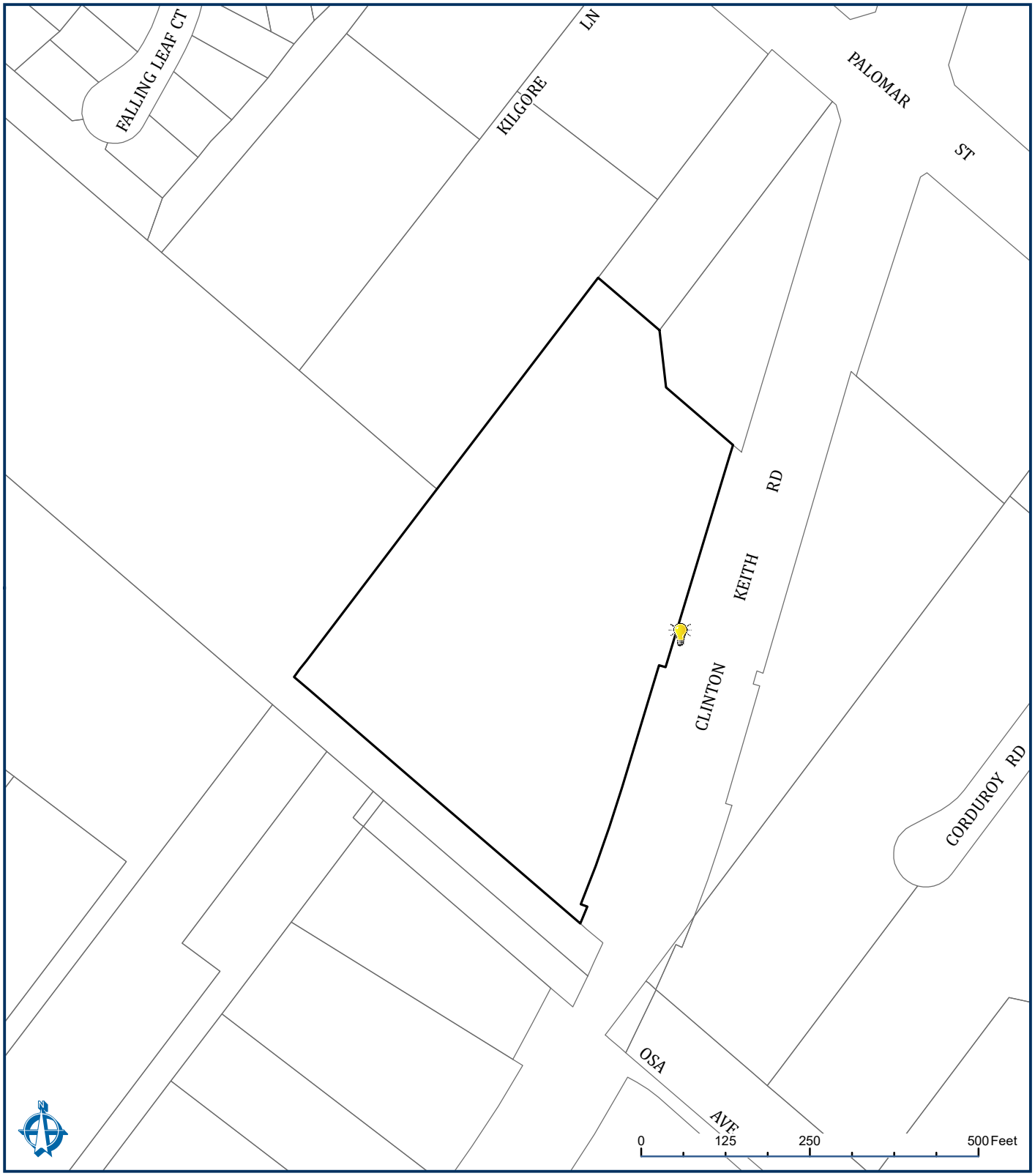


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 35

SPICER CONSULTING GROUP

Street Light

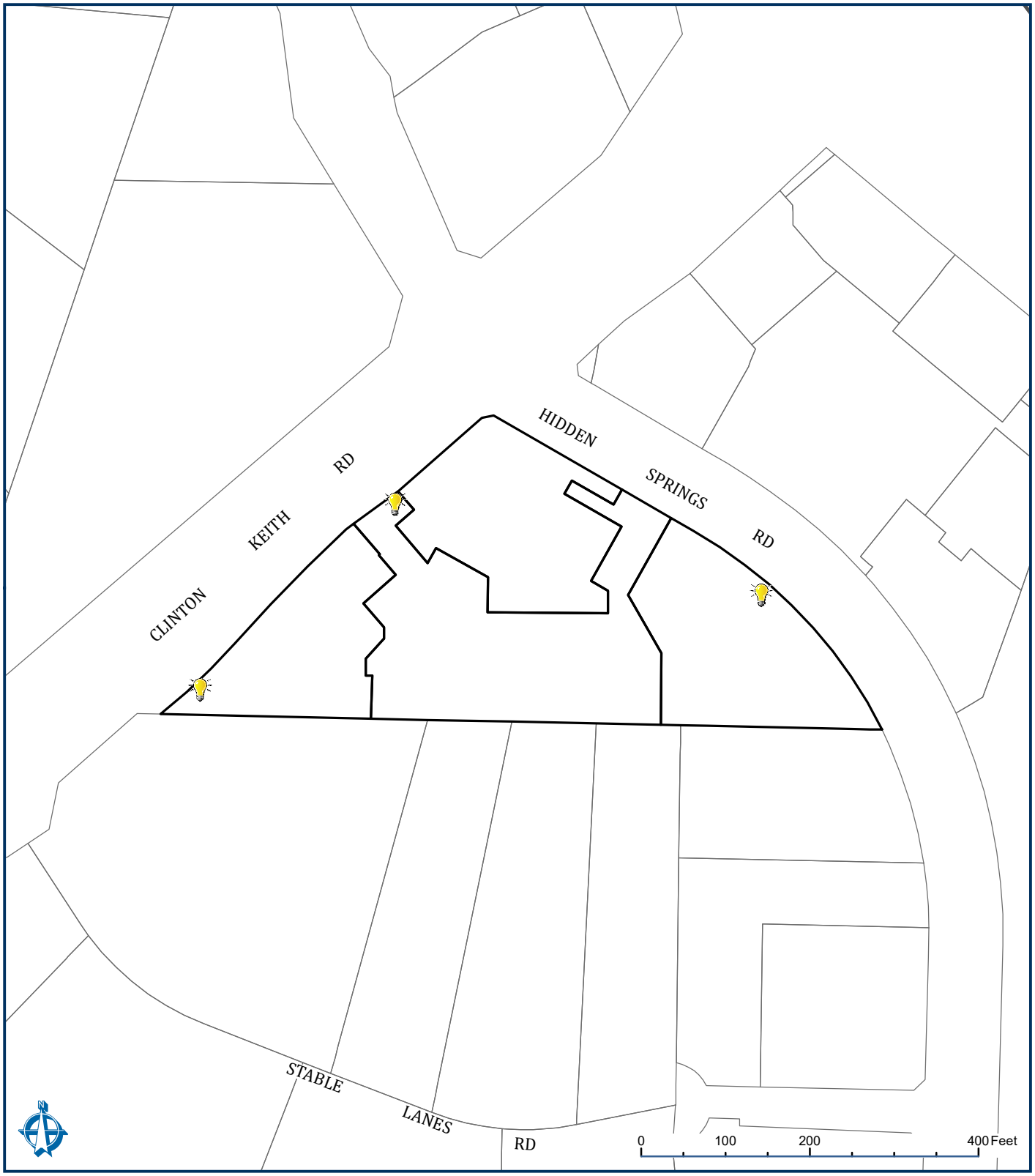


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 50

SPICER CONSULTING GROUP

Street Light

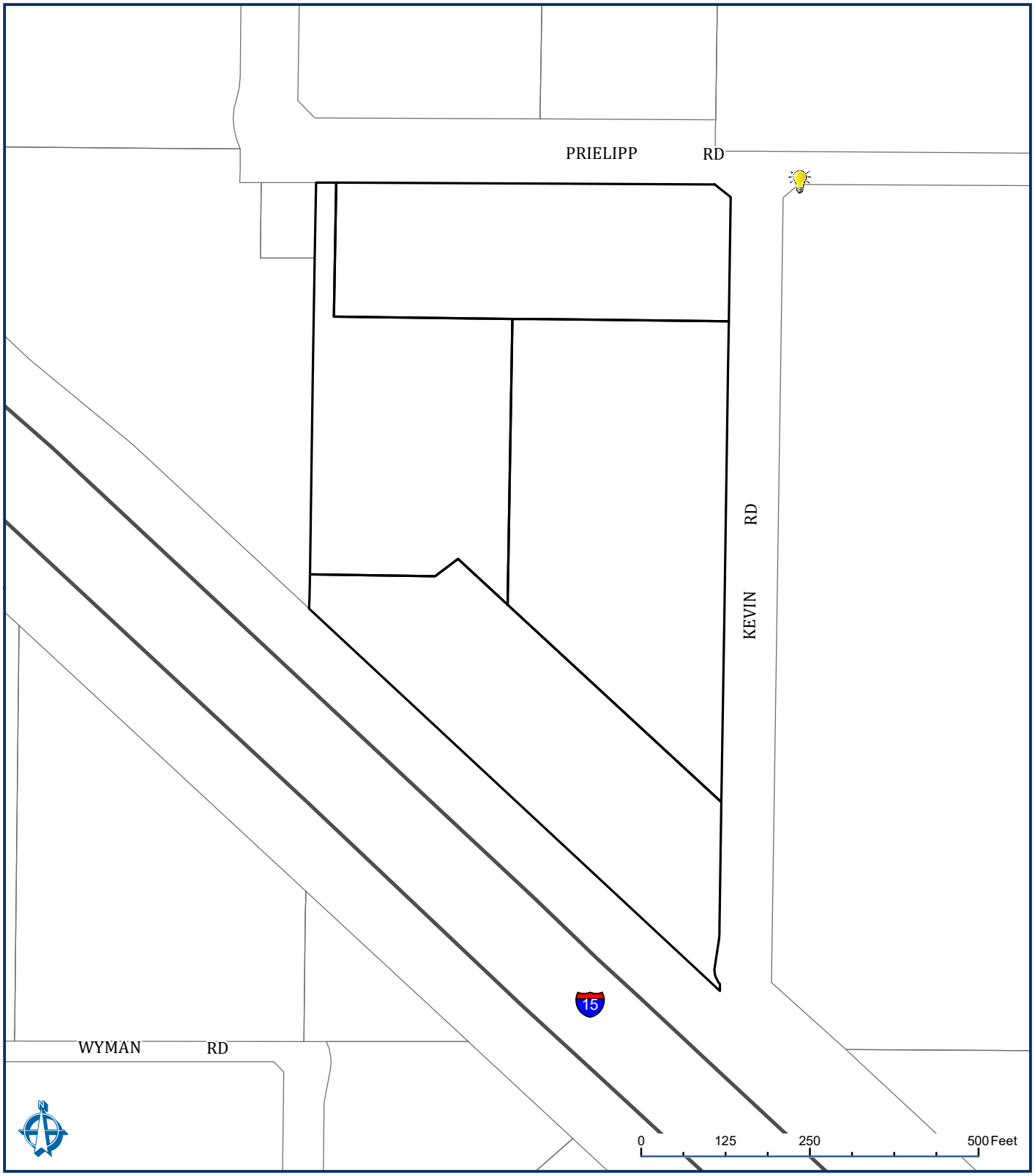


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 70

SPICER CONSULTING GROUP

Street Light



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 71

SPICER CONSULTING GROUP

Street Light

CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 73

SPICER CONSULTING GROUP

Street Light

SPICER

CONSULTING GROUP

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.10
Meeting Date: May 13, 2026

SUBJECT: County Service Areas Notice of Intent to Establish Charges for FY 2026-27

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Jason Farag, Public Works Director/City Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, SETTING THE PUBLIC HEARING TO ESTABLISH SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2026-27

SUMMARY:
Approval of this Resolution will set the public hearing regarding service area charges for County Service Areas (CSAs) 22, 103, and 142 within the City for Fiscal Year 2025-26.

BACKGROUND:
Prior to incorporation, certain parcels within the community of Wildomar were included in County Services Areas (CSAs) 22, 103, and 142. Upon incorporation on July 1, 2008, these parcels were detached from these CSAs, but the City of Wildomar retained the authority to continue to levy and collect the assessments, fees and charges associated with these CSAs now within the City's jurisdictional boundaries.

DISCUSSION:
The City is now responsible for providing the services previously provided by CSAs 22, 103 (Drainage, Landscaping) and 142 (Lighting) within the City and levying and collecting the associated charges. As such, staff recommends that the City Council adopt a resolution setting a public hearing on July 8, 2026, at 6:00 pm regarding the City's Service Areas for Fiscal Year 2026-27.

ACCOUNT CODE:
Fund 602 - CSA 22
Fund 603 - CSA 103
Fund 604 - CSA 142

FISCAL IMPACT:
Adoption of this resolution will allow the City of Wildomar to collect funds to meet or offset its financial obligations for City of Wildomar Service Areas.

CSA Area	Estimated Costs	Estimated Assessment	Difference
CSA 22	$43,052.77	$31,970.12	($11,082.65)
CSA 103	$175,147.37	$161,397.07	($13,750.30)
CSA 103 Drainage	$21,802.77	$22,600.00	$797.23
CSA 142	$30,368.50	$39,608.44	$9,239.94

ATTACHMENTS:

Resolution

Resolution Exhibit 'A' - FY 26/27 CSAs Preliminary Annual Levy Report

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, SETTING THE PUBLIC HEARING TO ESTABLISH SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2026-27

WHEREAS, upon incorporation on July 1, 2008, the City of Wildomar assumed the authority and responsibility for providing services and levying charges that were previously provided and levied by County Service Areas 22, 103 and 142, established pursuant to the County Service Area Law, as set forth in Government Code Section 25210.1 et seq., within the City's jurisdictional boundaries; and

WHEREAS, the City Council has determined that it is necessary to continue the County Service Area charges within such areas in order to continue to provide such extended services; and

WHEREAS, City Council annually causes a report of the services, parcels and charges for each Service Area for the upcoming fiscal year to be prepared and filed with the City Clerk; and

WHEREAS, upon the filing of such report with the City Clerk, the City Council shall cause to be noticed and thereafter conduct a public hearing to hear and consider testimony regarding the continuation of charges for such extended services within such Service Areas within the City of Wildomar.

NOW THEREFORE BE IT RESOLVED, by the City of Wildomar Council assembled in regular session on May 13, 2026, that this Council intends to conduct a public hearing on July 8, 2026, at 6:00 p.m. in the Council Chambers of the City Council, 23873 Clinton Keith Rd, Wildomar, CA for the purposes of allowing public testimony regarding the enactment of proposed Fiscal Year 2026-27 County Service Area charges (See Exhibit 'A').

BE IT FURTHER RESOLVED that the City Clerk is to give notice of said hearing pursuant to Government Code Section 6066. Any person affected by the proposed charges may submit written comments to the Clerk before the hearing or may appear in support of, or opposition to, the proposals at the time of the hearing.

PASSED, APPROVED, AND ADOPTED this 13th day of May, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

SPICER
CONSULTING GROUP

CITY OF WILDOMAR

Preliminary Annual Levy Report

Fiscal Year 2026-27

County Service Areas
22, 103, 103 Drainage, 142

Table of Contents

Sections

1. Executive Summary 1
2. Description of Services 2
3. Estimate of Costs 3
4. Method of Apportionment 7

Tables

Table 1-1 Assessment Summary 1
Table 3-1 CSA 22 Street Lights Estimate of Costs 3
Table 3-2 CSA 103 Street Lights Estimate of Costs 4
Table 3-3 CSA 103 Drainage/Landscaping Estimate of Costs 5
Table 3-4 CSA 142 Street Lights Estimate of Costs 6
Table 4-1 Fiscal Year 2026-27 Assessments vs. Estimated Costs 8

Appendices

Appendix A – Assessment Rolls
Appendix B – County Service Areas Map

WHEREAS, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the County Service Area Law as set forth in Government Code Section 25210.1 et seq., for the levy and collection of charges for extended governmental services provided in county service areas;

WHEREAS, Upon incorporation on July 1, 2008, the City of Wildomar (the "City") assumed the responsibility for certain County Service Areas ("CSA") now within the City's jurisdictional boundaries, and now is responsible for the services and charges provided by CSA 22 Street Lights, CSA 103 Street Lights, CSA 103 Drainage/Landscaping, and CSA 142 Street Lights, (the "Districts"). As a result, the authority to levy assessments within the Districts was transferred from the County of Riverside (the "County") to the City;

WHEREAS, the City Council of the City of Wildomar directed Spicer Consulting Group, LLC. to prepare and file an Annual Levy Report (the "Report") for Fiscal Year 2026-27 presenting the plans and specifications for the maintenance and operation of authorized services, an assessment diagram, and an assessment of the estimated costs of the maintenance and operation of the authorized services;

WHEREAS, the Fiscal Year 2026-27 assessments are shown in this Report with certain properties within these CSAs permitted to increase by 2.00% as established by an engineer's report prepared by the County at the time of annexation into the CSAs;

NOW THEREFORE, the following assessment is made to finance the maintenance and operation of authorized services within the Districts:

Table 1-1
Assessment Summary

				Assessment Range	
CSA Name	Date Formed	Parcels	2026-27 Projected Levy	Minimum per Parcel	Maximum per Parcel
CSA 22 Street Lights	11/08/1965	884	$31,970.12	$1.76	$78.68
CSA 103 Street Lights	12/18/1973	3,341	$161,397.07	$28.86	$1,634.72
CSA 103 Drainage / Landscaping	12/18/1973	1,082	$22,600.00	$20.00	$30.00
CSA 142 Street Lights	01/31/1985	516	$39,608.44	$31.50	$872.06

The CSAs were established to provide extended governmental services including street light maintenance, landscape maintenance, and drainage facilities maintenance.

Street Light Maintenance

The street lighting improvements may include but are not limited to electrical energy, lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Public street lighting within the residential subdivisions;
- Public street lighting, traffic signals, and other public lighting facilities on the streets surrounding or adjacent to the development as well as other public areas associated or necessary for development of properties within the subzone.

Landscape Maintenance

The landscape maintenance may include but is not limited to the maintenance and servicing of turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (parkway and slope perimeter landscaping) surrounding the development and within public rights-of-way.

Drainage Maintenance

The drainage component of the assessment is for the maintenance, cleaning, repairs and removal of debris and sediment from drainage facilities adjacent to and downstream of the drainage area (outlined in green below).

The estimate of costs has been prepared by City staff based upon the plans and specifications for the maintenance and operation of the services, as well as the historical costs of similar services provided throughout the CSAs. The following tables show the estimated costs for Fiscal Year 2026-27.

Table 3-1
CSA 22 Street Lights Estimate of Costs

Description	Calendar Year 2025 Actual	FY 2026-27 Budgeted Through June 30, 2027
Direct Costs		
Energy	$13,500.00	$15,000.00
Debt Service Repayment[1]	$24,806.31	$24,806.31
Subtotal Direct Costs	**$38,306.31**	**$39,806.31**
Indirect Costs		
Contract Admin	$1,196.46	$1,196.46
City Admin	$2,050.00	$2,050.00
Subtotal Indirect Costs	**$3,246.46**	**$3,246.46**
Total Costs	**$41,552.77**	**$43,052.77**
Adjustments		
City Surplus/Deficit	($9,720.15)	($11,082.65)
Total CSA 22 Street Lights Assessment	**$31,832.62**	**$31,970.12**

Reserve Fund Balances

Beginning Operating Reserve	($133,542.94)
Reserve Collection	$0.00
Reserve Contribution	($11,082.65)
Est. Ending Operating Reserve	**($144,649.96)**

Beginning Capital Replacement Reserve	$0.00
Reserve Collection	$0.00
Reserve Contribution	$0.00
Est. Ending Capital Replacement Reserve	**$0.00**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 3-2
CSA 103 Street Lights Estimate of Costs

Description	Calendar Year 2025 Actual	FY 2026-27 Budgeted Through June 30, 2027
Direct Costs		
Energy	$63,000.00	$64,300.00
Debt Service Repayment[1]	$99,447.72	$99,447.72
Subtotal Direct Costs	**$162,447.72**	**$163,747.72**
Indirect Costs		
Contract Admin	$3,277.26	$3,277.26
City Admin	$8,122.39	$8,122.39
Subtotal Indirect Costs	**$11,399.65**	**$11,399.65**
Total Costs	**$173,847.37**	**$175,147.37**
Adjustments		
City Surplus/Deficit	($14,648.87)	($13,750.30)
Total CSA 103 Street Lights Assessment	**$159,198.50**	**$161,397.07**

Reserve Fund Balances

Beginning Operating Reserve	($247,911.47)
Reserve Collection	$0.00
Reserve Contribution	($13,750.30)
Est. Ending Operating Reserve	**($261,661.77)**

Beginning Capital Replacement Reserve	$0.00
Reserve Collection	$0.00
Reserve Contribution	$0.00
Est. Ending Capital Replacement Reserve	**$0.00**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 3-3
CSA 103 Drainage/Landscaping Estimate of Costs

Description	Calendar Year 2025 Actual	FY 2026-27 Budgeted Through June 30, 2027
Direct Costs		
Landscaping	$3,565.08	$3,636.38
Drainage	$7,239.22	$7,384.00
Water	$6,493.10	$6,622.96
Subtotal Direct Costs	**$17,297.40**	**$17,643.34**
Indirect Costs		
Contract Admin	$3,277.26	$3,277.26
City Admin	$864.87	$882.17
Subtotal Indirect Costs	**$4,142.13**	**$4,159.43**
Total Costs	**$21,439.53**	**$21,802.77**
Adjustments		
City Surplus/Deficit	$1,160.47	$797.23
Total CSA 103 Drainage/Landscaping Assessment	**$22,600.00**	**$22,600.00**

Reserve Fund Balances

Beginning Operating Reserve	$0.00
Reserve Collection	$797.23
Reserve Contribution	$0.00
Est. Ending Operating Reserve	**$797.23**

Beginning Capital Replacement Reserve	$0.00
Reserve Collection	$0.00
Reserve Contribution	$0.00
Est. Ending Capital Replacement Reserve	**$0.00**

Table 3-4
CSA 142 Street Lights Estimate of Costs

Description	Calendar Year 2025 Actual	FY 2026-27 Budgeted Through June 30, 2027
Direct Costs		
Energy	$7,000.00	$7,500.00
Debt Service Repayment[1]	$20,134.27	$20,134.27
Subtotal Direct Costs	**$27,134.27**	**$27,634.27**
Indirect Costs		
Contract Admin	$1,352.52	$1,352.52
City Admin	$1,356.71	$1,381.71
Subtotal Indirect Costs	**$2,709.23**	**$2,734.23**
Total Costs	**$29,843.50**	**$30,368.50**
Adjustments		
City Surplus/Deficit	$9,177.30	$9,239.94
Total CSA 142 Street Lights Assessment	**$39,020.80**	**$39,608.44**

Reserve Fund Balances

Beginning Operating Reserve	$15,184.25
Reserve Collection	$0.00
Reserve Contribution	$0.00
Est. Ending Operating Reserve	**$15,184.25**

Beginning Capital Replacement Reserve	$100,169.39
Reserve Collection	$9,239.94
Reserve Contribution	$0.00
Est. Ending Capital Replacement Reserve	**$109,409.32**

There is a two percent (2.00%) proposed inflationary increase in the assessment per acre or per parcel as applicable in CSA 22 Street Lights, CSA 103 Street Lights, and CSA 142 Street Lights over the assessment levied for Fiscal Year 2025-26, which is consistent with the ballot proposition approved by the qualified electors when establishing these CSAs.

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Method of Apportionment

The maintenance of landscaping, drainage facilities, and street lights provides direct and special benefit to those properties located within each CSA. Landscaping, drainage facilities, and streetlights enhance the properties within the District, improve erosion and water control, provide dust abatement, increase public safety (controls sight distance restrictions and fire hazards), improve neighborhood aesthetics and property protection, increase traffic safety by improving visibility, and provide an enhanced quality of life and sense of well-being for properties within the CSAs.

The landscape, drainage facilities, and streetlight improvements maintained by the District provide no general public benefit in that the properties within each CSA are discrete neighborhoods or communities for which the improvements were installed. The landscape, drainage facilities, and streetlight improvements do not extend beyond the perimeter of the boundary of each of those discrete neighborhoods or communities. It is therefore determined that all properties within the CSAs benefit equally from the financed improvements and the costs and expenses for the landscaping maintenance and services are apportioned on a per parcel or per acre basis.

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the real property within each CSA over and above general benefit conferred upon the real property within each CSA or to the public at large. The Assessment for each parcel varies by each development Tract and District as it was set at the time of annexation. At the time of annexations each tract's assessment was calculated by dividing the total annual costs by the total number of subdivided parcels within the tract to determine the annual assessment per parcel or acre.

Maximum Assessment Formula

The purpose of establishing a maximum assessment formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which would add to the CSA costs and assessments. At the time of annexation into the CSAs the maximum assessment formula shall be applied to all parcels of land assessed within the CSAs. Within CSA 22 Street Lights, CSA 142 Street Lights, and CSA 103 Street Lights the maximum assessment is subject to an annual inflator of two percent (2.00%) for the following tracts.

CSA 22 Street Lights - TR 27620

CSA 103 Street Lights - PM 11532, PM 9637, TR 22948, TR 28586, TR 29029, TR 29039, TR 29039-1, TR 29039-2, TR 29039-3, TR 29163, TR 29400, TR 29402, TR 29607, TR 30094, TR 30155, TR 30304, TR 30460, TR 30656, TR 30839, TR 30939, TR 31175, TR 31331, TR 31353, TR 31499, and TR 31837

CSA 142 Street Lights - PM 8367, TR 29513, TR 30114, and TR 30297

The maximum assessment is adjusted annually and is calculated independent of the CSAs annual budget and proposed annual assessment. The proposed annual assessment (rate per parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the maximum assessment amount. In no case shall the annual assessment exceed the maximum assessment.

Although the maximum assessment will increase each year, the actual CSA assessments may remain virtually unchanged. The maximum assessment adjustment is designed to establish a reasonable limit on CSA assessments. The maximum assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted maximum assessment it is considered an increased assessment.

To impose an increased assessment, the City of Wildomar must comply with the provisions of the Constitution of the State of California, Article XIII D, Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new maximum assessment is established for the CSA. If the proposed assessment is not approved, the County may not levy an assessment greater than the adjusted maximum assessment previously established for the properties within the CSA.

Fiscal Year 2026-27 Assessments

Each of the developed parcels in the CSAs has been deemed to receive proportional special benefit from the maintenance and operation of the improvements in its service area.

The actual assessment and the amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

The total assessment for the Fiscal Year 2026-27 is **$255,575.63.**[1]

Table 4-1
Fiscal Year 2026-27 Assessments vs. Estimated Costs

					Assessment Range	
CSA Name	Assessable Parcels	Estimated Assessment	Estimated Costs	Surplus / (Deficit)	Minimum per Parcel	Maximum per Parcel
CSA 22 Street Lights	884	$31,970.12	$43,052.77	($11,082.65)	$1.76	$78.68
CSA 103 Street Lights	3,341	$161,397.07	$175,147.37	($13,750.30)	$28.86	$1,634.72
CSA 103 Drainage / Landscaping	1,082	$22,600.00	$21,802.77	$797.23	$20.00	$30.00
CSA 142 Street Lights	516	$39,608.44	$30,368.50	$9,239.94	$31.50	$872.06

The maximum levy approved by the qualified electors has been applied to each of these service areas, with a remaining deficit forecasted of $24,832.95 which will need to be offset by City contributions, Reserve Funds and/or other sources available to the CSA's to reduce the shortfall in CSA 22 and CSA 103 Street Lights.

[1] The actual assessment roll amount might have a minimal variance due to rounding.

Appendix A:
Assessment Rolls

APN	Levy	APN	Levy	APN	Levy
366033020	$1.76	366033022	$31.48	366092016	$31.48
366120004	$1.76	366182031	$31.48	366182032	$31.48
366182033	$31.48	366182034	$31.48	366182035	$31.48
366182036	$31.48	366182037	$31.48	366182038	$31.48
366182039	$31.48	366182040	$31.48	366182041	$31.48
366182042	$31.48	366182043	$31.48	366182044	$31.48
366182045	$31.48	366182046	$31.48	366182047	$31.48
366182048	$31.48	366290010	$31.48	366300035	$31.48
366390033	$31.48	366401001	$31.48	366401002	$31.48
366401003	$31.48	366401004	$31.48	366401005	$31.48
366401006	$31.48	366401007	$31.48	366401008	$31.48
366401009	$31.48	366401010	$31.48	366401011	$31.48
366401012	$31.48	366401013	$31.48	366401014	$31.48
366402001	$31.48	366402002	$31.48	366402003	$31.48
366402004	$31.48	366402005	$31.48	366402006	$31.48
366402007	$31.48	366402008	$31.48	366402009	$31.48
366402010	$31.48	366402011	$31.48	366402012	$31.48
366402013	$31.48	366402014	$31.48	366402015	$31.48
366402016	$31.48	366402017	$31.48	366402018	$31.48
366402019	$31.48	366403001	$31.48	366403002	$31.48
366403003	$31.48	366403004	$31.48	366403005	$31.48
366403006	$31.48	366403007	$31.48	366403008	$31.48
366403009	$31.48	366403010	$31.48	366403011	$31.48
366403012	$31.48	366403013	$31.48	366403014	$31.48
366411001	$31.48	366411002	$31.48	366411003	$31.48
366411004	$31.48	366411005	$31.48	366411006	$31.48
366411007	$31.48	366411008	$31.48	366411009	$31.48
366411010	$31.48	366411011	$31.48	366411012	$31.48
366411013	$31.48	366411014	$31.48	366411015	$31.48
366411016	$31.48	366411017	$31.48	366411018	$31.48
366411019	$31.48	366411020	$31.48	366412001	$31.48
366412002	$31.48	366412003	$31.48	366412004	$31.48
366412005	$31.48	366412006	$31.48	366412007	$31.48
366412008	$31.48	366412009	$31.48	366412010	$31.48
366413001	$31.48	366413002	$31.48	366413003	$31.48
366413004	$31.48	366413005	$31.48	366413006	$31.48
366413007	$31.48	366413008	$31.48	366413009	$31.48
366413010	$31.48	366421001	$31.48	366421002	$31.48
366421003	$31.48	366421004	$31.48	366421005	$31.48
366422001	$31.48	366422002	$31.48	366422003	$31.48
366422004	$31.48	366422005	$31.48	366422006	$31.48
366422007	$31.48	366422008	$31.48	366422009	$31.48
366422010	$31.48	366423001	$31.48	366423002	$31.48
366423003	$31.48	366423004	$31.48	366423005	$31.48
366423006	$31.48	366423007	$31.48	366423008	$31.48
366423009	$31.48	366423010	$31.48	366423011	$31.48

APN	Levy	APN	Levy	APN	Levy
366423012	$31.48	366423013	$31.48	366423014	$31.48
366423015	$31.48	366423016	$31.48	366423017	$31.48
366423018	$31.48	366423019	$31.48	366423020	$31.48
366423021	$31.48	366423022	$31.48	366423023	$31.48
366423024	$31.48	366423025	$31.48	366423026	$31.48
366423027	$31.48	366423028	$31.48	366423029	$31.48
366423030	$31.48	366423031	$31.48	366423032	$31.48
366423033	$31.48	366423034	$31.48	366423035	$31.48
366423036	$31.48	366423037	$31.48	366423038	$31.48
366423039	$31.48	366423040	$31.48	366423041	$31.48
366423042	$31.48	366423043	$31.48	366423044	$31.48
366424001	$31.48	366424002	$31.48	366424003	$31.48
366424004	$31.48	366424005	$31.48	366424006	$31.48
366424007	$31.48	366424008	$31.48	366424009	$31.48
366424010	$31.48	366424011	$31.48	366424012	$31.48
366424013	$31.48	366431001	$31.48	366431002	$31.48
366431003	$31.48	366431004	$31.48	366431005	$31.48
366431006	$31.48	366431007	$31.48	366431008	$31.48
366431009	$31.48	366431010	$31.48	366431011	$31.48
366431012	$31.48	366432001	$31.48	366432002	$31.48
366432003	$31.48	366432004	$31.48	366432005	$31.48
366432006	$31.48	366432007	$31.48	366432008	$31.48
366432009	$31.48	366432010	$31.48	366432011	$31.48
366432012	$31.48	366432013	$31.48	366432014	$31.48
366432015	$31.48	366432016	$31.48	366432017	$31.48
366432018	$31.48	366432019	$31.48	366432020	$31.48
366432021	$31.48	366432022	$31.48	366432023	$31.48
366432024	$31.48	366432025	$31.48	366432026	$31.48
366432027	$31.48	366432028	$31.48	366432029	$31.48
366433001	$31.48	366433002	$31.48	366433003	$31.48
366433004	$31.48	366433005	$31.48	366433006	$31.48
366433007	$31.48	366433008	$31.48	366434001	$31.48
366434002	$31.48	366434003	$31.48	366434004	$31.48
366434005	$31.48	366434006	$31.48	366434007	$31.48
366434008	$31.48	366434009	$31.48	366434010	$31.48
366434011	$31.48	366434012	$31.48	366434013	$31.48
366434014	$31.48	366434015	$31.48	366434016	$31.48
366434017	$31.48	366434018	$31.48	366435001	$31.48
366435002	$31.48	366435003	$31.48	366435004	$31.48
366435005	$31.48	366435006	$31.48	366435007	$31.48
366435008	$31.48	366435009	$31.48	366435010	$31.48
366435011	$31.48	366435012	$31.48	366435013	$31.48
366435014	$31.48	366435015	$31.48	366435016	$31.48
366435017	$31.48	366435018	$31.48	366435019	$31.48
366435020	$31.48	366435021	$31.48	366435022	$31.48
366435023	$31.48	366435024	$31.48	366435025	$31.48

APN	Levy	APN	Levy	APN	Levy
366435026	$31.48	366435027	$31.48	366435028	$31.48
366435029	$31.48	366435030	$31.48	366436001	$31.48
366436002	$31.48	366436003	$31.48	366436004	$31.48
366436005	$31.48	366436006	$31.48	366436007	$31.48
366436008	$31.48	366436009	$31.48	366436010	$31.48
366436011	$31.48	366436012	$31.48	366436013	$31.48
366436014	$31.48	366436015	$31.48	366441001	$31.48
366441002	$31.48	366441003	$31.48	366441004	$31.48
366441005	$31.48	366441006	$31.48	366441007	$31.48
366441008	$31.48	366441009	$31.48	366441010	$31.48
366441011	$31.48	366441012	$31.48	366442001	$31.48
366442002	$31.48	366442003	$31.48	366442004	$31.48
366442005	$31.48	366442006	$31.48	366442007	$31.48
366442008	$31.48	366442009	$31.48	366442010	$31.48
366442011	$31.48	366442012	$31.48	366442013	$31.48
366442014	$31.48	366442015	$31.48	366442016	$31.48
366442017	$31.48	366442018	$31.48	366442019	$31.48
366442020	$31.48	366442021	$31.48	366442022	$31.48
366442023	$31.48	366442024	$31.48	366442025	$31.48
366442026	$31.48	366443001	$31.48	366443002	$31.48
366443003	$31.48	366443004	$31.48	366443005	$31.48
366443006	$31.48	366443007	$31.48	366443008	$31.48
366443009	$31.48	366443010	$31.48	366443011	$31.48
366443012	$31.48	366443013	$31.48	366443014	$31.48
366443015	$31.48	366443016	$31.48	366443017	$31.48
366443018	$31.48	366443019	$31.48	366443020	$31.48
366443021	$31.48	366443022	$31.48	366443023	$31.48
366443024	$31.48	366443025	$31.48	366443026	$31.48
366443027	$31.48	366443028	$31.48	366443029	$31.48
366443030	$31.48	366443031	$31.48	366444001	$31.48
366444002	$31.48	366444003	$31.48	366444004	$31.48
366444005	$31.48	366444006	$31.48	366444007	$31.48
366444008	$31.48	366444009	$31.48	366444010	$31.48
366451001	$31.48	366451002	$31.48	366451003	$31.48
366451004	$31.48	366451005	$31.48	366451006	$31.48
366451007	$31.48	366451008	$31.48	366451009	$31.48
366451010	$31.48	366451011	$31.48	366451012	$31.48
366451013	$31.48	366452001	$31.48	366452002	$31.48
366452003	$31.48	366452004	$31.48	366452005	$31.48
366452006	$31.48	366452007	$31.48	366452008	$31.48
366452009	$31.48	366452010	$31.48	366452011	$31.48
366452012	$31.48	366452013	$31.48	366452014	$31.48
366452015	$31.48	366452016	$31.48	366452017	$31.48
366452018	$31.48	366452019	$31.48	366452020	$31.48
366452021	$31.48	366452022	$31.48	366453001	$31.48
366453002	$31.48	366453003	$31.48	366453004	$31.48

APN	Levy	APN	Levy	APN	Levy
366453005	$31.48	366453006	$31.48	366453007	$31.48
366454001	$31.48	366454002	$31.48	366454003	$31.48
366454004	$31.48	366454005	$31.48	366454006	$31.48
366454007	$31.48	366454008	$31.48	366454009	$31.48
366454010	$31.48	366454011	$31.48	366454012	$31.48
366454013	$31.48	366454014	$31.48	366454015	$31.48
366454016	$31.48	366454017	$31.48	366454018	$31.48
366454019	$31.48	366454020	$31.48	366454021	$31.48
366454022	$31.48	366454023	$31.48	366454024	$31.48
366454025	$31.48	366454026	$31.48	366454027	$31.48
366454028	$31.48	366454029	$31.48	366454030	$31.48
366454031	$31.48	366454032	$31.48	366454033	$31.48
366454034	$31.48	366454035	$31.48	366454036	$31.48
366454037	$31.48	366454038	$31.48	366454039	$31.48
366454040	$31.48	366454041	$31.48	366454042	$31.48
366454043	$31.48	366454044	$31.48	366454045	$31.48
366461001	$31.48	366461002	$31.48	366461003	$31.48
366461004	$31.48	366461005	$31.48	366461006	$31.48
366461007	$31.48	366461008	$31.48	366461009	$31.48
366461010	$31.48	366461011	$31.48	366461012	$31.48
366461013	$31.48	366461014	$31.48	366461015	$31.48
366461016	$31.48	366461017	$31.48	366461018	$31.48
366461019	$31.48	366461020	$31.48	366461021	$31.48
366461022	$31.48	366461023	$31.48	366461024	$31.48
366461025	$31.48	366462001	$31.48	366462002	$31.48
366462003	$31.48	366462004	$31.48	366463001	$31.48
366463002	$31.48	366463003	$31.48	366463004	$31.48
366463005	$31.48	366463006	$31.48	366463007	$31.48
366463008	$31.48	366463009	$31.48	366463010	$31.48
366463011	$31.48	366463012	$31.48	366463013	$31.48
366463014	$31.48	366463015	$31.48	366463016	$31.48
366463017	$31.48	366463018	$31.48	366463019	$31.48
366463020	$31.48	366463021	$31.48	366463022	$31.48
366463023	$31.48	366463024	$31.48	366463025	$31.48
366463026	$31.48	366463027	$31.48	366463028	$31.48
366463029	$31.48	366463030	$31.48	366463031	$31.48
366463032	$31.48	366463033	$31.48	366463034	$31.48
366471001	$31.48	366471002	$31.48	366471003	$31.48
366471004	$31.48	366471005	$31.48	366471006	$31.48
366471007	$31.48	366471008	$31.48	366471009	$31.48
366471010	$31.48	366471011	$31.48	366471012	$31.48
366471013	$31.48	366471014	$31.48	366471015	$31.48
366471016	$31.48	366472001	$31.48	366472002	$31.48
366472003	$31.48	366472004	$31.48	366472005	$31.48
366472006	$31.48	366472007	$31.48	366472008	$31.48
366472009	$31.48	366472010	$31.48	366472011	$31.48

APN	Levy	APN	Levy	APN	Levy
366472012	$31.48	366472013	$31.48	366472014	$31.48
366472015	$31.48	366472016	$31.48	366473001	$31.48
366473002	$31.48	366473003	$31.48	366473004	$31.48
366480001	$31.48	366480002	$31.48	366480003	$31.48
366480004	$31.48	366480005	$31.48	366480006	$31.48
366480007	$31.48	366480008	$31.48	366480009	$31.48
366480010	$31.48	366480011	$31.48	366480012	$31.48
366480013	$31.48	366480014	$31.48	366480015	$31.48
366480016	$31.48	366480017	$31.48	366480018	$31.48
366480019	$31.48	366480020	$31.48	366480021	$31.48
366480022	$31.48	366480023	$31.48	366480024	$31.48
366480025	$31.48	366480026	$31.48	366480027	$31.48
366480028	$31.48	366480029	$31.48	366480030	$31.48
366480031	$31.48	366480032	$31.48	366480033	$31.48
366480034	$31.48	366480035	$31.48	366480036	$31.48
366480037	$31.48	366480038	$31.48	366480039	$31.48
366480040	$31.48	366480041	$31.48	366480042	$31.48
366480043	$31.48	366480044	$31.48	366480045	$31.48
366480046	$31.48	366480047	$31.48	366480048	$31.48
366480049	$31.48	366480050	$31.48	366480051	$31.48
366480052	$31.48	366480053	$31.48	366480054	$31.48
366480055	$31.48	366491001	$78.68	366491002	$78.68
366491003	$78.68	366491004	$78.68	366491005	$78.68
366491006	$78.68	366491007	$78.68	366492001	$78.68
366492002	$78.68	366492003	$78.68	366492004	$78.68
366492005	$78.68	366492006	$78.68	366492007	$78.68
366492008	$78.68	366492009	$78.68	366492010	$78.68
366492011	$78.68	366492012	$78.68	366492013	$78.68
366492014	$78.68	366492015	$78.68	366492016	$78.68
366492017	$78.68	366492018	$78.68	366492019	$78.68
366492020	$78.68	366492021	$78.68	366492022	$78.68
366492023	$78.68	366492024	$78.68	366493001	$78.68
366493002	$78.68	366493003	$78.68	366493004	$78.68
366493005	$78.68	366493006	$78.68	366493007	$78.68
366493008	$78.68	366493009	$78.68	366493010	$78.68
366493011	$78.68	366501001	$78.68	366501002	$78.68
366501003	$78.68	366501004	$78.68	366501005	$78.68
366501006	$78.68	366501007	$78.68	366501008	$78.68
366501009	$78.68	366501010	$78.68	366501011	$78.68
366501012	$78.68	366501013	$78.68	366501014	$78.68
366501015	$78.68	366501016	$78.68	366501017	$78.68
366502001	$78.68	366502002	$78.68	366502003	$78.68
366502004	$78.68	366502005	$78.68	366502006	$78.68
366502007	$78.68	366502008	$78.68	366502009	$78.68
366502010	$78.68	366502011	$78.68	366502012	$78.68
366502013	$78.68	366502014	$78.68	366502015	$78.68

APN	Levy	APN	Levy	APN	Levy
366502016	$78.68	366502017	$78.68	366502018	$78.68
366503001	$78.68	366503002	$78.68	366503003	$78.68
366503004	$78.68	366503005	$78.68	366503006	$78.68
366503007	$78.68	366503008	$78.68	366503009	$78.68
366503010	$78.68	366503011	$78.68	366503012	$78.68
367431001	$31.48	367431002	$31.48	367431003	$31.48
367431004	$31.48	367431005	$31.48	367431006	$31.48
367431007	$31.48	367431008	$31.48	367431009	$31.48
367431010	$31.48	367431011	$31.48	367431012	$31.48
367431013	$31.48	367431014	$31.48	367431015	$31.48
367431016	$31.48	367431017	$31.48	367431018	$31.48
367431019	$31.48	367431020	$31.48	367431021	$31.48
367431022	$31.48	367431023	$31.48	367431024	$31.48
367431025	$31.48	367431026	$31.48	367431027	$31.48
367431028	$31.48	367431029	$31.48	367431030	$31.48
367432001	$31.48	367432002	$31.48	367432003	$31.48
367432004	$31.48	367432005	$31.48	367432006	$31.48
367432007	$31.48	367432008	$31.48	367432009	$31.48
367432010	$31.48	367432011	$31.48	367432012	$31.48
367432013	$31.48	367433001	$31.48	367433002	$31.48
367433003	$31.48	367433004	$31.48	367433005	$31.48
367433006	$31.48	367433007	$31.48	367433008	$31.48
367433009	$31.48	367433010	$31.48	367433011	$31.48
367433012	$31.48	367433013	$31.48	367433014	$31.48
367433015	$31.48	367441002	$31.48	367441003	$31.48
367441004	$31.48	367441005	$31.48	367441006	$31.48
367441007	$31.48	367441008	$31.48	367441009	$31.48
367441010	$31.48	367441011	$31.48	367441012	$31.48
367441013	$31.48	367442001	$31.48	367442002	$31.48
367442003	$31.48	367442004	$31.48	367442005	$31.48
367442006	$31.48	367442007	$31.48	367442008	$31.48
367442009	$31.48	367442010	$31.48	367442011	$31.48
367442012	$31.48	367442013	$31.48	367442014	$31.48
367442015	$31.48	367442016	$31.48	367442017	$31.48
367442018	$31.48	367442019	$31.48	367442020	$31.48
367442021	$31.48	367442022	$31.48	367442023	$31.48
367442024	$31.48	367442025	$31.48	367443001	$31.48
367443002	$31.48	367443003	$31.48	367450001	$31.48
367450003	$31.48	367450004	$31.48	367450005	$31.48
367450006	$31.48	367450007	$31.48	367450008	$31.48
367450009	$31.48	367450010	$31.48	367450011	$31.48
367450012	$31.48	367450013	$31.48	367450014	$31.48
367460001	$31.48	367460002	$31.48	367460003	$31.48
367460004	$31.48	367460005	$31.48	367460006	$31.48
367460007	$31.48	367460008	$31.48	367460009	$31.48
367460010	$31.48	367460011	$31.48	367460012	$31.48

APN	Levy	APN	Levy	APN	Levy
367460013	$31.48	367460014	$31.48	367460015	$31.48
367460016	$31.48	367460017	$31.48	367460018	$31.48
367460019	$31.48	367460020	$31.48	367460021	$31.48
367460022	$31.48	367460023	$31.48	367460024	$31.48
367460025	$31.48	367460026	$31.48	367460027	$31.48
367460028	$31.48	367471001	$31.48	367471002	$31.48
367471003	$31.48	367471004	$31.48	367471005	$31.48
367471006	$31.48	367471007	$31.48	367471008	$31.48
367471009	$31.48	367471010	$31.48	367471011	$31.48
367471012	$31.48	367471013	$31.48	367471014	$31.48
367471015	$31.48	367471016	$31.48	367471017	$31.48
367471018	$31.48	367471019	$31.48	367471020	$31.48
367471021	$31.48	367472001	$31.48	367472002	$31.48
367472003	$31.48	367472004	$31.48	367472005	$31.48
367472006	$31.48	367472007	$31.48	367472008	$31.48
367472009	$31.48	367472010	$31.48	367472011	$31.48
367472012	$31.48	367472013	$31.48	367472014	$31.48
367472015	$31.48	367472016	$31.48	367472017	$31.48
367472018	$31.48	367472019	$31.48		

Totals	Parcels 884	Levy $31,969.68

Assessment Roll

68-4645 - CSA 103 (Lighting)

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
362511001	$34.28	362511002	$34.28	362511003	$34.28
362511004	$34.28	362511005	$34.28	362511006	$34.28
362511007	$34.28	362511008	$34.28	362511009	$34.28
362511010	$34.28	362512001	$34.28	362512002	$34.28
362512003	$34.28	362512004	$34.28	362512005	$34.28
362512006	$34.28	362512007	$34.28	362512008	$34.28
362512009	$34.28	362512010	$34.28	362512011	$34.28
362512012	$34.28	362512013	$34.28	362512014	$34.28
362512015	$34.28	362512016	$34.28	362512017	$34.28
362512018	$34.28	362512019	$34.28	362512020	$34.28
362512021	$34.28	362512022	$34.28	362512023	$34.28
362512024	$34.28	362512025	$34.28	362512026	$34.28
362512027	$34.28	362512028	$34.28	362512029	$34.28
362512030	$34.28	362512031	$34.28	362512032	$34.28
362512033	$34.28	362512034	$34.28	362512035	$34.28
362512036	$34.28	362512037	$34.28	362512038	$34.28
362512039	$34.28	362512040	$34.28	362512041	$34.28
362512042	$34.28	362512043	$34.28	362512044	$34.28
362512045	$34.28	362512046	$34.28	362513001	$34.28
362513002	$34.28	362513003	$34.28	362513004	$34.28
362513005	$34.28	362513006	$34.28	362513007	$34.28
362513008	$34.28	362513009	$34.28	362513010	$34.28
362513011	$34.28	362514001	$34.28	362514002	$34.28
362514003	$34.28	362514004	$34.28	362514005	$34.28
362514006	$34.28	362521001	$34.28	362521002	$34.28
362521003	$34.28	362521004	$34.28	362521005	$34.28
362521006	$34.28	362522001	$34.28	362522002	$34.28
362522003	$34.28	362522004	$34.28	362522005	$34.28
362522006	$34.28	362522007	$34.28	362522008	$34.28
362522009	$34.28	362522010	$34.28	362522011	$34.28
362522012	$34.28	362522013	$34.28	362522014	$34.28
362522015	$34.28	362522016	$34.28	362522017	$34.28
362522018	$34.28	362522019	$34.28	362522020	$34.28
362522021	$34.28	362522022	$34.28	362522023	$34.28
362522024	$34.28	362522025	$34.28	362522026	$34.28
362522027	$34.28	362522028	$34.28	362522029	$34.28
362522030	$34.28	362522031	$34.28	362522032	$34.28
362522033	$34.28	362522034	$34.28	362522035	$34.28
362523001	$34.28	362523002	$34.28	362523003	$34.28
362523004	$34.28	362523005	$34.28	362523006	$34.28
362523007	$34.28	362523008	$34.28	362523009	$34.28
362523010	$34.28	362523011	$34.28	362523012	$34.28
362523013	$34.28	362523014	$34.28	362523015	$34.28
362523016	$34.28	362531001	$34.28	362531002	$34.28
362531003	$34.28	362531004	$34.28	362531005	$34.28
362531006	$34.28	362531007	$34.28	362531008	$34.28

APN	Levy	APN	Levy	APN	Levy
362531009	$34.28	362531010	$34.28	362531011	$34.28
362531012	$34.28	362531014	$34.28	362531015	$34.28
362531016	$34.28	362531017	$34.28	362531018	$34.28
362531019	$34.28	362531020	$34.28	362531021	$34.28
362531022	$34.28	362531023	$34.28	362531024	$34.28
362531025	$34.28	362531026	$34.28	362531027	$34.28
362531028	$34.28	362531029	$34.28	362531030	$34.28
362531031	$34.28	362532001	$34.28	362532002	$34.28
362532003	$34.28	362532004	$34.28	362532005	$34.28
362532006	$34.28	362532007	$34.28	362532008	$34.28
362533001	$34.28	362533002	$34.28	362533003	$34.28
362533004	$34.28	362533005	$34.28	362533006	$34.28
362533007	$34.28	362533008	$34.28	362533009	$34.28
362533010	$34.28	362533011	$34.28	362533012	$34.28
362533013	$34.28	362533014	$34.28	362533015	$34.28
362533016	$34.28	362533017	$34.28	362533018	$34.28
362533019	$34.28	362533020	$34.28	362533021	$34.28
362533022	$34.28	362533023	$34.28	362533024	$34.28
362533025	$34.28	362533026	$34.28	362533027	$34.28
362533028	$34.28	362533029	$34.28	362533030	$34.28
362533031	$34.28	362541001	$34.28	362541002	$34.28
362541004	$34.28	362541005	$34.28	362541006	$34.28
362541007	$34.28	362542001	$34.28	362542002	$34.28
362542003	$34.28	362542004	$34.28	362542005	$34.28
362542006	$34.28	362542007	$34.28	362542008	$34.28
362542009	$34.28	362542010	$34.28	362542011	$34.28
362542012	$34.28	362542013	$34.28	362542014	$34.28
362542015	$34.28	362542016	$34.28	362542017	$34.28
362542018	$34.28	362542019	$34.28	362542020	$34.28
362542021	$34.28	362542022	$34.28	362542023	$34.28
362542024	$34.28	362542025	$34.28	362543001	$34.28
362543002	$34.28	362543003	$34.28	362543004	$34.28
362543005	$34.28	362543006	$34.28	362543007	$34.28
362543008	$34.28	362543009	$34.28	362543010	$34.28
362543011	$34.28	362550001	$34.28	362550002	$34.28
362550003	$34.28	362550004	$34.28	362550005	$34.28
362550006	$34.28	362550007	$34.28	362550008	$34.28
362550009	$34.28	362550010	$34.28	362550011	$34.28
362550012	$34.28	362550013	$34.28	362550014	$34.28
362550015	$34.28	362550016	$34.28	362550017	$34.28
362550018	$34.28	362550019	$34.28	362550020	$34.28
362550021	$34.28	362550022	$34.28	362550023	$34.28
362550024	$34.28	362550025	$34.28	362550026	$34.28
362550027	$34.28	362550028	$34.28	362550029	$34.28
362550030	$34.28	362550031	$34.28	362550032	$34.28
362550033	$34.28	362550034	$34.28	362550035	$34.28

APN	Levy	APN	Levy	APN	Levy
362550036	$34.28	362550037	$34.28	362550038	$34.28
362550039	$34.28	362550040	$34.28	362550041	$34.28
362550042	$34.28	362550043	$34.28	362550044	$34.28
362550045	$34.28	362550046	$34.28	362550047	$34.28
362550048	$34.28	362550049	$34.28	362550050	$34.28
362550051	$34.28	362550052	$34.28	362550053	$34.28
362550054	$34.28	362550055	$34.28	362550056	$34.28
362550057	$34.28	362550058	$34.28	362550059	$34.28
362550060	$34.28	362550061	$34.28	362550062	$34.28
362550063	$34.28	362561001	$68.80	362561002	$68.80
362561003	$68.80	362561004	$68.80	362561005	$68.80
362561006	$68.80	362561007	$68.80	362561008	$68.80
362561009	$68.80	362561010	$68.80	362561011	$68.80
362561012	$68.80	362561013	$68.80	362561014	$68.80
362561015	$68.80	362561016	$68.80	362561017	$68.80
362561018	$68.80	362561019	$68.80	362561020	$68.80
362561021	$68.80	362561022	$68.80	362561023	$68.80
362561024	$68.80	362561025	$68.80	362561026	$68.80
362561027	$68.80	362561028	$68.80	362561029	$68.80
362561030	$68.80	362561031	$68.80	362561032	$68.80
362561033	$68.80	362561034	$68.80	362561035	$68.80
362561036	$68.80	362561037	$68.80	362561038	$68.80
362561039	$68.80	362561040	$68.80	362561041	$68.80
362561042	$68.80	362561043	$68.80	362561044	$68.80
362562001	$68.80	362562002	$68.80	362562003	$68.80
362562004	$68.80	362570001	$68.80	362570002	$68.80
362570003	$68.80	362570004	$68.80	362570005	$68.80
362570006	$68.80	362570007	$68.80	362570008	$68.80
362570009	$68.80	362570010	$68.80	362570011	$68.80
362570012	$68.80	362570013	$68.80	362570014	$68.80
362570015	$68.80	362570016	$68.80	362570017	$68.80
362570018	$68.80	362570019	$68.80	362570020	$68.80
362570021	$68.80	362570022	$68.80	362570023	$68.80
362570024	$68.80	362570025	$68.80	362570026	$68.80
362570027	$68.80	362570028	$68.80	362570029	$68.80
362570030	$68.80	362570031	$68.80	362570032	$68.80
362570033	$68.80	362570034	$68.80	362570035	$68.80
362570036	$68.80	362570037	$68.80	362570038	$68.80
362570039	$68.80	362570040	$68.80	362570041	$68.80
362570042	$68.80	362570043	$68.80	362570044	$68.80
362570045	$68.80	362570046	$68.80	362570047	$68.80
362570048	$68.80	362570049	$68.80	362570050	$68.80
362570051	$68.80	362581001	$68.80	362581002	$68.80
362581003	$68.80	362581004	$68.80	362581005	$68.80
362581006	$68.80	362581007	$68.80	362581008	$68.80
362581009	$68.80	362581010	$68.80	362581011	$68.80

APN	Levy	APN	Levy	APN	Levy
362581012	$68.80	362581013	$68.80	362581014	$68.80
362581015	$68.80	362581016	$68.80	362581017	$68.80
362581018	$68.80	362581019	$68.80	362581020	$68.80
362581021	$68.80	362581022	$68.80	362581023	$68.80
362581024	$68.80	362581025	$68.80	362581026	$68.80
362581027	$68.80	362581028	$68.80	362581029	$68.80
362582001	$68.80	362582002	$68.80	362582003	$68.80
362582004	$68.80	362582005	$68.80	362582006	$68.80
362582007	$68.80	362582008	$68.80	362582009	$68.80
362582010	$68.80	362582011	$68.80	362582012	$68.80
362582013	$68.80	362582014	$68.80	362582015	$68.80
362582016	$68.80	362582017	$68.80	362582018	$68.80
362582019	$68.80	362582020	$68.80	362582021	$68.80
362582022	$68.80	362582023	$68.80	362582024	$68.80
362582025	$68.80	362582026	$68.80	362582027	$68.80
362582028	$68.80	362582029	$68.80	362582030	$68.80
362583001	$68.80	362583002	$68.80	362583003	$68.80
362583004	$68.80	362583005	$68.80	362583006	$68.80
362583007	$68.80	362583008	$68.80	362583009	$68.80
362583010	$68.80	362583011	$68.80	362583012	$68.80
362583013	$68.80	362583014	$68.80	362583015	$68.80
362583016	$68.80	362583017	$68.80	362590001	$68.80
362590002	$68.80	362590003	$68.80	362590004	$68.80
362590005	$68.80	362590006	$68.80	362590007	$68.80
362590008	$68.80	362590009	$68.80	362590010	$68.80
362590011	$68.80	362590012	$68.80	362590013	$68.80
362590014	$68.80	362590015	$68.80	362590016	$68.80
362590017	$68.80	362590018	$68.80	362590019	$68.80
362590020	$68.80	362590021	$68.80	362590022	$68.80
362590023	$68.80	362590024	$68.80	362590025	$68.80
362590026	$68.80	362590027	$68.80	362590028	$68.80
362590029	$68.80	362590030	$68.80	362590031	$68.80
362590032	$68.80	362590033	$68.80	362590034	$68.80
362590035	$68.80	362590036	$68.80	362600001	$54.44
362600002	$54.44	362600003	$54.44	362600004	$54.44
362600005	$54.44	362600006	$54.44	362600007	$54.44
362600008	$54.44	362600009	$54.44	362600010	$54.44
362600011	$54.44	362600012	$54.44	362600013	$54.44
362600014	$54.44	362600015	$54.44	362600016	$54.44
362600017	$54.44	362600018	$54.44	362600019	$54.44
362600020	$54.44	362600021	$54.44	362600022	$54.44
362600023	$54.44	362600024	$54.44	362600025	$54.44
362600026	$54.44	362600027	$54.44	362600028	$54.44
362600029	$54.44	362600030	$54.44	362600031	$54.44
362600032	$54.44	362600033	$54.44	362600034	$54.44
362600035	$54.44	362600036	$54.44	362600037	$54.44

APN	Levy	APN	Levy	APN	Levy
362600038	$54.44	362600039	$54.44	362600040	$54.44
362600041	$54.44	362600042	$54.44	362600043	$54.44
362600044	$54.44	362600045	$54.44	362600046	$54.44
362600047	$54.44	362600048	$54.44	362600053	$54.44
362600055	$54.44	362610001	$54.44	362610002	$54.44
362610003	$54.44	362610004	$54.44	362610005	$54.44
362610006	$54.44	362610007	$54.44	362610008	$54.44
362610009	$54.44	362610010	$54.44	362610011	$54.44
362610012	$54.44	362610013	$54.44	362610014	$54.44
362610015	$54.44	362610016	$54.44	362610017	$54.44
362610018	$54.44	362610019	$54.44	362610020	$54.44
362610021	$54.44	362610022	$54.44	362610023	$54.44
362610024	$54.44	362610025	$54.44	362610026	$54.44
362611001	$54.44	362611002	$54.44	362611003	$54.44
362611004	$54.44	362611005	$54.44	362611006	$54.44
362611007	$54.44	362611008	$54.44	362611009	$54.44
362611010	$54.44	362611011	$54.44	362611012	$54.44
362611013	$54.44	362611014	$54.44	362611015	$54.44
362611016	$54.44	362611017	$54.44	362611018	$54.44
362611019	$54.44	362611020	$54.44	362611021	$54.44
362611022	$54.44	362611023	$54.44	362611024	$54.44
362611025	$54.44	362611026	$54.44	362611027	$54.44
362611028	$54.44	362611029	$54.44	362611030	$54.44
362611031	$54.44	362611032	$54.44	362611033	$54.44
362611034	$54.44	362611035	$54.44	362611036	$54.44
362611037	$54.44	362611038	$54.44	362611039	$54.44
362611040	$54.44	362611041	$54.44	362611042	$54.44
362620001	$54.44	362620002	$54.44	362620003	$54.44
362620004	$54.44	362620005	$54.44	362620006	$54.44
362620007	$54.44	362620008	$54.44	362620009	$54.44
362620010	$54.44	362620011	$54.44	362620012	$54.44
362620013	$54.44	362620014	$54.44	362620015	$54.44
362620016	$54.44	362620017	$54.44	362620018	$54.44
362620019	$54.44	362620020	$54.44	362620021	$54.44
362621001	$54.44	362621002	$54.44	362621003	$54.44
362621004	$54.44	362621005	$54.44	362621006	$54.44
362621007	$54.44	362670001	$46.36	362670002	$46.36
362670003	$46.36	362670004	$46.36	362671001	$46.36
362671002	$46.36	362671003	$46.36	362671004	$46.36
362671005	$46.36	362671006	$46.36	362671007	$46.36
362671008	$46.36	362671009	$46.36	362671010	$46.36
362671011	$46.36	362671012	$46.36	362671013	$46.36
362671014	$46.36	362671015	$46.36	362671016	$46.36
362671017	$46.36	362671018	$46.36	362671019	$46.36
362671020	$46.36	362671021	$46.36	362671022	$46.36
362671023	$46.36	362671024	$46.36	362671025	$46.36

APN	Levy	APN	Levy	APN	Levy
362671026	$46.36	362671027	$46.36	362671028	$46.36
362671029	$46.36	362671030	$46.36	362671031	$46.36
362671032	$46.36	362671033	$46.36	362672001	$46.36
362672002	$46.36	362672003	$46.36	362672004	$46.36
362672005	$46.36	362672006	$46.36	362672007	$46.36
362672008	$46.36	362672009	$46.36	362672010	$46.36
362680001	$46.36	362680002	$46.36	362680003	$46.36
362680004	$46.36	362680005	$46.36	362680006	$46.36
362680007	$46.36	362680008	$46.36	362680009	$46.36
362680010	$46.36	362680011	$46.36	362680012	$46.36
362680013	$46.36	362680014	$46.36	362680015	$46.36
362680016	$46.36	362680017	$46.36	362680018	$46.36
362680019	$46.36	362680020	$46.36	362681001	$46.36
362681002	$46.36	362681003	$46.36	362681004	$46.36
362681005	$46.36	362681006	$46.36	362681007	$46.36
362681008	$46.36	362681009	$46.36	362681010	$46.36
362681012	$46.36	362681013	$46.36	362681014	$46.36
362681015	$46.36	362681016	$46.36	362681017	$46.36
362681018	$46.36	362681019	$46.36	362681020	$46.36
362681021	$46.36	362681022	$46.36	362681023	$46.36
362681024	$46.36	362681025	$46.36	362681026	$46.36
362681027	$46.36	362681028	$46.36	362681029	$46.36
362681030	$46.36	362681031	$46.36	362681032	$46.36
362681033	$46.36	362681034	$46.36	362681035	$46.36
362681036	$46.36	362681037	$46.36	362681038	$46.36
362690001	$70.16	362690002	$70.16	362690003	$70.16
362690004	$70.16	362690005	$70.16	362690006	$70.16
362690007	$70.16	362690008	$70.16	362690009	$70.16
362690010	$70.16	362690011	$70.16	362690012	$70.16
362690013	$70.16	362690014	$70.16	362690015	$70.16
362690016	$70.16	362690017	$70.16	362690018	$70.16
362690019	$70.16	362690020	$70.16	362690021	$70.16
362691001	$70.16	362691002	$70.16	362691003	$70.16
362691004	$70.16	362691005	$70.16	362691006	$70.16
362691007	$70.16	362691008	$70.16	362691009	$70.16
362691010	$70.16	362691011	$70.16	362691012	$70.16
362691013	$70.16	362691014	$70.16	362691015	$70.16
362691016	$70.16	362700001	$70.16	362700002	$70.16
362700003	$70.16	362700004	$70.16	362700005	$70.16
362700006	$70.16	362700007	$70.16	362700008	$70.16
362700009	$70.16	362700010	$70.16	362700011	$70.16
362700012	$70.16	362700013	$70.16	362700014	$70.16
362700015	$70.16	362700016	$70.16	362701001	$70.16
362701002	$70.16	362701003	$70.16	362701004	$70.16
362701005	$70.16	362701006	$70.16	362701007	$70.16
362701008	$70.16	362701009	$70.16	362701010	$70.16

APN	Levy	APN	Levy	APN	Levy
362702002	$70.16	362702003	$70.16	362702004	$70.16
362702005	$70.16	362702006	$70.16	362702007	$70.16
362702008	$70.16	362702009	$70.16	362702010	$70.16
362702011	$70.16	362702012	$70.16	362702013	$70.16
362702014	$70.16	362702015	$70.16	362702016	$70.16
362702017	$70.16	362702018	$70.16	362702019	$70.16
362710001	$70.16	362710002	$70.16	362710003	$70.16
362710004	$70.16	362710005	$70.16	362710006	$70.16
362710007	$70.16	362710008	$70.16	362710009	$70.16
362710010	$70.16	362710011	$70.16	362710012	$70.16
362710013	$70.16	362710014	$70.16	362711001	$70.16
362711002	$70.16	362711003	$70.16	362711004	$70.16
362711005	$70.16	362711006	$70.16	362711007	$70.16
362711008	$70.16	362711009	$70.16	362711010	$70.16
362711011	$70.16	362711012	$70.16	362711013	$70.16
362711014	$70.16	362711015	$70.16	362711016	$70.16
362711017	$70.16	362711018	$70.16	362711019	$70.16
362711020	$70.16	362711021	$70.16	362712001	$70.16
362712002	$70.16	362712003	$70.16	362712004	$70.16
362712005	$70.16	362712006	$70.16	362712007	$70.16
362712008	$70.16	362712009	$70.16	362712010	$70.16
362712011	$70.16	362712012	$70.16	362712013	$70.16
362712014	$70.16	362712015	$70.16	362712016	$70.16
362720001	$68.80	362720002	$68.80	362720003	$68.80
362720004	$68.80	362720005	$68.80	362720006	$68.80
362720007	$68.80	362720008	$68.80	362720009	$68.80
362720010	$68.80	362720011	$68.80	362720012	$68.80
362720013	$68.80	362720014	$68.80	362720015	$68.80
362720016	$68.80	362720017	$68.80	362720018	$68.80
362720019	$68.80	362720020	$68.80	362720021	$68.80
362720022	$68.80	362720023	$68.80	362720024	$68.80
362720025	$68.80	362720026	$68.80	362720027	$68.80
362720028	$68.80	362720029	$68.80	362720030	$68.80
362720031	$68.80	362720032	$68.80	362720033	$68.80
362720034	$68.80	362720035	$68.80	362720036	$68.80
362720037	$68.80	362720038	$68.80	362720039	$68.80
362720040	$68.80	362720041	$68.80	362720042	$68.80
362720043	$68.80	362720044	$68.80	362720045	$68.80
362720046	$68.80	362720047	$68.80	362721001	$68.80
362721002	$68.80	362721003	$68.80	362721004	$68.80
362721005	$68.80	362721006	$68.80	362721007	$68.80
362721008	$68.80	362721009	$68.80	362721010	$68.80
362721011	$68.80	362721012	$68.80	362721013	$68.80
362721014	$68.80	362721015	$68.80	362721016	$68.80
362721017	$68.80	362721018	$68.80	362721019	$68.80
362721020	$68.80	362722001	$68.80	362722002	$68.80

APN	Levy	APN	Levy	APN	Levy
362722003	$68.80	362722004	$68.80	362722005	$68.80
362722006	$68.80	362722007	$68.80	362722008	$68.80
362722009	$68.80	362722010	$68.80	362722011	$68.80
362722012	$68.80	362722013	$68.80	362722014	$68.80
362722015	$68.80	362722016	$68.80	367480001	$54.44
367480002	$54.44	367480003	$54.44	367480004	$54.44
367480005	$54.44	367480006	$54.44	367480007	$54.44
367480008	$54.44	367480009	$54.44	367480010	$54.44
367480011	$54.44	367480012	$54.44	367480013	$54.44
367480014	$54.44	367480015	$54.44	367480016	$54.44
367480017	$54.44	368300001	$68.58	368300002	$68.58
368300003	$68.58	368300004	$68.58	368300005	$68.58
368300006	$68.58	368300007	$68.58	368300008	$68.58
368300009	$68.58	368300010	$68.58	368300011	$68.58
368300012	$68.58	368300013	$68.58	368300014	$68.58
368300015	$68.58	368300016	$68.58	368300017	$68.58
368300018	$68.58	376201001	$28.86	376201002	$28.86
376201003	$28.86	376201004	$28.86	376201005	$28.86
376201006	$28.86	376201007	$28.86	376201008	$28.86
376201009	$28.86	376201010	$28.86	376201011	$28.86
376201012	$28.86	376201013	$28.86	376201014	$28.86
376201015	$28.86	376201016	$28.86	376201017	$28.86
376201018	$28.86	376201019	$28.86	376201020	$28.86
376202001	$28.86	376202002	$28.86	376202003	$28.86
376202004	$28.86	376202005	$28.86	376202006	$28.86
376202007	$28.86	376202008	$28.86	376202009	$28.86
376202010	$28.86	376202011	$28.86	376202012	$28.86
376202013	$28.86	376202014	$28.86	376202015	$28.86
376202016	$28.86	376202017	$28.86	376202018	$28.86
376202019	$28.86	376202020	$28.86	376211001	$28.86
376211002	$28.86	376211003	$28.86	376211004	$28.86
376211005	$28.86	376211006	$28.86	376211007	$28.86
376211008	$28.86	376211009	$28.86	376211010	$28.86
376211011	$28.86	376211012	$28.86	376211013	$28.86
376211014	$28.86	376211015	$28.86	376211016	$28.86
376211017	$28.86	376211018	$28.86	376211019	$28.86
376211020	$28.86	376211021	$28.86	376211022	$28.86
376211023	$28.86	376211024	$28.86	376212001	$28.86
376212002	$28.86	376212003	$28.86	376212004	$28.86
376212005	$28.86	376212006	$28.86	376212007	$28.86
376212008	$28.86	376212009	$28.86	376212010	$28.86
376212011	$28.86	376212012	$28.86	376212013	$28.86
376212014	$28.86	376212015	$28.86	376212016	$28.86
376212017	$28.86	376212018	$28.86	376212019	$28.86
376212020	$28.86	376212021	$28.86	376212022	$28.86
376212023	$28.86	376212024	$28.86	376212025	$28.86

APN	Levy	APN	Levy	APN	Levy
376212026	$28.86	376212027	$28.86	376212028	$28.86
376212029	$28.86	376212030	$28.86	376212031	$28.86
376212032	$28.86	376212033	$28.86	376212034	$28.86
376212035	$28.86	376212036	$28.86	376212037	$28.86
376212038	$28.86	376212039	$28.86	376212040	$28.86
376212041	$28.86	376221001	$28.86	376221002	$28.86
376221003	$28.86	376221004	$28.86	376221005	$28.86
376221006	$28.86	376221007	$28.86	376221008	$28.86
376221009	$28.86	376221010	$28.86	376221011	$28.86
376221012	$28.86	376221013	$28.86	376221014	$28.86
376221015	$28.86	376221016	$28.86	376221017	$28.86
376221018	$28.86	376221019	$28.86	376221020	$28.86
376221021	$28.86	376222001	$28.86	376222002	$28.86
376222003	$28.86	376222004	$28.86	376222005	$28.86
376222006	$28.86	376222007	$28.86	376222008	$28.86
376222009	$28.86	376222010	$28.86	376223001	$28.86
376223002	$28.86	376223003	$28.86	376223004	$28.86
376223005	$28.86	376223006	$28.86	376223007	$28.86
376223008	$28.86	376223009	$28.86	376223010	$28.86
376223011	$28.86	376223012	$28.86	376223013	$28.86
376223014	$28.86	376223015	$28.86	376223016	$28.86
376223017	$28.86	376223018	$28.86	376224001	$28.86
376224002	$28.86	376224003	$28.86	376224004	$28.86
376224005	$28.86	376224006	$28.86	376224007	$28.86
376224008	$28.86	376224009	$28.86	376224010	$28.86
376224011	$28.86	376224012	$28.86	376224013	$28.86
376224014	$28.86	376224015	$28.86	376224016	$28.86
376224017	$28.86	376224018	$28.86	376231001	$28.86
376231002	$28.86	376231003	$28.86	376231004	$28.86
376231005	$28.86	376231006	$28.86	376231007	$28.86
376231008	$28.86	376231009	$28.86	376231010	$28.86
376231011	$28.86	376231012	$28.86	376231013	$28.86
376231014	$28.86	376231015	$28.86	376231016	$28.86
376232001	$28.86	376232002	$28.86	376232003	$28.86
376232004	$28.86	376232005	$28.86	376232006	$28.86
376232007	$28.86	376232008	$28.86	376232009	$28.86
376232010	$28.86	376232011	$28.86	376232012	$28.86
376232013	$28.86	376232014	$28.86	376232015	$28.86
376232016	$28.86	376232017	$28.86	376232018	$28.86
376232019	$28.86	376232020	$28.86	376232021	$28.86
376233001	$28.86	376233002	$28.86	376233003	$28.86
376233004	$28.86	376233005	$28.86	376233006	$28.86
376233007	$28.86	376233008	$28.86	376233009	$28.86
376233010	$28.86	376233011	$28.86	376233012	$28.86
376233013	$28.86	376233014	$28.86	376241001	$28.86
376241002	$28.86	376241003	$28.86	376241004	$28.86

APN	Levy	APN	Levy	APN	Levy
376241005	$28.86	376242001	$28.86	376242002	$28.86
376242003	$28.86	376242004	$28.86	376242005	$28.86
376242006	$28.86	376242007	$28.86	376242008	$28.86
376242009	$28.86	376242010	$28.86	376242011	$28.86
376242012	$28.86	376242013	$28.86	376242014	$28.86
376242015	$28.86	376242016	$28.86	376242017	$28.86
376242018	$28.86	376242019	$28.86	376242020	$28.86
376243001	$28.86	376243002	$28.86	376243003	$28.86
376244001	$28.86	376244002	$28.86	376244003	$28.86
376244004	$28.86	376244005	$28.86	376244006	$28.86
376244007	$28.86	376244008	$28.86	376244009	$28.86
376244010	$28.86	376244011	$28.86	376244012	$28.86
376244013	$28.86	376244014	$28.86	376244015	$28.86
376244016	$28.86	376244017	$28.86	376244018	$28.86
376244019	$28.86	376244020	$28.86	376244021	$28.86
376244022	$28.86	376244023	$28.86	376244024	$28.86
376244025	$28.86	376244026	$28.86	376244027	$28.86
376244028	$28.86	376244029	$28.86	376244030	$28.86
376244031	$28.86	376251001	$28.86	376251002	$28.86
376251003	$28.86	376251004	$28.86	376252001	$28.86
376252002	$28.86	376252003	$28.86	376252004	$28.86
376252005	$28.86	376252006	$28.86	376252007	$28.86
376252008	$28.86	376252009	$28.86	376252010	$28.86
376252011	$28.86	376252012	$28.86	376252013	$28.86
376252014	$28.86	376252015	$28.86	376252016	$28.86
376252017	$28.86	376252018	$28.86	376252019	$28.86
376252020	$28.86	376252021	$28.86	376252022	$28.86
376252023	$28.86	376252024	$28.86	376252025	$28.86
376252026	$28.86	376252027	$28.86	376252028	$28.86
376252029	$28.86	376252030	$28.86	376252031	$28.86
376252032	$28.86	376252033	$28.86	376252034	$28.86
376252035	$28.86	376252036	$28.86	376252037	$28.86
376252038	$28.86	376252039	$28.86	376252040	$28.86
376252041	$28.86	376252042	$28.86	376252043	$28.86
376252044	$28.86	376252045	$28.86	376252046	$28.86
376252047	$28.86	376252048	$28.86	376252049	$28.86
376252050	$28.86	376252051	$28.86	376252052	$28.86
376252053	$28.86	376252054	$28.86	376252055	$28.86
376252056	$28.86	376252057	$28.86	376252058	$28.86
376261003	$28.86	376261004	$28.86	376262001	$28.86
376262002	$28.86	376262003	$28.86	376262004	$28.86
376262005	$28.86	376262006	$28.86	376262007	$28.86
376262008	$28.86	376262009	$28.86	376262010	$28.86
376262011	$28.86	376262012	$28.86	376262013	$28.86
376262014	$28.86	376263001	$28.86	376263002	$28.86
376263003	$28.86	376263004	$28.86	376263005	$28.86

APN	Levy	APN	Levy	APN	Levy
376263006	$28.86	376263007	$28.86	376263008	$28.86
376263009	$28.86	376263010	$28.86	376263011	$28.86
376263012	$28.86	376263013	$28.86	376263014	$28.86
376264001	$28.86	376264002	$28.86	376264003	$28.86
376264004	$28.86	376264005	$28.86	376264006	$28.86
376264007	$28.86	376264008	$28.86	376264009	$28.86
376264010	$28.86	376264011	$28.86	376264012	$28.86
376264013	$28.86	376264014	$28.86	376264015	$28.86
376264016	$28.86	376264017	$28.86	376264018	$28.86
376271001	$28.86	376271002	$28.86	376271003	$28.86
376271004	$28.86	376271005	$28.86	376271006	$28.86
376272001	$28.86	376272002	$28.86	376272003	$28.86
376272004	$28.86	376272005	$28.86	376272006	$28.86
376272007	$28.86	376272008	$28.86	376272009	$28.86
376272010	$28.86	376272011	$28.86	376272012	$28.86
376272013	$28.86	376272014	$28.86	376272015	$28.86
376272016	$28.86	376272017	$28.86	376272018	$28.86
376272019	$28.86	376272020	$28.86	376272021	$28.86
376272022	$28.86	376272023	$28.86	376272024	$28.86
376272025	$28.86	376272026	$28.86	376272027	$28.86
376272028	$28.86	376272029	$28.86	376272030	$28.86
376272031	$28.86	376272032	$28.86	376272033	$28.86
376272034	$28.86	376272035	$28.86	376272036	$28.86
376272037	$28.86	376272038	$28.86	376272039	$28.86
376272040	$28.86	376272041	$28.86	376272042	$28.86
376272043	$28.86	376272044	$28.86	376272045	$28.86
376272046	$28.86	376272047	$28.86	376272048	$28.86
376272049	$28.86	376272050	$28.86	376272051	$28.86
376272052	$28.86	376272053	$28.86	376272054	$28.86
376273001	$28.86	376273002	$28.86	376273003	$28.86
376273004	$28.86	376273005	$28.86	376273006	$28.86
376273007	$28.86	376273008	$28.86	376273009	$28.86
376274001	$28.86	376274002	$28.86	376274003	$28.86
376274004	$28.86	376274005	$28.86	376274006	$28.86
376274007	$28.86	376274008	$28.86	376274009	$28.86
376274010	$28.86	376274011	$28.86	376274012	$28.86
376274013	$28.86	376274014	$28.86	376274015	$28.86
376274016	$28.86	376274017	$28.86	376274018	$28.86
376281001	$28.86	376281002	$28.86	376281003	$28.86
376281004	$28.86	376281005	$28.86	376281006	$28.86
376281007	$28.86	376281008	$28.86	376281009	$28.86
376282001	$28.86	376282002	$28.86	376282003	$28.86
376282004	$28.86	376282005	$28.86	376282006	$28.86
376282007	$28.86	376282008	$28.86	376282009	$28.86
376282010	$28.86	376282011	$28.86	376282012	$28.86
376282013	$28.86	376282014	$28.86	376282015	$28.86

APN	Levy	APN	Levy	APN	Levy
376282016	$28.86	376282017	$28.86	376282018	$28.86
376282019	$28.86	376282020	$28.86	376282021	$28.86
376282022	$28.86	376283001	$28.86	376283002	$28.86
376283003	$28.86	376283004	$28.86	376283005	$28.86
376283006	$28.86	376283007	$28.86	376283008	$28.86
376283009	$28.86	376283010	$28.86	376283011	$28.86
376283012	$28.86	376283013	$28.86	376283014	$28.86
376283015	$28.86	376283016	$28.86	376283017	$28.86
376283018	$28.86	376283019	$28.86	376283020	$28.86
376283021	$28.86	376283022	$28.86	376291001	$28.86
376291002	$28.86	376291003	$28.86	376291004	$28.86
376291005	$28.86	376291006	$28.86	376291007	$28.86
376291008	$28.86	376291009	$28.86	376291010	$28.86
376291011	$28.86	376291012	$28.86	376291013	$28.86
376291014	$28.86	376291015	$28.86	376291016	$28.86
376291017	$28.86	376291018	$28.86	376291019	$28.86
376291020	$28.86	376291021	$28.86	376291022	$28.86
376291023	$28.86	376291024	$28.86	376291025	$28.86
376291026	$28.86	376291027	$28.86	376291028	$28.86
376291029	$28.86	376291030	$28.86	376292001	$28.86
376292002	$28.86	376292003	$28.86	376292004	$28.86
376292005	$28.86	376292006	$28.86	376292007	$28.86
376292008	$28.86	376292009	$28.86	376292010	$28.86
376292011	$28.86	376292012	$28.86	376292013	$28.86
376292014	$28.86	376292015	$28.86	376292016	$28.86
376292017	$28.86	376292018	$28.86	376292019	$28.86
376292020	$28.86	376293001	$28.86	376293002	$28.86
376293003	$28.86	376293004	$28.86	376293005	$28.86
376294001	$28.86	376294002	$28.86	376294003	$28.86
376294004	$28.86	376301001	$28.86	376301002	$28.86
376301003	$28.86	376301004	$28.86	376301005	$28.86
376301006	$28.86	376301007	$28.86	376302001	$28.86
376302002	$28.86	376302003	$28.86	376302004	$28.86
376302005	$28.86	376302006	$28.86	376302007	$28.86
376302008	$28.86	376302009	$28.86	376302010	$28.86
376302011	$28.86	376302012	$28.86	376302013	$28.86
376302014	$28.86	376302015	$28.86	376302016	$28.86
376302017	$28.86	376302018	$28.86	376302019	$28.86
376302020	$28.86	376302021	$28.86	376302022	$28.86
376302023	$28.86	376302024	$28.86	376302025	$28.86
376302026	$28.86	376302027	$28.86	376302028	$28.86
376302029	$28.86	376302030	$28.86	376302031	$28.86
376302032	$28.86	376302033	$28.86	376302034	$28.86
376302035	$28.86	376302036	$28.86	376302037	$28.86
376302038	$28.86	376302039	$28.86	376302040	$28.86
376302041	$28.86	376302042	$28.86	376302043	$28.86

APN	Levy	APN	Levy	APN	Levy
376302044	$28.86	376302045	$28.86	376302046	$28.86
376302047	$28.86	376302048	$28.86	376302049	$28.86
376311001	$28.86	376311002	$28.86	376311003	$28.86
376311004	$28.86	376311005	$28.86	376311006	$28.86
376311007	$28.86	376311008	$28.86	376311009	$28.86
376311010	$28.86	376311011	$28.86	376311012	$28.86
376311013	$28.86	376311014	$28.86	376311015	$28.86
376311016	$28.86	376312001	$28.86	376312004	$28.86
376312005	$28.86	376312006	$28.86	376312007	$28.86
376312008	$28.86	376312009	$28.86	376312010	$28.86
376312011	$28.86	376312012	$28.86	376312013	$28.86
376312014	$28.86	376312015	$28.86	376312016	$28.86
376312017	$28.86	376312018	$28.86	376312019	$28.86
376312020	$28.86	376312021	$28.86	376312022	$28.86
376312023	$28.86	376312024	$28.86	376312025	$28.86
376312026	$28.86	376312027	$28.86	376312028	$28.86
376312029	$28.86	376313001	$28.86	376313002	$28.86
376313003	$28.86	376313004	$28.86	376313005	$28.86
376314001	$28.86	376314002	$28.86	376314003	$28.86
376314004	$28.86	376314005	$28.86	376314006	$28.86
376314007	$28.86	376314008	$28.86	376314009	$28.86
376314010	$28.86	376361001	$28.86	376361002	$28.86
376361003	$28.86	376361004	$28.86	376361005	$28.86
376361006	$28.86	376361007	$28.86	376361008	$28.86
376361009	$28.86	376361010	$28.86	376361011	$28.86
376361012	$28.86	376361014	$28.86	376361015	$28.86
376361016	$28.86	376361017	$28.86	376361018	$28.86
376361019	$28.86	376361020	$28.86	376361021	$28.86
376361022	$28.86	376361023	$28.86	376361024	$28.86
376361025	$28.86	376361026	$28.86	376361027	$28.86
376362001	$28.86	376362002	$28.86	376362003	$28.86
376362004	$28.86	376362005	$28.86	376362006	$28.86
376362007	$28.86	376362008	$28.86	376362009	$28.86
376362010	$28.86	376362011	$28.86	376362012	$28.86
376362013	$28.86	376362014	$28.86	376362015	$28.86
376362016	$28.86	376362017	$28.86	376362018	$28.86
376362019	$28.86	376362020	$28.86	376362021	$28.86
376362022	$28.86	376362023	$28.86	376363001	$28.86
376363002	$28.86	376363003	$28.86	376363004	$28.86
376363005	$28.86	376363006	$28.86	376363007	$28.86
376363008	$28.86	376363009	$28.86	376363010	$28.86
376363011	$28.86	376363012	$28.86	376363013	$28.86
376363014	$28.86	376363015	$28.86	376363016	$28.86
376363017	$28.86	376363018	$28.86	376363019	$28.86
376363020	$28.86	376363021	$28.86	376364001	$28.86
376364002	$28.86	376364003	$28.86	376364004	$28.86

APN	Levy	APN	Levy	APN	Levy
376364005	$28.86	376364006	$28.86	376365001	$28.86
376365002	$28.86	376365003	$28.86	376365004	$28.86
376365005	$28.86	376365006	$28.86	376365007	$28.86
376365008	$28.86	376371001	$28.86	376371002	$28.86
376371003	$28.86	376371004	$28.86	376371005	$28.86
376371006	$28.86	376371007	$28.86	376371008	$28.86
376371009	$28.86	376371010	$28.86	376371011	$28.86
376371012	$28.86	376371013	$28.86	376371014	$28.86
376372001	$28.86	376372002	$28.86	376372003	$28.86
376372004	$28.86	376372005	$28.86	376372006	$28.86
376372007	$28.86	376372008	$28.86	376372009	$28.86
376372010	$28.86	376372011	$28.86	376372012	$28.86
376372013	$28.86	376372014	$28.86	376373001	$28.86
376373002	$28.86	376373003	$28.86	376373004	$28.86
376373005	$28.86	376373006	$28.86	376373007	$28.86
376373008	$28.86	376373009	$28.86	376373010	$28.86
376373011	$28.86	376374001	$28.86	376374002	$28.86
376374003	$28.86	376374004	$28.86	376375001	$28.86
376375002	$28.86	376375003	$28.86	376375004	$28.86
376375005	$28.86	376375006	$28.86	376375007	$28.86
376375008	$28.86	376375009	$28.86	376375010	$28.86
376375011	$28.86	376375012	$28.86	376375013	$28.86
376381001	$28.86	376381002	$28.86	376381003	$28.86
376381004	$28.86	376381005	$28.86	376381006	$28.86
376381007	$28.86	376381008	$28.86	376381009	$28.86
376381010	$28.86	376381011	$28.86	376381012	$28.86
376381013	$28.86	376381014	$28.86	376381015	$28.86
376381016	$28.86	376381017	$28.86	376381018	$28.86
376381019	$28.86	376381020	$28.86	376381021	$28.86
376381022	$28.86	376381023	$28.86	376381024	$28.86
376381025	$28.86	376381026	$28.86	376381027	$28.86
376381028	$28.86	376381029	$28.86	376381030	$28.86
376382001	$28.86	376382002	$28.86	376382003	$28.86
376382004	$28.86	376382005	$28.86	376382006	$28.86
376382007	$28.86	376382008	$28.86	376382009	$28.86
376382010	$28.86	376382011	$28.86	376382012	$28.86
376382013	$28.86	376382014	$28.86	376382015	$28.86
376382016	$28.86	376382017	$28.86	376382018	$28.86
376382019	$28.86	376382020	$28.86	376382021	$28.86
376382022	$28.86	376382023	$28.86	376382024	$28.86
376383001	$28.86	376383002	$28.86	376383003	$28.86
376383004	$28.86	376383005	$28.86	376383006	$28.86
376383007	$28.86	376383008	$28.86	376383009	$28.86
376383010	$28.86	376383011	$28.86	376391001	$28.86
376391002	$28.86	376391003	$28.86	376391004	$28.86
376391005	$28.86	376391006	$28.86	376391007	$28.86

APN	Levy	APN	Levy	APN	Levy
376391008	$28.86	376391009	$28.86	376391010	$28.86
376391011	$28.86	376391012	$28.86	376391013	$28.86
376391014	$28.86	376391015	$28.86	376391016	$28.86
376391017	$28.86	376391018	$28.86	376391019	$28.86
376391020	$28.86	376391021	$28.86	376391022	$28.86
376391023	$28.86	376391024	$28.86	376391025	$28.86
376391026	$28.86	376391027	$28.86	376391028	$28.86
376391029	$28.86	376391030	$28.86	376391031	$28.86
376391032	$28.86	376391033	$28.86	376391034	$28.86
376391035	$28.86	376391036	$28.86	376391037	$28.86
376391038	$28.86	376391039	$28.86	376391040	$28.86
376391041	$28.86	376391042	$28.86	376392001	$28.86
376392002	$28.86	376392003	$28.86	376392004	$28.86
376392005	$28.86	376392006	$28.86	376392007	$28.86
376392008	$28.86	376392009	$28.86	376392010	$28.86
376392011	$28.86	376392012	$28.86	376392013	$28.86
376392014	$28.86	376392015	$28.86	376392016	$28.86
376392017	$28.86	376392018	$28.86	376392019	$28.86
376392020	$28.86	376392021	$28.86	376392022	$28.86
376392023	$28.86	376392024	$28.86	376392025	$28.86
376392026	$28.86	376392027	$28.86	376392028	$28.86
376392029	$28.86	376392030	$28.86	376401001	$28.86
376401002	$28.86	376401003	$28.86	376401004	$28.86
376401005	$28.86	376401006	$28.86	376401007	$28.86
376401008	$28.86	376401009	$28.86	376401010	$28.86
376401011	$28.86	376401012	$28.86	376401013	$28.86
376401014	$28.86	376401015	$28.86	376401016	$28.86
376401017	$28.86	376401018	$28.86	376401019	$28.86
376401020	$28.86	376401021	$28.86	376401022	$28.86
376401023	$28.86	376401024	$28.86	376401025	$28.86
376401026	$28.86	376401027	$28.86	376401028	$28.86
376401029	$28.86	376401030	$28.86	376401031	$28.86
376401032	$28.86	376401033	$28.86	376401034	$28.86
376401035	$28.86	376401036	$28.86	376401037	$28.86
376401038	$28.86	376401039	$28.86	376401040	$28.86
376401041	$28.86	376401042	$28.86	376401043	$28.86
376401044	$28.86	376401045	$28.86	376402001	$28.86
376402002	$28.86	376402003	$28.86	376402004	$28.86
376402005	$28.86	376402006	$28.86	376402007	$28.86
376402008	$28.86	376402009	$28.86	376402010	$28.86
376402011	$28.86	376402012	$28.86	376402013	$28.86
376402014	$28.86	376402015	$28.86	376402016	$28.86
376402017	$28.86	376402018	$28.86	376402019	$28.86
376402020	$28.86	376402021	$28.86	376402022	$28.86
376402023	$28.86	376402024	$28.86	376402025	$28.86
376403001	$28.86	376403002	$28.86	376403003	$28.86

APN	Levy	APN	Levy	APN	Levy
376403004	$28.86	376403005	$28.86	376403006	$28.86
376403007	$28.86	376403008	$28.86	376403009	$28.86
376403010	$28.86	376403011	$28.86	376403012	$28.86
376403013	$28.86	376403014	$28.86	376403015	$28.86
376403016	$28.86	376403017	$28.86	376403018	$28.86
376403019	$28.86	376403020	$28.86	376403021	$28.86
376403022	$28.86	376403023	$28.86	376403024	$28.86
376403025	$28.86	376403026	$28.86	376420001	$68.80
376420002	$68.80	376420003	$68.80	376420004	$68.80
376420005	$68.80	376420006	$68.80	376420007	$68.80
376420008	$68.80	376420009	$68.80	376420010	$68.80
376420011	$68.80	376420012	$68.80	376420013	$68.80
376420014	$68.80	376420015	$68.80	376420016	$68.80
376420017	$68.80	376420018	$68.80	376420019	$68.80
376420020	$68.80	376420021	$68.80	376420022	$68.80
376420023	$68.80	376420024	$68.80	376430001	$70.16
376430002	$70.16	376430003	$70.16	376430004	$70.16
376430005	$70.16	376430006	$70.16	376430007	$70.16
376430008	$70.16	376430009	$70.16	376430010	$70.16
376430011	$70.16	376430012	$70.16	376430013	$70.16
376430014	$70.16	376430015	$70.16	376430016	$70.16
376430017	$70.16	376430018	$70.16	376430019	$70.16
376430020	$70.16	376430021	$70.16	376430022	$70.16
376430023	$70.16	376430024	$70.16	376430025	$70.16
376430026	$70.16	376430027	$70.16	376430028	$70.16
376430029	$70.16	376430030	$70.16	376430031	$70.16
376430032	$70.16	376430033	$70.16	376430034	$70.16
376431001	$70.16	376431002	$70.16	376431003	$70.16
376431004	$70.16	376431005	$70.16	376431006	$70.16
376431007	$70.16	376431008	$70.16	376431009	$70.16
376431010	$70.16	376431011	$70.16	376431012	$70.16
376431013	$70.16	376431014	$70.16	376431015	$70.16
376431016	$70.16	376431017	$70.16	376431018	$70.16
376431019	$70.16	376431020	$70.16	376431021	$70.16
376431022	$70.16	376431023	$70.16	376431024	$70.16
376431025	$70.16	376431026	$70.16	376431027	$70.16
376431028	$70.16	376431029	$70.16	376431030	$70.16
376431031	$70.16	376431032	$70.16	376431033	$70.16
376431034	$70.16	376431035	$70.16	376431036	$70.16
376431037	$70.16	376431038	$70.16	376431039	$70.16
376431040	$70.16	376431041	$70.16	376431042	$70.16
376431043	$70.16	376431044	$70.16	376440001	$70.16
376440002	$70.16	376440003	$70.16	376440004	$70.16
376440005	$70.16	376440006	$70.16	376440007	$70.16
376440008	$70.16	376440009	$70.16	376440010	$70.16
376440011	$70.16	376440012	$70.16	376440013	$70.16

APN	Levy	APN	Levy	APN	Levy
376440014	$70.16	376440015	$70.16	376440016	$70.16
376440017	$70.16	376440018	$70.16	376440019	$70.16
376440020	$70.16	376440021	$70.16	376440022	$70.16
376440023	$70.16	376440024	$70.16	376440025	$70.16
376440026	$70.16	376440027	$70.16	376440028	$70.16
376440029	$70.16	376440030	$70.16	376440031	$70.16
376440032	$70.16	376440033	$70.16	376440034	$70.16
376440035	$70.16	376440036	$70.16	376440037	$70.16
376440038	$70.16	376440039	$70.16	376440040	$70.16
376440041	$70.16	376440042	$70.16	376440043	$70.16
376440044	$70.16	376440045	$70.16	376440046	$70.16
376440047	$70.16	376440048	$70.16	376440049	$70.16
376440050	$70.16	376440051	$70.16	376440052	$70.16
376440053	$70.16	376440054	$70.16	376440055	$70.16
376441001	$70.16	376441002	$70.16	376441003	$70.16
376441004	$70.16	376441005	$70.16	376441006	$70.16
376450001	$68.80	376450002	$68.80	376450003	$68.80
376450004	$68.80	376450005	$68.80	376450006	$68.80
376450007	$68.80	376450008	$68.80	376450009	$68.80
376450010	$68.80	376450011	$68.80	376450012	$68.80
376450013	$68.80	376450014	$68.80	376450015	$68.80
376450016	$68.80	376450017	$68.80	376450018	$68.80
376450019	$68.80	376450020	$68.80	376450021	$68.80
376450022	$68.80	376450023	$68.80	376450024	$68.80
376450025	$68.80	376450026	$68.80	376450027	$68.80
376450028	$68.80	376450029	$68.80	376450030	$68.80
376450031	$68.80	376450032	$68.80	376450033	$68.80
376450034	$68.80	376450035	$68.80	376450036	$68.80
376450037	$68.80	376450038	$68.80	376451001	$68.80
376451002	$68.80	376451003	$68.80	376451004	$68.80
376451005	$68.80	376451006	$68.80	376451007	$68.80
376451008	$68.80	376451009	$68.80	376451010	$68.80
376452001	$68.80	376452002	$68.80	376452003	$68.80
376452004	$68.80	376452005	$68.80	376452006	$68.80
376452007	$68.80	376452008	$68.80	376452009	$68.80
376452010	$68.80	376452011	$68.80	376452012	$68.80
376452013	$68.80	376452014	$68.80	376452015	$68.80
376460001	$71.56	376460002	$71.56	376460003	$71.56
376460004	$71.56	376460005	$71.56	376460006	$71.56
376460007	$71.56	376460008	$71.56	376460009	$71.56
376460010	$71.56	376460011	$71.56	376460012	$71.56
376461001	$71.56	376462001	$71.56	376462002	$71.56
376462003	$71.56	376462004	$71.56	376462005	$71.56
376462006	$71.56	376462007	$71.56	376462008	$71.56
376462009	$71.56	376462010	$71.56	376462011	$71.56
376462012	$71.56	376462013	$71.56	376462014	$71.56

APN	Levy	APN	Levy	APN	Levy
376462015	$71.56	376462016	$71.56	376462017	$71.56
376462018	$71.56	376462019	$71.56	376462020	$71.56
376462021	$71.56	376462022	$71.56	376462023	$71.56
376462024	$71.56	376462025	$71.56	376462026	$71.56
376462027	$71.56	376462028	$71.56	376462029	$71.56
376462030	$71.56	376462031	$71.56	376462032	$71.56
376462033	$71.56	376462034	$71.56	376470001	$71.56
376470002	$71.56	376470003	$71.56	376470004	$71.56
376470005	$71.56	376470006	$71.56	376470007	$71.56
376470008	$71.56	376470009	$71.56	376471001	$71.56
376471002	$71.56	376471003	$71.56	376471004	$71.56
376471005	$71.56	376471006	$71.56	376471007	$71.56
376471008	$71.56	376480001	$71.56	376480002	$71.56
376480003	$71.56	376480004	$71.56	376480005	$71.56
376480006	$71.56	376480007	$71.56	376480008	$71.56
376480009	$71.56	376480010	$71.56	376481001	$71.56
376481002	$71.56	376481003	$71.56	376481004	$71.56
376481005	$71.56	376481006	$71.56	376481007	$71.56
376481008	$71.56	376481009	$71.56	376481010	$71.56
376481011	$71.56	376481012	$71.56	376481013	$71.56
376481014	$71.56	376482001	$71.56	376482002	$71.56
376482003	$71.56	376482004	$71.56	376482005	$71.56
376482006	$71.56	376482007	$71.56	376482008	$71.56
376482009	$71.56	376482010	$71.56	376482011	$71.56
376483001	$71.56	376483002	$71.56	376483003	$71.56
376483004	$71.56	376483005	$71.56	376483006	$71.56
376483007	$71.56	376483008	$71.56	376483009	$71.56
376490001	$71.56	376490002	$71.56	376490003	$71.56
376490004	$71.56	376490005	$71.56	376490006	$71.56
376490007	$71.56	376491001	$71.56	376491002	$71.56
376491003	$71.56	376491004	$71.56	376491005	$71.56
376491006	$71.56	376491007	$71.56	376491008	$71.56
376491009	$71.56	376491010	$71.56	376491011	$71.56
376491012	$71.56	376491013	$71.56	376491014	$71.56
376491015	$71.56	376491016	$71.56	376491017	$71.56
376491018	$71.56	376491019	$71.56	376491020	$71.56
376491021	$71.56	376491022	$71.56	376491023	$71.56
376491024	$71.56	376491025	$71.56	376491026	$71.56
376492001	$71.56	376492002	$71.56	376492003	$71.56
376492004	$71.56	376492005	$71.56	376492006	$71.56
376492007	$71.56	376492008	$71.56	376492009	$71.56
376492010	$71.56	376492011	$71.56	376492012	$71.56
376492013	$71.56	376492014	$71.56	376492015	$71.56
376492016	$71.56	376492017	$71.56	376492018	$71.56
376492019	$71.56	376492020	$71.56	376492021	$71.56
376492022	$71.56	376492023	$71.56	376492024	$71.56

APN	Levy	APN	Levy	APN	Levy
376492025	$71.56	376492026	$71.56	376492027	$71.56
376492028	$71.56	376492029	$71.56	376492030	$71.56
376492031	$71.56	376492032	$71.56	376492033	$71.56
376492034	$71.56	376492035	$71.56	376492036	$71.56
376492037	$71.56	376492038	$71.56	376492039	$71.56
376500001	$71.56	376500002	$71.56	376500003	$71.56
376500004	$71.56	376500005	$71.56	376500006	$71.56
376500007	$71.56	376500008	$71.56	376500009	$71.56
376500010	$71.56	376501001	$71.56	376501002	$71.56
376501003	$71.56	376501004	$71.56	376501005	$71.56
376501006	$71.56	376501007	$71.56	376501008	$71.56
376501009	$71.56	376501010	$71.56	376501011	$71.56
376501012	$71.56	376501013	$71.56	376501014	$71.56
376501015	$71.56	376501016	$71.56	376501017	$71.56
376501018	$71.56	376501019	$71.56	376501020	$71.56
376501021	$71.56	376501022	$71.56	376501023	$71.56
376501024	$71.56	376501025	$71.56	376501026	$71.56
376501027	$71.56	376501028	$71.56	376501029	$71.56
380021001	$28.86	380021002	$28.86	380021003	$28.86
380021004	$28.86	380021005	$28.86	380021006	$28.86
380021007	$28.86	380021008	$28.86	380021009	$28.86
380021010	$28.86	380021011	$28.86	380021012	$28.86
380021013	$28.86	380021014	$28.86	380021015	$28.86
380021016	$28.86	380021018	$28.86	380021019	$28.86
380021020	$28.86	380021021	$28.86	380021022	$28.86
380021023	$28.86	380021024	$28.86	380021025	$28.86
380021026	$28.86	380021027	$28.86	380021028	$28.86
380021029	$28.86	380021030	$28.86	380021031	$28.86
380021032	$28.86	380021033	$28.86	380021034	$28.86
380022001	$28.86	380022002	$28.86	380022003	$28.86
380022004	$28.86	380022005	$28.86	380022006	$28.86
380022007	$28.86	380022008	$28.86	380022009	$28.86
380022010	$28.86	380022011	$28.86	380022012	$28.86
380022013	$28.86	380022014	$28.86	380022015	$28.86
380022016	$28.86	380022017	$28.86	380023001	$28.86
380023002	$28.86	380023003	$28.86	380023004	$28.86
380023005	$28.86	380023006	$28.86	380023007	$28.86
380023008	$28.86	380023009	$28.86	380023010	$28.86
380023011	$28.86	380023012	$28.86	380023013	$28.86
380023014	$28.86	380023015	$28.86	380023016	$28.86
380023017	$28.86	380023018	$28.86	380023019	$28.86
380023020	$28.86	380023021	$28.86	380023022	$28.86
380031001	$28.86	380031002	$28.86	380031003	$28.86
380031004	$28.86	380031005	$28.86	380031006	$28.86
380031007	$28.86	380031008	$28.86	380031009	$28.86
380031010	$28.86	380031011	$28.86	380031012	$28.86

APN	Levy	APN	Levy	APN	Levy
380031013	$28.86	380031014	$28.86	380031015	$28.86
380031016	$28.86	380031017	$28.86	380031018	$28.86
380031019	$28.86	380031020	$28.86	380031021	$28.86
380031022	$28.86	380031023	$28.86	380031024	$28.86
380031025	$28.86	380032001	$28.86	380032002	$28.86
380032003	$28.86	380032004	$28.86	380032005	$28.86
380032006	$28.86	380032007	$28.86	380032008	$28.86
380032009	$28.86	380032010	$28.86	380032011	$28.86
380032012	$28.86	380032013	$28.86	380032014	$28.86
380032015	$28.86	380032016	$28.86	380032017	$28.86
380032018	$28.86	380032019	$28.86	380032020	$28.86
380032021	$28.86	380032022	$28.86	380032023	$28.86
380032024	$28.86	380032025	$28.86	380032026	$28.86
380032027	$28.86	380032028	$28.86	380032029	$28.86
380032030	$28.86	380032031	$28.86	380032032	$28.86
380032033	$28.86	380032034	$28.86	380090016	$70.16
380090017	$70.16	380090018	$70.16	380090019	$70.16
380090020	$70.16	380090021	$70.16	380090022	$70.16
380090023	$70.16	380090024	$70.16	380090025	$70.16
380090026	$70.16	380090027	$70.16	380090028	$70.16
380090029	$70.16	380090030	$70.16	380090031	$70.16
380090032	$70.16	380090033	$70.16	380090034	$70.16
380090035	$70.16	380090036	$70.16	380090037	$70.16
380090038	$70.16	380090039	$70.16	380090040	$70.16
380090041	$70.16	380091001	$70.16	380091002	$70.16
380091003	$70.16	380091004	$70.16	380091005	$70.16
380091006	$70.16	380091007	$70.16	380092001	$70.16
380092002	$70.16	380092003	$70.16	380092004	$70.16
380092005	$70.16	380092006	$70.16	380092007	$70.16
380092008	$70.16	380092009	$70.16	380092010	$70.16
380092011	$70.16	380092012	$70.16	380092013	$70.16
380092014	$70.16	380092015	$70.16	380092016	$70.16
380092017	$70.16	380092018	$70.16	380092019	$70.16
380092020	$70.16	380092021	$70.16	380092022	$70.16
380092023	$70.16	380092024	$70.16	380092025	$70.16
380092026	$70.16	380210021	$28.86	380210022	$28.86
380250016	$28.86	380250018	$1,634.70	380280018	$48.78
380311001	$42.82	380311002	$42.82	380311003	$42.82
380311004	$42.82	380311005	$42.82	380311006	$42.82
380311007	$42.82	380311008	$42.82	380311009	$42.82
380311010	$42.82	380311011	$42.82	380311012	$42.82
380311013	$42.82	380311014	$42.82	380311015	$42.82
380311016	$42.82	380311017	$42.82	380311018	$42.82
380311019	$42.82	380311020	$42.82	380311021	$42.82
380311022	$42.82	380311023	$42.82	380311024	$42.82
380311025	$42.82	380312001	$42.82	380312002	$42.82

APN	Levy	APN	Levy	APN	Levy
380312003	$42.82	380312004	$42.82	380312005	$42.82
380312006	$42.82	380312007	$42.82	380312008	$42.82
380312009	$42.82	380312010	$42.82	380312011	$42.82
380312012	$42.82	380312013	$42.82	380312014	$42.82
380312015	$42.82	380312016	$42.82	380312017	$42.82
380312018	$42.82	380312019	$42.82	380312020	$42.82
380312021	$42.82	380312022	$42.82	380312023	$42.82
380312024	$42.82	380312025	$42.82	380312026	$42.82
380312027	$42.82	380312028	$42.82	380312029	$42.82
380312030	$42.82	380312031	$42.82	380312032	$42.82
380312033	$42.82	380312034	$42.82	380312035	$42.82
380312036	$42.82	380312037	$42.82	380312038	$42.82
380313001	$42.82	380313002	$42.82	380313003	$42.82
380321001	$42.82	380321002	$42.82	380321003	$42.82
380321004	$42.82	380321005	$42.82	380321006	$42.82
380321007	$42.82	380321008	$42.82	380321009	$42.82
380321010	$42.82	380321011	$42.82	380322001	$42.82
380322002	$42.82	380322003	$42.82	380322004	$42.82
380322005	$42.82	380322006	$42.82	380322007	$42.82
380322008	$42.82	380322009	$42.82	380322010	$42.82
380322011	$42.82	380322012	$42.82	380322013	$42.82
380322014	$42.82	380322015	$42.82	380322016	$42.82
380322017	$42.82	380322018	$42.82	380322019	$42.82
380322020	$42.82	380322021	$42.82	380322022	$42.82
380322023	$42.82	380322024	$42.82	380322025	$42.82
380322026	$42.82	380322027	$42.82	380322028	$42.82
380322029	$42.82	380322030	$42.82	380322031	$42.82
380322032	$42.82	380322033	$42.82	380322034	$42.82
380322035	$42.82	380322036	$42.82	380322037	$42.82
380322038	$42.82	380322039	$42.82	380322040	$42.82
380322041	$42.82	380322042	$42.82	380322043	$42.82
380322044	$42.82	380322045	$42.82	380322046	$42.82
380322047	$42.82	380322048	$42.82	380322049	$42.82
380322050	$42.82	380322051	$42.82	380322052	$42.82
380322053	$42.82	380322054	$42.82	380322055	$42.82
380322056	$42.82	380322057	$42.82	380322058	$42.82
380322059	$42.82	380330001	$53.36	380330002	$53.36
380330003	$53.36	380330004	$53.36	380330005	$53.36
380330006	$53.36	380330007	$53.36	380330008	$53.36
380330009	$53.36	380330010	$53.36	380330011	$53.36
380330012	$53.36	380330013	$53.36	380330014	$53.36
380330015	$53.36	380330016	$53.36	380330017	$53.36
380330018	$53.36	380330019	$53.36	380330020	$53.36
380330021	$53.36	380330022	$53.36	380330023	$53.36
380330024	$53.36	380330025	$53.36	380330026	$53.36
380330027	$53.36	380330028	$53.36	380330029	$53.36

APN	Levy	APN	Levy	APN	Levy
380330030	$53.36	380330031	$53.36	380330032	$53.36
380330033	$53.36	380330034	$53.36	380330035	$53.36
380330036	$53.36	380330037	$53.36	380330038	$53.36
380330039	$53.36	380330040	$53.36	380330041	$53.36
380330042	$53.36	380330043	$53.36	380330044	$53.36
380330045	$53.36	380330046	$53.36	380330047	$53.36
380330048	$53.36	380331001	$53.36	380331002	$53.36
380331003	$53.36	380331004	$53.36	380331005	$53.36
380331006	$53.36	380331007	$53.36	380331008	$53.36
380331009	$53.36	380331010	$53.36	380331011	$53.36
380331012	$53.36	380331013	$53.36	380331014	$53.36
380331015	$53.36	380331016	$53.36	380331017	$53.36
380331018	$53.36	380331019	$53.36	380331020	$53.36
380331021	$53.36	380331022	$53.36	380331023	$53.36
380331024	$53.36	380331025	$53.36	380331026	$53.36
380331027	$53.36	380331028	$53.36	380331029	$53.36
380331030	$53.36	380340001	$54.44	380340002	$54.44
380340003	$54.44	380340004	$54.44	380340005	$54.44
380340006	$54.44	380340007	$54.44	380340008	$54.44
380340009	$54.44	380340010	$54.44	380340011	$54.44
380340012	$54.44	380340013	$54.44	380340014	$54.44
380340015	$54.44	380340016	$54.44	380340017	$54.44
380340018	$54.44	380341001	$54.44	380341002	$54.44
380341003	$54.44	380341004	$54.44	380341005	$54.44
380341006	$54.44	380341007	$54.44	380341008	$54.44
380341009	$54.44	380341010	$54.44	380341011	$54.44
380341012	$54.44	380341013	$54.44	380341014	$54.44
380341015	$54.44	380341016	$54.44	380341017	$54.44
380341018	$54.44	380341019	$54.44	380341020	$54.44
380341021	$54.44	380341022	$54.44	380341023	$54.44
380341024	$54.44	380341025	$54.44	380341026	$54.44
380341027	$54.44	380341028	$54.44	380341029	$54.44
380341030	$54.44	380341031	$54.44	380341032	$54.44
380341033	$54.44	380341034	$54.44	380341035	$54.44
380341036	$54.44	380341037	$54.44	380341038	$54.44
380341039	$54.44	380341040	$54.44	380341041	$54.44
380341042	$54.44	380341043	$54.44	380341044	$54.44
380341045	$54.44	380341046	$54.44	380341047	$54.44
380341048	$54.44	380350001	$54.44	380350002	$54.44
380350003	$54.44	380350004	$54.44	380350005	$54.44
380350006	$54.44	380350007	$54.44	380350008	$54.44
380350009	$54.44	380350010	$54.44	380350011	$54.44
380350012	$54.44	380350013	$54.44	380350014	$54.44
380350015	$54.44	380350016	$54.44	380350017	$54.44
380350018	$54.44	380350019	$54.44	380350020	$54.44
380350021	$54.44	380350022	$54.44	380350023	$54.44

APN	Levy	APN	Levy	APN	Levy
380350024	$54.44	380350025	$54.44	380350026	$54.44
380350027	$54.44	380350028	$54.44	380350029	$54.44
380350030	$54.44	380350031	$54.44	380350032	$54.44
380350033	$54.44	380350034	$54.44	380351001	$54.44
380351002	$54.44	380351003	$54.44	380351004	$54.44
380351005	$54.44	380351006	$54.44	380351007	$54.44
380351008	$54.44	380351009	$54.44	380351010	$54.44
380351011	$54.44	380351012	$54.44	380351013	$54.44
380351014	$54.44	380351015	$54.44	380351016	$54.44
380351017	$54.44	380351018	$54.44	380351019	$54.44
380360001	$54.44	380360002	$54.44	380360003	$54.44
380360004	$54.44	380360005	$54.44	380360006	$54.44
380360007	$54.44	380361001	$54.44	380361002	$54.44
380361003	$54.44	380361004	$54.44	380361005	$54.44
380361006	$54.44	380361007	$54.44	380361008	$54.44
380361009	$54.44	380361010	$54.44	380361011	$54.44
380361012	$54.44	380361013	$54.44	380361014	$54.44
380361015	$54.44	380361016	$54.44	380361017	$54.44
380361018	$54.44	380361019	$54.44	380361020	$54.44
380361021	$54.44	380361022	$54.44	380361023	$54.44
380361024	$54.44	380361025	$54.44	380361026	$54.44
380361027	$54.44	380361028	$54.44	380361029	$54.44
380361030	$54.44	380361031	$54.44	380361032	$54.44
380362001	$54.44	380362002	$54.44	380362003	$54.44
380362004	$54.44	380362005	$54.44	380362006	$54.44
380362007	$54.44	380362008	$54.44	380362009	$54.44
380362010	$54.44	380362011	$54.44	380362012	$54.44
380362013	$54.44	380362014	$54.44	380362015	$54.44
380362016	$54.44	380362017	$54.44	380362018	$54.44
380362019	$54.44	380362020	$54.44	380370001	$54.44
380370002	$54.44	380370003	$54.44	380370004	$54.44
380370005	$54.44	380370006	$54.44	380370007	$54.44
380370008	$54.44	380370009	$54.44	380370010	$54.44
380370011	$54.44	380370012	$54.44	380370014	$54.44
380370015	$54.44	380370016	$54.44	380370017	$54.44
380370018	$54.44	380370019	$54.44	380370020	$54.44
380370021	$54.44	380370022	$54.44	380370023	$54.44
380370024	$54.44	380370025	$54.44	380370026	$54.44
380370027	$54.44	380370028	$54.44	380370029	$54.44
380370030	$54.44	380370031	$54.44	380370032	$54.44
380370033	$54.44	380380001	$70.16	380380002	$70.16
380380003	$70.16	380380004	$70.16	380380005	$70.16
380380006	$70.16	380380007	$70.16	380380008	$70.16
380380009	$70.16	380380010	$70.16	380380011	$70.16
380380012	$70.16	380380013	$70.16	380380014	$70.16
380380015	$70.16	380380016	$70.16	380380017	$70.16

APN	Levy	APN	Levy	APN	Levy
380380018	$70.16	380380019	$70.16	380380020	$70.16
380380021	$70.16	380380022	$70.16	380380024	$70.16
380380025	$70.16	380380026	$70.16	380380027	$70.16
380380028	$70.16	380380029	$70.16	380380030	$70.16
380380031	$70.16	380380032	$70.16	380380033	$70.16
380380034	$70.16	380380035	$70.16	380380036	$70.16
380380037	$70.16	380381001	$70.16	380381002	$70.16
380381003	$70.16	380381004	$70.16	380381005	$70.16
380381006	$70.16	380381007	$70.16	380381008	$70.16
380381009	$70.16	380381010	$70.16	380381011	$70.16
380381012	$70.16	380381013	$70.16	380381014	$70.16
380381015	$70.16	380381016	$70.16	380381017	$70.16
380381018	$70.16	380390001	$70.16	380390002	$70.16
380390003	$70.16	380390004	$70.16	380390005	$70.16
380390006	$70.16	380390007	$70.16	380390008	$70.16
380390009	$70.16	380390010	$70.16	380390011	$70.16
380390012	$70.16	380390013	$70.16	380390014	$70.16
380390015	$70.16	380390016	$70.16	380390017	$70.16
380390018	$70.16	380390019	$70.16	380390020	$70.16
380390021	$70.16	380390022	$70.16	380390023	$70.16
380390024	$70.16	380390026	$70.16	380390027	$70.16
380390028	$70.16	380390029	$70.16	380390030	$70.16
380390031	$70.16	380390032	$70.16	380390033	$70.16
380390034	$70.16	380390035	$70.16	380390036	$70.16
380390037	$70.16	380390038	$70.16	380390039	$70.16
380390041	$70.16	380391001	$70.16	380391002	$70.16
380391003	$70.16	380391004	$70.16	380391005	$70.16
380400003	$70.16	380400004	$70.16	380400005	$70.16
380400006	$70.16	380400007	$70.16	380400011	$70.16
380400015	$70.16	380400016	$70.16	380400017	$70.16
380400018	$70.16	380400019	$70.16	380400020	$70.16
380400021	$70.16	380400022	$70.16	380400026	$70.16
380400027	$70.16	380400028	$70.16	380400029	$70.16
380400030	$70.16	380400031	$70.16	380400032	$70.16
380400040	$70.16	380400041	$70.16	380401001	$70.16
380401002	$70.16	380401003	$70.16	380401004	$70.16
380401005	$70.16	380401006	$70.16	380401007	$70.16
380401008	$70.16	380401009	$70.16	380401010	$70.16
380401011	$70.16	380401012	$70.16	380401013	$70.16
380401014	$70.16	380401015	$70.16	380401016	$70.16
380401017	$70.16	380401018	$70.16	380401019	$70.16
380410001	$70.16	380410002	$70.16	380410003	$70.16
380410004	$70.16	380410005	$70.16	380410006	$70.16
380410007	$70.16	380410008	$70.16	380410009	$70.16
380410010	$70.16	380410011	$70.16	380410012	$70.16
380410013	$70.16	380410014	$70.16	380410015	$70.16

Assessment Roll

68-4645 - CSA 103 (Lighting)

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380410016	$70.16	380410017	$70.16	380410018	$70.16
380410019	$70.16	380411001	$70.16	380411002	$70.16
380411003	$70.16	380411004	$70.16	380411005	$70.16
380411006	$70.16	380411007	$70.16	380411008	$70.16
380411009	$70.16	380411010	$70.16	380411011	$70.16
380411012	$70.16	380411013	$70.16	380411014	$70.16
380411015	$70.16	380411016	$70.16	380411017	$70.16
380411018	$70.16	380411019	$70.16	380411020	$70.16
380411021	$70.16	380411022	$70.16	380411023	$70.16
380411024	$70.16	380411025	$70.16		

Totals	Parcels 3,341	Levy $161,377.20

APN	Levy	APN	Levy	APN	Levy
376180006	$20.00	376180007	$20.00	376180008	$20.00
376190004	$20.00	376201001	$20.00	376201002	$20.00
376201003	$20.00	376201004	$20.00	376201005	$20.00
376201006	$20.00	376201007	$20.00	376201008	$20.00
376201009	$20.00	376201010	$20.00	376201011	$20.00
376201012	$20.00	376201013	$20.00	376201014	$20.00
376201015	$20.00	376201016	$20.00	376201017	$20.00
376201018	$20.00	376201019	$20.00	376201020	$20.00
376202001	$20.00	376202002	$20.00	376202003	$20.00
376202004	$20.00	376202005	$20.00	376202006	$20.00
376202007	$20.00	376202008	$20.00	376202009	$20.00
376202010	$20.00	376202011	$20.00	376202012	$20.00
376202013	$20.00	376202014	$20.00	376202015	$20.00
376202016	$20.00	376202017	$20.00	376202018	$20.00
376202019	$20.00	376202020	$20.00	376211001	$20.00
376211002	$20.00	376211003	$20.00	376211004	$20.00
376211005	$20.00	376211006	$20.00	376211007	$20.00
376211008	$20.00	376211009	$20.00	376211010	$20.00
376211011	$20.00	376211012	$20.00	376211013	$20.00
376211014	$20.00	376211015	$20.00	376211016	$20.00
376211017	$20.00	376211018	$20.00	376211019	$20.00
376211020	$20.00	376211021	$20.00	376211022	$20.00
376211023	$20.00	376211024	$20.00	376212001	$20.00
376212002	$20.00	376212003	$20.00	376212004	$20.00
376212005	$20.00	376212006	$20.00	376212007	$20.00
376212008	$20.00	376212009	$20.00	376212010	$20.00
376212011	$20.00	376212012	$20.00	376212013	$20.00
376212014	$20.00	376212015	$20.00	376212016	$20.00
376212017	$20.00	376212018	$20.00	376212019	$20.00
376212020	$20.00	376212021	$20.00	376212022	$20.00
376212023	$20.00	376212024	$20.00	376212025	$20.00
376212026	$20.00	376212027	$20.00	376212028	$20.00
376212029	$20.00	376212030	$20.00	376212031	$20.00
376212032	$20.00	376212033	$20.00	376212034	$20.00
376212035	$20.00	376212036	$20.00	376212037	$20.00
376212038	$20.00	376212039	$20.00	376212040	$20.00
376212041	$20.00	376221001	$20.00	376221002	$20.00
376221003	$20.00	376221004	$20.00	376221005	$20.00
376221006	$20.00	376221007	$20.00	376221008	$20.00
376221009	$20.00	376221010	$20.00	376221011	$20.00
376221012	$20.00	376221013	$20.00	376221014	$20.00
376221015	$20.00	376221016	$20.00	376221017	$20.00
376221018	$20.00	376221019	$20.00	376221020	$20.00
376221021	$20.00	376222001	$20.00	376222002	$20.00
376222003	$20.00	376222004	$20.00	376222005	$20.00
376222006	$20.00	376222007	$20.00	376222008	$20.00

APN	Levy	APN	Levy	APN	Levy
376222009	$20.00	376222010	$20.00	376223001	$20.00
376223002	$20.00	376223003	$20.00	376223004	$20.00
376223005	$20.00	376223006	$20.00	376223007	$20.00
376223008	$20.00	376223009	$20.00	376223010	$20.00
376223011	$20.00	376223012	$20.00	376223013	$20.00
376223014	$20.00	376223015	$20.00	376223016	$20.00
376223017	$20.00	376223018	$20.00	376224001	$20.00
376224002	$20.00	376224003	$20.00	376224004	$20.00
376224005	$20.00	376224006	$20.00	376224007	$20.00
376224008	$20.00	376224009	$20.00	376224010	$20.00
376224011	$20.00	376224012	$20.00	376224013	$20.00
376224014	$20.00	376224015	$20.00	376224016	$20.00
376224017	$20.00	376224018	$20.00	376231001	$20.00
376231002	$20.00	376231003	$20.00	376231004	$20.00
376231005	$20.00	376231006	$20.00	376231007	$20.00
376231008	$20.00	376231009	$20.00	376231010	$20.00
376231011	$20.00	376231012	$20.00	376231013	$20.00
376231014	$20.00	376231015	$20.00	376231016	$20.00
376232001	$20.00	376232002	$20.00	376232003	$20.00
376232004	$20.00	376232005	$20.00	376232006	$20.00
376232007	$20.00	376232008	$20.00	376232009	$20.00
376232010	$20.00	376232011	$20.00	376232012	$20.00
376232013	$20.00	376232014	$20.00	376232015	$20.00
376232016	$20.00	376232017	$20.00	376232018	$20.00
376232019	$20.00	376232020	$20.00	376232021	$20.00
376233001	$20.00	376233002	$20.00	376233003	$20.00
376233004	$20.00	376233005	$20.00	376233006	$20.00
376233007	$20.00	376233008	$20.00	376233009	$20.00
376233010	$20.00	376233011	$20.00	376233012	$20.00
376233013	$20.00	376233014	$20.00	376241001	$20.00
376241002	$20.00	376241003	$20.00	376241004	$20.00
376241005	$20.00	376242001	$20.00	376242002	$20.00
376242003	$20.00	376242004	$20.00	376242005	$20.00
376242006	$20.00	376242007	$20.00	376242008	$20.00
376242009	$20.00	376242010	$20.00	376242011	$20.00
376242012	$20.00	376242013	$20.00	376242014	$20.00
376242015	$20.00	376242016	$20.00	376242017	$20.00
376242018	$20.00	376242019	$20.00	376242020	$20.00
376243001	$20.00	376243002	$20.00	376243003	$20.00
376244001	$20.00	376244002	$20.00	376244003	$20.00
376244004	$20.00	376244005	$20.00	376244006	$20.00
376244007	$20.00	376244008	$20.00	376244009	$20.00
376244010	$20.00	376244011	$20.00	376244012	$20.00
376244013	$20.00	376244014	$20.00	376244015	$20.00
376244016	$20.00	376244017	$20.00	376244018	$20.00
376244019	$20.00	376244020	$20.00	376244021	$20.00

APN	Levy	APN	Levy	APN	Levy
376244022	$20.00	376244023	$20.00	376244024	$20.00
376244025	$20.00	376244026	$20.00	376244027	$20.00
376244028	$20.00	376244029	$20.00	376244030	$20.00
376244031	$20.00	376251001	$20.00	376251002	$20.00
376251003	$20.00	376251004	$20.00	376252001	$20.00
376252002	$20.00	376252003	$20.00	376252004	$20.00
376252005	$20.00	376252006	$20.00	376252007	$20.00
376252008	$20.00	376252009	$20.00	376252010	$20.00
376252011	$20.00	376252012	$20.00	376252013	$20.00
376252014	$20.00	376252015	$20.00	376252016	$20.00
376252017	$20.00	376252018	$20.00	376252019	$20.00
376252020	$20.00	376252021	$20.00	376252022	$20.00
376252023	$20.00	376252024	$20.00	376252025	$20.00
376252026	$20.00	376252027	$20.00	376252028	$20.00
376252029	$20.00	376252030	$20.00	376252031	$20.00
376252032	$20.00	376252033	$20.00	376252034	$20.00
376252035	$20.00	376252036	$20.00	376252037	$20.00
376252038	$20.00	376252039	$20.00	376252040	$20.00
376252041	$20.00	376252042	$20.00	376252043	$20.00
376252044	$20.00	376252045	$20.00	376252046	$20.00
376252047	$20.00	376252048	$20.00	376252049	$20.00
376252050	$20.00	376252051	$20.00	376252052	$20.00
376252053	$20.00	376252054	$20.00	376252055	$20.00
376252056	$20.00	376252057	$20.00	376252058	$20.00
376261003	$20.00	376261004	$20.00	376262001	$20.00
376262002	$20.00	376262003	$20.00	376262004	$20.00
376262005	$20.00	376262006	$20.00	376262007	$20.00
376262008	$20.00	376262009	$20.00	376262010	$20.00
376262011	$20.00	376262012	$20.00	376262013	$20.00
376262014	$20.00	376263001	$20.00	376263002	$20.00
376263003	$20.00	376263004	$20.00	376263005	$20.00
376263006	$20.00	376263007	$20.00	376263008	$20.00
376263009	$20.00	376263010	$20.00	376263011	$20.00
376263012	$20.00	376263013	$20.00	376263014	$20.00
376264001	$20.00	376264002	$20.00	376264003	$20.00
376264004	$20.00	376264005	$20.00	376264006	$20.00
376264007	$20.00	376264008	$20.00	376264009	$20.00
376264010	$20.00	376264011	$20.00	376264012	$20.00
376264013	$20.00	376264014	$20.00	376264015	$20.00
376264016	$20.00	376264017	$20.00	376264018	$20.00
376271001	$20.00	376271002	$20.00	376271003	$20.00
376271004	$20.00	376271005	$20.00	376271006	$20.00
376272001	$20.00	376272002	$20.00	376272003	$20.00
376272004	$20.00	376272005	$20.00	376272006	$20.00
376272007	$20.00	376272008	$20.00	376272009	$20.00
376272010	$20.00	376272011	$20.00	376272012	$20.00

APN	Levy	APN	Levy	APN	Levy
376272013	$20.00	376272014	$20.00	376272015	$20.00
376272016	$20.00	376272017	$20.00	376272018	$20.00
376272019	$20.00	376272020	$20.00	376272021	$20.00
376272022	$20.00	376272023	$20.00	376272024	$20.00
376272025	$20.00	376272026	$20.00	376272027	$20.00
376272028	$20.00	376272029	$20.00	376272030	$20.00
376272031	$20.00	376272032	$20.00	376272033	$20.00
376272034	$20.00	376272035	$20.00	376272036	$20.00
376272037	$20.00	376272038	$20.00	376272039	$20.00
376272040	$20.00	376272041	$20.00	376272042	$20.00
376272043	$20.00	376272044	$20.00	376272045	$20.00
376272046	$20.00	376272047	$20.00	376272048	$20.00
376272049	$20.00	376272050	$20.00	376272051	$20.00
376272052	$20.00	376272053	$20.00	376272054	$20.00
376273001	$20.00	376273002	$20.00	376273003	$20.00
376273004	$20.00	376273005	$20.00	376273006	$20.00
376273007	$20.00	376273008	$20.00	376273009	$20.00
376274001	$20.00	376274002	$20.00	376274003	$20.00
376274004	$20.00	376274005	$20.00	376274006	$20.00
376274007	$20.00	376274008	$20.00	376274009	$20.00
376274010	$20.00	376274011	$20.00	376274012	$20.00
376274013	$20.00	376274014	$20.00	376274015	$20.00
376274016	$20.00	376274017	$20.00	376274018	$20.00
376281001	$20.00	376281002	$20.00	376281003	$20.00
376281004	$20.00	376281005	$20.00	376281006	$20.00
376281007	$20.00	376281008	$20.00	376281009	$20.00
376282001	$20.00	376282002	$20.00	376282003	$20.00
376282004	$20.00	376282005	$20.00	376282006	$20.00
376282007	$20.00	376282008	$20.00	376282009	$20.00
376282010	$20.00	376282011	$20.00	376282012	$20.00
376282013	$20.00	376282014	$20.00	376282015	$20.00
376282016	$20.00	376282017	$20.00	376282018	$20.00
376282019	$20.00	376282020	$20.00	376282021	$20.00
376282022	$20.00	376283001	$20.00	376283002	$20.00
376283003	$20.00	376283004	$20.00	376283005	$20.00
376283006	$20.00	376283007	$20.00	376283008	$20.00
376283009	$20.00	376283010	$20.00	376283011	$20.00
376283012	$20.00	376283013	$20.00	376283014	$20.00
376283015	$20.00	376283016	$20.00	376283017	$20.00
376283018	$20.00	376283019	$20.00	376283020	$20.00
376283021	$20.00	376283022	$20.00	376291001	$20.00
376291002	$20.00	376291003	$20.00	376291004	$20.00
376291005	$20.00	376291006	$20.00	376291007	$20.00
376291008	$20.00	376291009	$20.00	376291010	$20.00
376291011	$20.00	376291012	$20.00	376291013	$20.00
376291014	$20.00	376291015	$20.00	376291016	$20.00

APN	Levy	APN	Levy	APN	Levy
376291017	$20.00	376291018	$20.00	376291019	$20.00
376291020	$20.00	376291021	$20.00	376291022	$20.00
376291023	$20.00	376291024	$20.00	376291025	$20.00
376291026	$20.00	376291027	$20.00	376291028	$20.00
376291029	$20.00	376291030	$20.00	376292001	$20.00
376292002	$20.00	376292003	$20.00	376292004	$20.00
376292005	$20.00	376292006	$20.00	376292007	$20.00
376292008	$20.00	376292009	$20.00	376292010	$20.00
376292011	$20.00	376292012	$20.00	376292013	$20.00
376292014	$20.00	376292015	$20.00	376292016	$20.00
376292017	$20.00	376292018	$20.00	376292019	$20.00
376292020	$20.00	376293001	$20.00	376293002	$20.00
376293003	$20.00	376293004	$20.00	376293005	$20.00
376294001	$20.00	376294002	$20.00	376294003	$20.00
376294004	$20.00	376301001	$20.00	376301002	$20.00
376301003	$20.00	376301004	$20.00	376301005	$20.00
376301006	$20.00	376301007	$20.00	376302001	$20.00
376302002	$20.00	376302003	$20.00	376302004	$20.00
376302005	$20.00	376302006	$20.00	376302007	$20.00
376302008	$20.00	376302009	$20.00	376302010	$20.00
376302011	$20.00	376302012	$20.00	376302013	$20.00
376302014	$20.00	376302015	$20.00	376302016	$20.00
376302017	$20.00	376302018	$20.00	376302019	$20.00
376302020	$20.00	376302021	$20.00	376302022	$20.00
376302023	$20.00	376302024	$20.00	376302025	$20.00
376302026	$20.00	376302027	$20.00	376302028	$20.00
376302029	$20.00	376302030	$20.00	376302031	$20.00
376302032	$20.00	376302033	$20.00	376302034	$20.00
376302035	$20.00	376302036	$20.00	376302037	$20.00
376302038	$20.00	376302039	$20.00	376302040	$20.00
376302041	$20.00	376302042	$20.00	376302043	$20.00
376302044	$20.00	376302045	$20.00	376302046	$20.00
376302047	$20.00	376302048	$20.00	376302049	$20.00
376311001	$20.00	376311002	$20.00	376311003	$20.00
376311004	$20.00	376311005	$20.00	376311006	$20.00
376311007	$20.00	376311008	$20.00	376311009	$20.00
376311010	$20.00	376311011	$20.00	376311012	$20.00
376311013	$20.00	376311014	$20.00	376311015	$20.00
376311016	$20.00	376312001	$20.00	376312004	$20.00
376312005	$20.00	376312006	$20.00	376312007	$20.00
376312008	$20.00	376312009	$20.00	376312010	$20.00
376312011	$20.00	376312012	$20.00	376312013	$20.00
376312014	$20.00	376312015	$20.00	376312016	$20.00
376312017	$20.00	376312018	$20.00	376312019	$20.00
376312020	$20.00	376312021	$20.00	376312022	$20.00
376312023	$20.00	376312024	$20.00	376312025	$20.00

APN	Levy	APN	Levy	APN	Levy
376312026	$20.00	376312027	$20.00	376312028	$20.00
376312029	$20.00	376313001	$20.00	376313002	$20.00
376313003	$20.00	376313004	$20.00	376313005	$20.00
376314001	$20.00	376314002	$20.00	376314003	$20.00
376314004	$20.00	376314005	$20.00	376314006	$20.00
376314007	$20.00	376314008	$20.00	376314009	$20.00
376314010	$20.00	376361001	$20.00	376361002	$20.00
376361003	$20.00	376361004	$20.00	376361005	$20.00
376361006	$20.00	376361007	$20.00	376361008	$20.00
376361009	$20.00	376361010	$20.00	376361011	$20.00
376361012	$20.00	376361014	$20.00	376361015	$20.00
376361016	$20.00	376361017	$20.00	376361018	$20.00
376361019	$20.00	376361020	$20.00	376361021	$20.00
376361022	$20.00	376361023	$20.00	376361024	$20.00
376361025	$20.00	376361026	$20.00	376361027	$20.00
376362001	$20.00	376362002	$20.00	376362003	$20.00
376362004	$20.00	376362005	$20.00	376362006	$20.00
376362007	$20.00	376362008	$20.00	376362009	$20.00
376362010	$20.00	376362011	$20.00	376362012	$20.00
376362013	$20.00	376362014	$20.00	376362015	$20.00
376362016	$20.00	376362017	$20.00	376362018	$20.00
376362019	$20.00	376362020	$20.00	376362021	$20.00
376362022	$20.00	376362023	$20.00	376363001	$20.00
376363002	$20.00	376363003	$20.00	376363004	$20.00
376363005	$20.00	376363006	$20.00	376363007	$20.00
376363008	$20.00	376363009	$20.00	376363010	$20.00
376363011	$20.00	376363012	$20.00	376363013	$20.00
376363014	$20.00	376363015	$20.00	376363016	$20.00
376363017	$20.00	376363018	$20.00	376363019	$20.00
376363020	$20.00	376363021	$20.00	376364001	$20.00
376364002	$20.00	376364003	$20.00	376364004	$20.00
376364005	$20.00	376364006	$20.00	376365001	$20.00
376365002	$20.00	376365003	$20.00	376365004	$20.00
376365005	$20.00	376365006	$20.00	376365007	$20.00
376365008	$20.00	376371001	$20.00	376371002	$20.00
376371003	$20.00	376371004	$20.00	376371005	$20.00
376371006	$20.00	376371007	$20.00	376371008	$20.00
376371009	$20.00	376371010	$20.00	376371011	$20.00
376371012	$20.00	376371013	$20.00	376371014	$20.00
376372001	$20.00	376372002	$20.00	376372003	$20.00
376372004	$20.00	376372005	$20.00	376372006	$20.00
376372007	$20.00	376372008	$20.00	376372009	$20.00
376372010	$20.00	376372011	$20.00	376372012	$20.00
376372013	$20.00	376372014	$20.00	376373001	$20.00
376373002	$20.00	376373003	$20.00	376373004	$20.00
376373005	$20.00	376373006	$20.00	376373007	$20.00

APN	Levy	APN	Levy	APN	Levy
376373008	$20.00	376373009	$20.00	376373010	$20.00
376373011	$20.00	376374001	$20.00	376374002	$20.00
376374003	$20.00	376374004	$20.00	376375001	$20.00
376375002	$20.00	376375003	$20.00	376375004	$20.00
376375005	$20.00	376375006	$20.00	376375007	$20.00
376375008	$20.00	376375009	$20.00	376375010	$20.00
376375011	$20.00	376375012	$20.00	376375013	$20.00
376381001	$20.00	376381002	$20.00	376381003	$20.00
376381004	$20.00	376381005	$20.00	376381006	$20.00
376381007	$20.00	376381008	$20.00	376381009	$20.00
376381010	$20.00	376381011	$20.00	376381012	$20.00
376381013	$20.00	376381014	$20.00	376381015	$20.00
376381016	$20.00	376381017	$20.00	376381018	$20.00
376381019	$20.00	376381020	$20.00	376381021	$20.00
376381022	$20.00	376381023	$20.00	376381024	$20.00
376381025	$20.00	376381026	$20.00	376381027	$20.00
376381028	$20.00	376381029	$20.00	376381030	$20.00
376382001	$20.00	376382002	$20.00	376382003	$20.00
376382004	$20.00	376382005	$20.00	376382006	$20.00
376382007	$20.00	376382008	$20.00	376382009	$20.00
376382010	$20.00	376382011	$20.00	376382012	$20.00
376382013	$20.00	376382014	$20.00	376382015	$20.00
376382016	$20.00	376382017	$20.00	376382018	$20.00
376382019	$20.00	376382020	$20.00	376382021	$20.00
376382022	$20.00	376382023	$20.00	376382024	$20.00
376383001	$20.00	376383002	$20.00	376383003	$20.00
376383004	$20.00	376383005	$20.00	376383006	$20.00
376383007	$20.00	376383008	$20.00	376383009	$20.00
376383010	$20.00	376383011	$20.00	376391001	$20.00
376391002	$20.00	376391003	$20.00	376391004	$20.00
376391005	$20.00	376391006	$20.00	376391007	$20.00
376391008	$20.00	376391009	$20.00	376391010	$20.00
376391011	$20.00	376391012	$20.00	376391013	$20.00
376391014	$20.00	376391015	$20.00	376391016	$20.00
376391017	$20.00	376391018	$20.00	376391019	$20.00
376391020	$20.00	376391021	$20.00	376391022	$20.00
376391023	$20.00	376391024	$20.00	376391025	$20.00
376391026	$20.00	376391027	$20.00	376391028	$20.00
376391029	$20.00	376391030	$20.00	376391031	$20.00
376391032	$20.00	376391033	$20.00	376391034	$20.00
376391035	$20.00	376391036	$20.00	376391037	$20.00
376391038	$20.00	376391039	$20.00	376391040	$20.00
376391041	$20.00	376391042	$20.00	376392001	$20.00
376392002	$20.00	376392003	$20.00	376392004	$20.00
376392005	$20.00	376392006	$20.00	376392007	$20.00
376392008	$20.00	376392009	$20.00	376392010	$20.00

APN	Levy	APN	Levy	APN	Levy
376392011	$20.00	376392012	$20.00	376392013	$20.00
376392014	$20.00	376392015	$20.00	376392016	$20.00
376392017	$20.00	376392018	$20.00	376392019	$20.00
376392020	$20.00	376392021	$20.00	376392022	$20.00
376392023	$20.00	376392024	$20.00	376392025	$20.00
376392026	$20.00	376392027	$20.00	376392028	$20.00
376392029	$20.00	376392030	$20.00	376401001	$30.00
376401002	$30.00	376401003	$30.00	376401004	$30.00
376401005	$30.00	376401006	$30.00	376401007	$30.00
376401008	$30.00	376401009	$30.00	376401010	$30.00
376401011	$30.00	376401012	$30.00	376401013	$30.00
376401014	$30.00	376401015	$30.00	376401016	$30.00
376401017	$30.00	376401018	$30.00	376401019	$30.00
376401020	$30.00	376401021	$30.00	376401022	$30.00
376401023	$30.00	376401024	$30.00	376401025	$30.00
376401026	$30.00	376401027	$30.00	376401028	$30.00
376401029	$30.00	376401030	$30.00	376401031	$30.00
376401032	$30.00	376401033	$30.00	376401034	$30.00
376401035	$30.00	376401036	$30.00	376401037	$30.00
376401038	$30.00	376401039	$30.00	376401040	$30.00
376401041	$30.00	376401042	$30.00	376401043	$30.00
376401044	$30.00	376401045	$30.00	376402001	$30.00
376402002	$30.00	376402003	$30.00	376402004	$30.00
376402005	$30.00	376402006	$30.00	376402007	$30.00
376402008	$30.00	376402009	$30.00	376402010	$30.00
376402011	$30.00	376402012	$30.00	376402013	$30.00
376402014	$30.00	376402015	$30.00	376402016	$30.00
376402017	$30.00	376402018	$30.00	376402019	$30.00
376402020	$30.00	376402021	$30.00	376402022	$30.00
376402023	$30.00	376402024	$30.00	376402025	$30.00
376403001	$30.00	376403002	$30.00	376403003	$30.00
376403004	$30.00	376403005	$30.00	376403006	$30.00
376403007	$30.00	376403008	$30.00	376403009	$30.00
376403010	$30.00	376403011	$30.00	376403012	$30.00
376403013	$30.00	376403014	$30.00	376403015	$30.00
376403016	$30.00	376403017	$30.00	376403018	$30.00
376403019	$30.00	376403020	$30.00	376403021	$30.00
376403022	$30.00	376403023	$30.00	376403024	$30.00
376403025	$30.00	376403026	$30.00		

Totals **Parcels 1,082** **Levy $22,600.00**

Assessment Roll

68-4643 - CSA 142

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
368093037	$74.76	368100067	$31.50	368100068	$31.50
368100069	$31.50	368100070	$31.50	368100071	$31.50
368100072	$31.50	368100073	$31.50	368100074	$31.50
368100075	$31.50	368100076	$31.50	368100077	$31.50
368100078	$31.50	368100079	$31.50	368100080	$31.50
368100081	$31.50	368100082	$31.50	368120009	$113.24
368130022	$113.24	368251012	$31.50	368251013	$31.50
368251014	$31.50	368251015	$31.50	368251016	$31.50
368251017	$31.50	368251018	$31.50	368251019	$31.50
368251020	$31.50	368251021	$31.50	368251022	$31.50
368252001	$31.50	368252002	$31.50	368252003	$31.50
368252004	$31.50	368252005	$31.50	368252006	$31.50
368252007	$31.50	368252008	$31.50	368252009	$31.50
368252010	$31.50	368252011	$31.50	368252012	$31.50
368252013	$31.50	368252014	$31.50	368252015	$31.50
368252016	$31.50	368252017	$31.50	368252018	$31.50
368252019	$31.50	368252020	$31.50	368252021	$31.50
368252022	$31.50	368252023	$31.50	368252024	$31.50
368252025	$31.50	368272016	$74.76	368272017	$74.76
368272018	$74.76	368272019	$74.76	368272020	$74.76
368272021	$74.76	368272022	$74.76	368272023	$74.76
368272024	$74.76	368272025	$74.76	368290001	$31.50
368290002	$31.50	368290003	$31.50	368290004	$31.50
368290005	$31.50	368290006	$31.50	368290007	$31.50
368290008	$31.50	368290009	$31.50	368290010	$31.50
368290011	$31.50	368290012	$31.50	368290013	$31.50
368290014	$31.50	368310001	$78.24	368310002	$78.24
368310003	$78.24	368310004	$78.24	368310005	$78.24
368310006	$78.24	368310007	$78.24	368310008	$78.24
368310009	$78.24	368310010	$78.24	368310011	$78.24
368310012	$78.24	368310013	$78.24	368310014	$78.24
368310015	$78.24	368310016	$78.24	368310017	$78.24
368310018	$78.24	368310019	$78.24	368310020	$78.24
368310021	$78.24	368310022	$78.24	368310023	$78.24
368310024	$78.24	368310025	$78.24	368310026	$78.24
368310027	$78.24	368311001	$78.24	368311002	$78.24
368311003	$78.24	368311004	$78.24	368311005	$78.24
368311006	$78.24	368311007	$78.24	368311008	$78.24
368311009	$78.24	368311010	$78.24	368311011	$78.24
368311012	$78.24	370441001	$31.50	370441002	$31.50
370441003	$31.50	370441004	$31.50	370441005	$31.50
370442001	$31.50	370442002	$31.50	370442003	$31.50
370442004	$31.50	370442005	$31.50	370442006	$31.50
370442007	$31.50	370442008	$31.50	370442009	$31.50
370442010	$31.50	370442011	$31.50	370442012	$31.50
370442013	$31.50	370442014	$31.50	370442015	$31.50

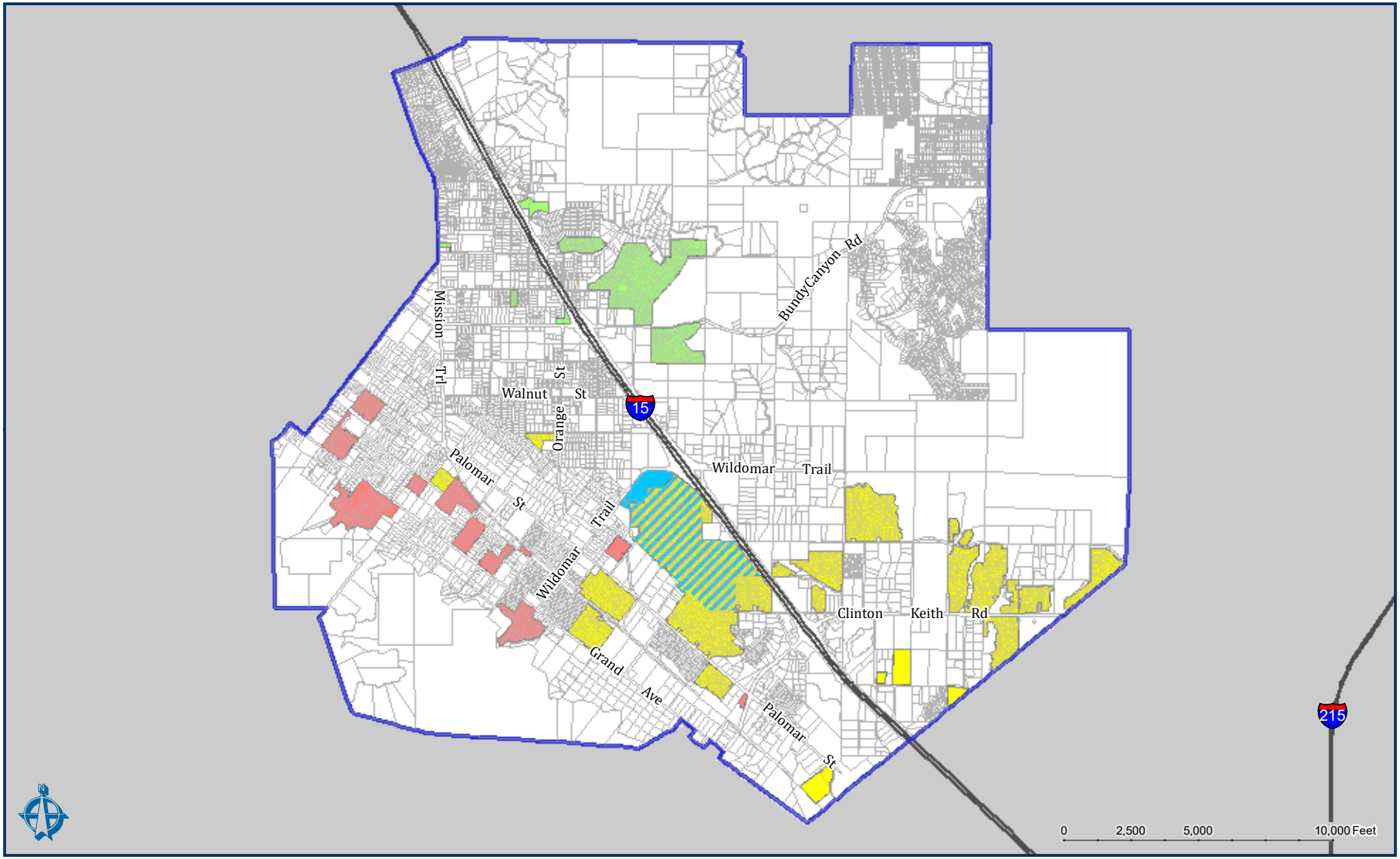
APN	Levy	APN	Levy	APN	Levy
370442016	$31.50	370442017	$31.50	370442018	$31.50
370442019	$31.50	370442020	$31.50	370442021	$31.50
370442022	$31.50	370442023	$31.50	370442024	$31.50
370442025	$31.50	370442026	$31.50	370442027	$31.50
370442028	$31.50	370442029	$31.50	370442030	$31.50
370442031	$31.50	370442032	$31.50	370442033	$31.50
370442034	$31.50	370442035	$31.50	370442036	$31.50
370442037	$31.50	370443001	$31.50	370443002	$31.50
370443003	$31.50	370443004	$31.50	370443005	$31.50
370443006	$31.50	370443007	$31.50	370443008	$31.50
370443009	$31.50	370443010	$31.50	370443011	$31.50
370443012	$31.50	370443013	$31.50	370443014	$31.50
370443015	$31.50	370443016	$31.50	370443017	$31.50
370451001	$31.50	370451002	$31.50	370451003	$31.50
370451004	$31.50	370451005	$31.50	370451006	$31.50
370452001	$31.50	370452002	$31.50	370452003	$31.50
370452004	$31.50	370452005	$31.50	370452006	$31.50
370452007	$31.50	370452008	$31.50	370452009	$31.50
370452010	$31.50	370452011	$31.50	370452012	$31.50
370452013	$31.50	370452014	$31.50	370452015	$31.50
370491001	$31.50	370491002	$31.50	370491003	$31.50
370491004	$31.50	370491005	$31.50	370491006	$31.50
370491007	$31.50	370491008	$31.50	370491009	$31.50
370491010	$31.50	370491011	$31.50	370491012	$31.50
370491013	$31.50	370491014	$31.50	370491015	$31.50
370491016	$31.50	370491017	$31.50	370491018	$31.50
370491019	$31.50	370491020	$31.50	370491021	$31.50
370491022	$31.50	370491023	$31.50	370491024	$31.50
370491025	$31.50	370491026	$31.50	370491027	$31.50
370491028	$31.50	370492001	$31.50	370492002	$31.50
370492003	$31.50	370492004	$31.50	370492005	$31.50
370492006	$31.50	370492007	$31.50	370492008	$31.50
370493001	$31.50	370493002	$31.50	370493003	$31.50
370493004	$31.50	370493005	$31.50	370493006	$31.50
370493007	$31.50	370493008	$31.50	370493009	$31.50
370493010	$31.50	370493011	$31.50	370493012	$31.50
370493013	$31.50	370493014	$31.50	370493015	$31.50
370493016	$31.50	370493017	$31.50	370493018	$31.50
370493019	$31.50	370493020	$31.50	370493021	$31.50
370493022	$31.50	370493023	$31.50	370493024	$31.50
370493025	$31.50	370493026	$31.50	370500001	$31.50
370500002	$31.50	370500003	$31.50	370500004	$31.50
370500005	$31.50	370500006	$31.50	370500007	$31.50
370500008	$31.50	370500009	$31.50	370500010	$31.50
370500011	$31.50	370500012	$31.50	370500013	$31.50
370500014	$31.50	370500015	$31.50	370500016	$31.50

APN	Levy	APN	Levy	APN	Levy
370500017	$31.50	376160020	$872.06	376160021	$872.06
380140006	$31.50	380140007	$31.50	382240006	$113.24
382240007	$113.24	382240008	$113.24	382240009	$113.24
382240010	$113.24	382240011	$113.24	382240012	$113.24
382240013	$113.24	382240014	$113.24	382240015	$113.24
382240016	$113.24	382240017	$113.24	382240018	$113.24
382240019	$113.24	382240020	$113.24	382240021	$113.24
382240022	$113.24	382240023	$113.24	382240024	$113.24
382240025	$113.24	382240026	$113.24	382240027	$113.24
382240028	$113.24	382240029	$113.24	382240030	$113.24
382240031	$113.24	382240032	$113.24	382240033	$113.24
382241001	$113.24	382241002	$113.24	382241003	$113.24
382241004	$113.24	382241005	$113.24	382241006	$113.24
382241007	$113.24	382241008	$113.24	382241009	$113.24
382241010	$113.24	382241012	$113.24	382242001	$113.24
382242002	$113.24	382242003	$113.24	382242004	$113.24
382242005	$113.24	382242006	$113.24	382242007	$113.24
382242008	$113.24	382242009	$113.24	382242010	$113.24
382242011	$113.24	382242012	$113.24	382242013	$113.24
382242014	$113.24	382242015	$113.24	382242016	$113.24
382242017	$113.24	382242018	$113.24	382250003	$113.24
382250004	$113.24	382250005	$113.24	382250006	$113.24
382250007	$113.24	382250008	$113.24	382250009	$113.24
382250010	$113.24	382250011	$113.24	382250012	$113.24
382250013	$113.24	382250014	$113.24	382250015	$113.24
382250016	$113.24	382250017	$113.24	382250018	$113.24
382250019	$113.24	382250021	$113.24	382250022	$113.24
382250023	$113.24	382250024	$113.24	382250025	$113.24
382250026	$113.24	382250027	$113.24	382250028	$113.24
382250029	$113.24	382251001	$113.24	382251002	$113.24
382251003	$113.24	382251004	$113.24	382251005	$113.24
382251006	$113.24	382251007	$113.24	382251008	$113.24
382251009	$113.24	382251010	$113.24	382251011	$113.24
382251012	$113.24	382251013	$113.24	382251014	$113.24
382251015	$113.24	382251016	$113.24	382251017	$113.24
382251018	$113.24	382251019	$113.24	382251020	$113.24
382251021	$113.24	382251022	$113.24	382251023	$113.24
382251024	$113.24	382260005	$113.24	382260006	$113.24
382260007	$113.24	382260008	$113.24	382260009	$113.24
382260010	$113.24	382260011	$113.24	382260012	$113.24
382260013	$113.24	382260014	$113.24	382260015	$113.24
382260016	$113.24	382260017	$113.24	382260018	$113.24
382260019	$113.24	382260020	$113.24	382260021	$113.24
382261001	$113.24	382261002	$113.24	382261003	$113.24
382261004	$113.24	382261005	$113.24	382261006	$113.24
382261007	$113.24	382261008	$113.24	382261009	$113.24

APN	Levy	APN	Levy	APN	Levy
382261010	$113.24	382261011	$113.24	382261012	$113.24
382261013	$113.24	382261014	$113.24	382261015	$113.24
382261016	$113.24	382261017	$113.24	382261018	$113.24
382261019	$113.24	382410001	$113.24	382410002	$113.24
382410003	$113.24	382410004	$113.24	382410005	$113.24
382411002	$113.24	382411003	$113.24	382411004	$113.24
382411005	$113.24	382411006	$113.24	382411007	$113.24
382411008	$113.24	382411009	$113.24	382411010	$113.24
382411011	$113.24	382411012	$113.24	382411013	$113.24
382411016	$113.24	382411017	$113.24	382411018	$113.24
382411019	$113.24	382411020	$113.24	382411021	$113.24
382411022	$113.24	382411023	$113.24	382411024	$113.24
382411025	$113.24	382420001	$113.24	382420002	$113.24
382420003	$113.24	382420004	$113.24	382420005	$113.24
382420006	$113.24	382420007	$113.24	382420008	$113.24
382420009	$113.24	382420010	$113.24	382420011	$113.24
382420012	$113.24	382420013	$113.24	382421001	$113.24
382421002	$113.24	382421003	$113.24	382421004	$113.24
382421005	$113.24	382421006	$113.24	382421007	$113.24
382421008	$113.24	382421009	$113.24	382421010	$113.24
382421011	$113.24	382421012	$113.24	382421013	$113.24
382421014	$113.24	382430001	$113.24	382430002	$113.24
382430003	$113.24	382430004	$113.24	382430005	$113.24
382430006	$113.24	382430007	$113.24	382430008	$113.24
382430009	$113.24	382430010	$113.24	382431003	$113.24
382431004	$113.24	382431005	$113.24	382431006	$113.24
382431007	$113.24	382431008	$113.24	382431009	$113.24
382431010	$113.24	382431011	$113.24	382431012	$113.24
382431013	$113.24	382431014	$113.24	382431016	$113.24
382431018	$113.24	382440001	$113.24	382440002	$113.24
382440003	$113.24	382440004	$113.24	382440005	$113.24
382440006	$113.24	382440007	$113.24	382440008	$113.24
382440009	$113.24	382440010	$113.24	382440011	$113.24
382440012	$113.24	382440013	$113.24	382440014	$113.24

Totals **Parcels 516** **Levy $39,606.22**

Appendix B:
County Service Areas Map



COUNTY SERVICE AREAS

CITY OF WILDOMAR

SPICER CONSULTING GROUP

CSA 103 DRAINAGE | CSA 103 LIGHTING | CSA 142 | CSA 22 | CITY BOUNDARY

SPICER

CONSULTING GROUP

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.11
Meeting Date: May 13, 2026

SUBJECT: Professional Services Agreement with Accenture Infrastructure and Capital Projects, LLC, for Construction Management Services for the Bundy Canyon Rd., Segment 2, Improvement Project (CIP 026-2)

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Carlos Geronimo, Principal Engineer

ACTION:
Approve and Authorize the City Manager to Execute a Professional Services Agreement with Accenture Infrastructure and Capital Projects, LLC, for Construction Management Services for the Bundy Canyon Rd., Segment 2, Improvement Project (CIP 026-2).

SUMMARY:
Award of a contract for Construction Management and Inspection Services for the Bundy Canyon Rd., Segment 2, Improvement Project (CIP 026-2).

BACKGROUND:
Bundy Canyon Road is one of the two major east-west regional corridors between the I-15 and I-215 Freeways within the City of Wildomar. Bundy Canyon Road starts at Mission Trail and traverses the entire width of the City of Wildomar east to the City limits with the City of Menifee. The road continues east to Murrieta Road in the City of Menifee where it changes to Scott Road. Scott Road continues east and ends at Highway 74.

Prior to City incorporation in 2008, the County of Riverside Transportation Department was pursuing a project to widen Bundy Canyon Road/Scott Road from the I-15 to I-215. The County prepared a detailed alignment and plans (60% level) that were used to prepare an Environmental Impact Report (EIR). After the City of Wildomar and the City of Menifee incorporated in 2008, the County transferred all documents and studies to both cities so they could continue and move forward the project.

Within the City of Wildomar, the east section of Bundy Canyon Road (Project) from the I-15 freeway was segmented in three phases: Segment 1 from the I-15 to Oak Canyon Drive; Segment 2 from Oak Canyon Drive to The Farm Road, and Segment 3 from The Farm Road to Sunset Avenue (City Limits).

After completing the subsequent EIR addendums, construction documents, and obtaining environmental clearance, Segment 1 of the Project started construction in March 2021 and was completed and accepted in 2024. Segment 1 widened the existing roadway to six lanes between Cherry Street and Monte Vista Drive, and four lanes from Monte Vista Drive to Oak Canyon Drive. The project installed two new traffic signals at Sellers Road and at Monte Vista

Drive.

During that time and until this date, City staff and consultants have been diligently working to prepare plans and specifications for Segment 2 of the project, acquire the necessary right-of-way and easements, and obtain all necessary environmental permits. In addition, City staff have pursued the required funding for the project which includes local funds, Regional Agency funding such as WRCOG TUMF and RCTC Measure A funding, and reimbursements from Elsinore Valley Municipal Water District (EVMWD) for the relocation of a water main.

Segment 2 of the Project will provide major upgrades by re-aligning and lengthening major curves, widening the road from two lanes to four lanes, and constructing a 14' wide double left turn painted median. Additionally, the project will add approximately 2 miles of Class 1 Multi-Use Trail from Monte Vista Drive to The Farm Road. The project also requires multiple utility relocations from Southern California Edison (SCE), SoCal Gas Company, Charter/Spectrum, Elsinore Valley Municipal Water District (EVMWD), and Farm Mutual Water Company (FMWC).

Segment 2 of the project is now ready to start the Construction Phase.

DISCUSSION:
Due to the size and complexity of the project managing multiple utilities, consultants, and the contractor, City staff determined that the best approach to manage the day-to-day construction activities of this project is to hire a firm specialized in Construction Management and Inspection Services.

On February 12, 2026, City staff issued a Request for Proposals (RFP) in the City's PlanetBids portal for Construction Management and Inspection Services. The RFP included specific tasks and project requirements to ensure proper schedule and budget management, compliance with construction documents, quality control and quality assurance, public outreach, traffic management, etc...

On March 12, 2026, the City received eight proposals. A review panel composed of City staff and an outside representative from the Riverside County Transportation Commission (RCTC) experienced in Capital engineering and construction reviewed each proposal based on specific parameters listed in the RFP which included:

- Approach and Understanding
- Project Team Qualifications and Experience
- Firm's Relevant Project Experience (over the last 5 years)
- Detail Scope of Work/Work Plan

Note that the Fee Proposals were not a factor in the RFP evaluation process. The results of the RFP evaluation and scoring are shown below:

Firm Name	Avg. Score. (out of 100)
Accenture Infrastructure	93.8
TKE Engineering	92

Wildan Engineering	89.6
Interwest Consulting Group	88.8
Albert Webb and Associates	84.6
Transtech Engineers	83.4
Crede Construction Company	81.8
Kevin Ko and Associates	77.2

Due to the proximity in scoring of the top two firms, Accenture Infrastructure and TKE Engineering were invited to participate in a final round of interview evaluations. An interview panel was assembled consisting of City staff and a representative from RCTC. After the evaluations were conducted, Accenture Infrastructure was deemed the top candidate based on qualifications, experience, and overall approach to the project. City staff then proceeded to open Accenture Infrastructure cost proposal and engaged in cost negotiations. The initial fee amount from Accenture was below the City's original estimate of $3.5 Million. The final amount negotiated with Accenture for this project is $3,359,358.18. City staff recommends award of the contract to Accenture Infrastructure and Capital Projects, LLC.

ACCOUNT CODE:
503-4500-52115 = $1,500,000
508-4500-52115 = $1,859,358.18

FISCAL IMPACT:
The total cost to cover Accenture Infrastructure's fee of $3,359,358.18 is covered under the current FY 2025-26 approved Capital Improvement Program budget for the Project and WRCOG TUMF commitments.

Funds utilized for this project will include:

503-TUMF: $1,500,000
508-Local Capital Grants-Misc.: $1,859,358.18

ATTACHMENTS:
A - Project Location
B - Accenture Professional Services Agreement

Bundy Canyon Road Improvement (Segment 2) CIP 026-2

1

EAST ON BUNDY CANYON RD NEAR WATER TANK

2

EAST OF INTERSECTION OF BUNDY CANYON RD AT THE FARM RD

3

WEST OF INTERSECTION OF BUNDY CANYON RD AT HARVEST WAY

AGREEMENT FOR SERVICES

CONSTRUCTION MANAGEMENT SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

ACCENTURE INFRASTRUCTURE AND CAPITAL PROJECTS, LLC.

May 2026

AGREEMENT FOR SERVICES
BETWEEN
THE CITY OF WILDOMAR, CALIFORNIA
AND
ACCENTURE INFRASTRUCTURE AND CAPITAL PROJECTS, LLC

This Agreement for Services ("Agreement") is entered into as of this ***13*** day of ***May,*** 2026 ("Effective Date") by and between the City of Wildomar, a municipal corporation ("City") ") organized under the laws of the State of California, with its principal place of business at 23873 Clinton Keith Road, Suite 110, Wildomar, California 92595 and ***Accenture Infrastructure and Capital Projects***, a ***Limited Liability Company*** with its principal place of business at ***300 Spectrum Center Dr, Suite. Irvine, CA 92618*** ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by ***request for proposals*** the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Service Provider, following submission of a ***proposal*** for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. Service Provider represents that it is knowledgeable and is able to provide services to public-sector clients and is familiar with the plans and requirements of City.

D. Pursuant to the City of Wildomar's Municipal Code, City has authority to enter into this Services Agreement and the City Manager has authority to execute this Agreement.

E. The Parties desire to formalize the selection of Service Provider for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

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

SECTION 1. TERM OF AGREEMENT.

The Term of this Agreement is ***30 months,*** commencing on the Effective Date ("Term"). Unless earlier terminated in accordance with Section 20 "Termination of Agreement" of this Agreement, Service Provider shall complete the services within the Term of this Agreement and shall meet any other established schedules and deadlines.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Service Provider shall perform the services described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Services"). If Exhibit "A" consists of Service Provider's proposal, only those portions of the proposal describing the Services to be

performed, the schedule for performance, and compensation are incorporated into this Agreement. All other proposal terms are excluded and of no force or effect. In the event of any conflict, the terms of this Agreement shall control.

(b) Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Service Provider shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Service Provider to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Service Provider shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "A" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ***Three Million Three Hundred Fifty-Nine Thousand Three Hundred Fifty-Eight*** dollars and ***Eighteen*** cents (***$3,359,358.18***), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Each month Service Provider shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-Service Provider contracts. Sub-Service Provider charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "A" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Service Provider to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

(d) Payment to Service Provider for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Service Provider.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Service Provider's work under this Agreement, either during performance or when completed. City shall reject or finally accept Service Provider's work within sixty (60) days after the work is submitted to City. City shall reject work by a timely written explanation. Failure to provide written acceptance shall not be deemed acceptance. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Service Provider's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

Except as otherwise provided below, all documents, data, studies, drawings, maps, models, photographs and reports prepared by Service Provider (collectively, "Documents") under this Agreement are City's property. Service Provider may retain copies of such Documents as desired but will deliver all original materials to City upon City's written notice. City agrees that use of Service Provider's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. Service Provider warrants that all Documents it drafts and completes pursuant to this Agreement constitutes original work. Specifically, Service Provider understands and agrees that use of artificial intelligence (AI) tools including, without limitation, ChatGPT, Microsoft's Bing Chat, Google's Bard, and Meta's LLaMA (Large Language Model Meta AI), in the performance of this Agreement does not constitute an original work, i.e., submitting Documents generated by such AI tools to City and representing it as Service Provider's original work constitutes a material breach of this Agreement, constitutes a false claim, and may also violate applicable intellectual property right laws including, without limitation, United States Copyright Law. Accordingly, and notwithstanding any other provision of this Agreement as to ownership, City specifically rejects ownership of such Documents. Service Provider is required to indemnify and defend City to the fullest extent allowed by applicable law should it violate this Section.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement, Service Provider's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or

otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

(a) Service Provider shall maintain any and all documents and records demonstrating or relating to Service Provider's performance of the Services. Service Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Service Provider pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Service Provider's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

(b) The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

(c) Neither Service Provider, nor any of Service Provider'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. Service Provider expressly waives any claim Service Provider may have to any such rights.

SECTION 9. STANDARD OF PERFORMANCE.

Service Provider represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Service Provider shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Service Provider shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Service Provider under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Service Provider's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Service Provider shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Service Provider shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement and such licenses, permits, and approvals shall be maintained throughout the Term of this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Service Provider to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

Service Provider acknowledges that certain portions of the Services may constitute "public works" within the meaning of California Labor Code § 1720 et seq., depending on how such Services are performed. Service Provider is solely responsible for determining the applicability of California prevailing wage requirements to the Services and, if applicable, for full compliance with all requirements of the California Labor Code, including but not limited to Labor Code §§ 1720–1782, the payment of prevailing wages, registration with the Department of Industrial Relations, and submission of certified payroll records.

Service Provider must require any subconsultants, subcontractors, or any other persons or entities performing any portion of the Services to comply with all applicable prevailing wage requirements.

Service Provider must defend, indemnify, and hold harmless City and its officials, employees, and agents from and against any and all claims, penalties, liabilities, costs, or expenses arising out of or related to the acts or omissions of Service Provider, or any subconsultants, subcontractors, or other persons or entities at any tier engaged in the performance of the Services, in failing to comply with applicable prevailing wage laws.

SECTION 12. NONDISCRIMINATION.

Service Provider shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Service Provider hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Service Provider so employ such unauthorized aliens for the performance of the Services, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Service Provider 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.

SECTION 14. CONFLICTS OF INTEREST.

(a) Service Provider 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 Service Provider's performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider 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.

(b) City understands and acknowledges that Service Provider is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Service Provider is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law. Service Provider shall not use City's name or insignia, photographs, or any publicity pertaining to the Services in any magazine trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

(b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide 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 Service Provider gives City notice of such court order or subpoena.

(c) If Service Provider, or any officer, employee, agent or subcontractor of Service Provider, provides any information or work product in violation of this Agreement, then City shall have the right

to reimbursement and indemnity from Service Provider for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Service Provider's conduct.

Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Service Provider shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

A. General

(1) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees, volunteers, and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) that arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider, in the performance of professional services under this Agreement.

(2) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials, volunteers, and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider.

(3) Indemnification from Sub-Service Providers. Service Provider agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every sub-Service Provider or any other person or entity involved by, for, with or on behalf of Service Provider in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Service Provider fails to obtain such indemnity obligations from others as required herein, Service Provider agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on

City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Service Provider and shall survive the termination of this Agreement or this section.

(4) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

B. Design Professional Indemnification

To the extent Service Provider or any sub-consultants are Design Professionals as defined in Civil Code Section 2782.8, the following indemnification provisions shall apply:

(1) Indemnification by Design Professional. Where the services to be provided by Design Professional under this Agreement are design professional services, as that term is defined under Civil Code Section 2782.8, Design Professional agrees to indemnify, defend and hold harmless, the City, its officers, officials, employees and volunteers from any and all claims, demands, costs or liability that actually or allegedly arise out of, or pertain to, or relate to the negligence, recklessness or willful misconduct of Design Professional and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for bodily injury, property damage or other loss, arising from the sole negligence, active negligence or willful misconduct by the City, its officers, official employees, and volunteers. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, then Design Professional's indemnification and defense obligations shall be reduced in proportion to the established comparative liability of the City and shall not exceed the Design Professional's proportionate percentage of fault.

(2) As respects all acts or omissions which do not arise directly out of the performance of design professional services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, Design Professional agrees to indemnity, defend and hold harmless the City, its officers officials, employees and volunteers for an against any claim, demands, losses, liability of any kind or nature arising out of or in connection with the Design Professional's performance or failure to perform under the terms of this contract, excepting those which arise out of the active negligence, sole negligence or willful misconduct of the City, its officers, officials, employees and volunteers.

(3) Indemnification from Sub-consultants. Design Professional agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every sub-consultant, sub-contractor or any other person or entity involved by, for, with or on behalf of Design Professional in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Design Professional fails to obtain such indemnity obligations from others as required here, Design Professional agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Design Professional and shall survive the termination of this Agreement or this section.

(4) City's Negligence. The provisions of this section do not apply to Claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Service Provider agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "B" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Service Provider agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Service Provider are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Service Provider under this Agreement. In recognition of that interest, Service Provider shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Service Provider's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Service Provider, in the performance of its duties pursuant to this Agreement, may utilize sub-contractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Service Provider shall make every reasonable effort to maintain the stability and continuity of Service Provider's staff and sub-contractors, if any, assigned to perform the Services. Service Provider shall notify City of any changes in Service Provider's staff and sub-contractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Service Provider. In the event such notice is given, Service Provider shall cease immediately all work in progress.

(b) Service Provider may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Service Provider or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Service Provider, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Service Provider or City, all property belonging exclusively to City which is in Service Provider's possession shall be returned to City. Service Provider shall furnish to City a final invoice for work performed and expenses incurred by Service Provider, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider for any work performed

after the date of default. Instead, the City may give notice to Service Provider of the default and the reasons for the default. The notice shall include the timeframe in which Service Provider may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Service Provider is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Service Provider does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Service Provider's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Service Provider shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Service Provider. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, pandemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Service Provider in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by email or certified mail, postage prepaid and return receipt requested, addressed as follows:

To City:
City of Wildomar
Attn: City Manager
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595
Telephone: 951-677-7751
Email: _____

With Copy to:
Burke, Williams & Sorensen, LLP
1770 Iowa Avenue, Suite 240
Riverside, CA 92507
Attn: Thomas D. Jex, City Attorney
Telephone: (951) 801-6612
Email: TJex@bwslaw.com

To Service Provider: _____
_____
_____
_____
Telephone: _____
Email: _____

Notice shall be deemed effective on the date personally delivered or transmitted by email or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service. Email notice shall not require separate written confirmation unless the recipient disputes receipt. Other forms of electronic transmission such as text messages and instant messages are not acceptable manners of notice required hereunder.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Wildomar Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Service Provider and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager’s contracting authority under the Wildomar Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City’s City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City’s rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. 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 nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" and "B", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Service Provider and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

SECTION 35. DATA PROTECTION.

a) Service Provider shall protect, using the most secure means and technology that is commercially available, City-provided data or consumer-provided data acquired in the course and scope of this Agreement, including but not limited to customer lists and customer credit card or consumer data, (collectively, the “City Data”). Service Provider shall notify City in writing as soon as reasonably feasible, and in any event within twenty-four (24) hours, of Service Provider’s discovery or reasonable belief of any unauthorized access of City Data (a “Data Breach”), or of any incident affecting, or potentially affecting City Data related to cyber security (a “Security Incident”), including, but not limited to, denial of service attack, and system outage, instability or degradation due to

computer malware or virus. Service Provider shall begin remediation immediately. Service Provider shall provide daily updates, or more frequently if required by City, regarding findings and actions performed by Service Provider until the Data Breach or Security Incident has been effectively resolved to City's satisfaction. Service Provider shall conduct an investigation of the Data Breach or Security Incident and shall share the report of the investigation with City. At City's sole discretion, City and its authorized agents shall have the right to lead or participate in the investigation. Service Provider shall cooperate fully with City, its agents and law enforcement.

b) If City is subject to liability for any Data Breach or Security Incident, then Service Provider shall defend, indemnify, and hold harmless City from and against any claims, damages, fines, penalties, costs, and expenses, including reasonable attorney's fees, arising therefrom.

SECTION 36. SAM.GOV CHECK.

To the extent this Agreement is funded, in whole or in part, with federal funds, or otherwise constitutes a procurement or subaward subject to federal law, the requirements of 2 CFR Part 200, Appendix II(H) (Debarment and Suspension), including Executive Orders 12549 and 12689 and 2 CFR Part 180, shall apply. In that event, Service Provider represents that it is not listed on the governmentwide exclusions in the System for Award Management (SAM.gov).

SECTION 37. COUNTERPARTS; ELECTRONIC SIGNATURES.

This Agreement may be executed in any manner of counterparts, all of which shall constitute one and the same instrument, and any Party hereto may execute this Agreement, by signing and delivering one or more counterparts. Each Party agrees that this Agreement and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

[SIGNATURES ON FOLLOWING PAGE]

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

CITY OF WILDOMAR

_____
Chris Mann
City Manager

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

ACCENTURE INFRASTRUCTURE AND CAPITAL PROJECTS, LLC.

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

EXHIBIT "A"
SCOPE OF SERVICES AND COMPENSATION

Service Provider will perform the following Services as stated in Section D of the Request for Proposals, Including Addendums 1 and 2, Consultants Technical Approach, and Consultants Cost Proposal (attached).

Method of Payment: Payment shall be a Cost-Plus Fixed Fee. The consultant performs the services stated in the contract for an agreed amount as compensation, including a net fee or profit.

C. ANTICIPATED SCHEDULE:

RFP Circulated	February 12, 2026
Last Day to Submit Questions on RFP	March 3, 2026
Request for Proposals Due	**March 12, 2026**
Interview(s), if required	March 24, 2026
Staff Recommendation for Selection	March 31, 2026
City Council Award	**April 8, 2026**

Guidelines for Proposal
The following guidelines are provided for standardizing the preparation and submission of proposals. The intent is to assist respondents in the preparation of their submissions and to assist the City by simplifying the review process providing standards for comparison of submissions.

Statements submitted in response to this RFP shall include a complete response to the requirements in this section in the order presented. Statements should be a straightforward delineation of the respondent's capability to satisfy the intent and requirements of this RFP and should not contain redundancies and conflicting statements.

D. SCOPE OF SERVICES

For this Scope of Work, ENGINEER refers to the Firm providing Construction Management Services.

1 - Construction Management General Services

1.1- Project Controls System Development

Purpose:
To develop an integrated cost and schedule information system to provide up to date and accurate information regarding schedule, budgets, expenditures, and change orders to ENGINEER, contractors, and the CITY.

The master schedule of the Project Controls System (PCS) will enable critical activities and interrelationships between the contractors, suppliers, the CITY, the CITY's Project Manager, design engineers, environmental monitors, utility companies, biologist and construction manager (including its subcontractors) to be monitored efficiently during the construction phase of the project. The master schedule will identify permit constraints,

work area restrictions and other known work and/or coordination constraints.

The cost-monitoring element of the PCS will enable project-wide monitoring of expenditures for comparison with the original budgets and budget updates resulting from change orders processed during the life of the project. Monthly reporting will enable accurate cost forecasting at any time.

The automation of the above information will enable timely analysis, intervention, and decision making to enable efficient control of the project.

Approach:
ENGINEER will develop the PCS using software similar to Primavera P6 and Expedition, Microsoft Word and Excel software. A master schedule will be developed summarizing all significant activities of project related entities including the contractor, equipment suppliers, the CITY's project manager, design consultants, biologist, and the construction manager. The schedule will be structured to include the following:

- Primary contractor work activities, including major submittals required accomplishing the work.
- Principal work activities of the ENGINEER's construction manager, the CITY's project manager, design consultants, biologist, contractors, and suppliers.
- Activities necessary for regulatory compliance.
- Activities related to utility relocations.
- Relationships between submittals, approvals, procurement, and delivery of materials.
- Milestones associated with permitting and approvals.
- Any activity requiring coordination with the CITY and other local utility/regulatory agencies.
- Substantial and final completion dates.

The cost accounting format will use a work breakdown structure and cost categories. The work breakdown structure will be based on contractor's activities and will provide the basis for cost-loading activities in the schedule.

Assumptions:
- The initial master project schedule will be developed based on information available before the award of contracts for construction.
- The CITY will provide a description of the invoice requirements and guidelines for project work breakdown structure and cost reporting format.
- CITY will provide copies of all other consultant contracts including scope of services and budgets.

Deliverables:

- Implementation of Project Control System.
- Draft master project schedule.
- Initial master project schedule following review and approval by the CITY.
- Initial project cost.

1.2- Monthly Project Progress Meetings and Reports

Purpose:
To apprise CITY management and other stakeholders of ENGINEER's activities under this contract via written report and monthly meeting.

Approach:
ENGINEER will provide a brief written report covering a summary of the status and expenditures associated with each of the tasks described in this scope of work; including highlights of any unusual contractual issues that arise during the reporting period and a listing of approved work that is beyond the boiler plate scope with a determination of who is responsible for the associated additional costs (contractor, project, etc.).

ENGINEER will schedule monthly progress meetings, which will provide for discussion of progress reports and issues related to (a) this agreement and (b) the construction agreements.

Assumptions:

- The project monthly progress report will be provided throughout the contract period for an estimated duration of **24 months**, which includes 4 months of pre-construction activities (constructability reviews, utility relocation coordination, bidding and award), 16 months of construction administration and inspection, and 4 months for project close-out (As-built preparation, final invoicing, and final reporting/submittals as required).
- A regular monthly meeting date and time will be established. Meeting date is typically the first week of each month, the same day of the week, i.e., Monday, Tuesday, etc.
- Written progress reports will be provided to the CITY at least 5 working days in advance of each progress meeting.
- CITY to submit proposed changes/amendments to the monthly progress reports, in writing, to ENGINEER for its use.
- Additional project budget expenditures determined to be the responsibility of the contractor will be addressed quarterly with adjustments being made to progress payments.

Deliverables:

- Monthly project progress report.
- One page summary report.
- Monthly progress review meetings with minutes/summaries.

1.3- Document Management System

Purpose:
To establish a system for the timely logging, filing, and tracking of project related correspondence to assure timely responses, and provide a record of communications to enable efficient retrieval and establish the chronology of events for use in dispute resolution.

Approach:
ENGINEER will set up a document tracking system; using software similar to Procore or as approved by the ENGINEER to maintain project files.

Assumptions:
- Actual logging, filing, and tracking of project information will be performed under separate tasks and subtasks.
- The ENGINEER File Index will conform to Caltrans filing numbering system.

Deliverables:
Implementation of a computerized document management system that includes written procedures for use of the ENGINEER project team.

1.4- Neighborhood Liaison Strategy

Purpose:
To provide a strategy for dealing with issues related to the impacts of construction on the residential neighborhoods and businesses located adjacent to and within the limits of the project, to respond to public inquiries regarding the project, and to coordinate with the City, Police Department, Fire Department, emergency services providers, transit agencies, school districts and others as needed regarding construction activities that may impact public safety.

As part of the public outreach effort, it is anticipated that the team will conduct public meetings before and during construction. The team will also need to attend local community meetings to provide updates and information as requested.

Approach:
ENGINEER will develop in conjunction with the CITY a strategy for neighborhood and local community communication related to construction phase impacts and mitigation.

Assumptions:
ENGINEER will be responsible for development of the neighborhood liaison strategy. However, the CITY will provide general guidelines for community and neighborhood affairs, dictate protocol, and initiate contact with local elected officials, as required. The CITY will be responsible for the review and approval of the overall plan.

Deliverables:
- ENGINEER: Draft Neighborhood Affairs Strategy memorandum.
- CITY: Review and comment on draft Affairs Strategy memorandum.
- ENGINEER: Final Neighborhood Affairs Strategy memorandum.

1.5- Sub-Consultant Management:

Purpose:
To coordinate and manage sub-consultant services contracted with ENGINEER. Sub-consultants include inspectors, special item inspectors, surveyors, materials testing consultants, biologists, and/or others secured at reasonable rates.

Approach:
ENGINEER will coordinate and manage the utilization of sub-consultants for the CITY to comply with the terms of the contract documents and the requirements of regulatory agencies.

At the CITY's direction, ENGINEER will negotiate and enter into sub-consultant agreements with select sub-consultants.

ENGINEER will work with consultants contracted directly with the CITY. ENGINEER will review and approve invoices provided by CITY consultants and forward said invoices to the CITY for processing and payment.

Assumptions:
- The CITY will retain final approval rights over invoices for CITY contracted consultants.
- All costs associated with ENGINEER's sub-consultant services will be billed to the CITY in conjunction with ENGINEER's services on a monthly basis.

Deliverables:
- Copies of all sub consultant reports. Original reports will remain with ENGINEER until project closeout, at which time all originals will be forwarded to the CITY with the project documentation.
- Copies of all sub-consultant invoices billed through ENGINEER.

- Original invoices reviewed and approved by ENGINEER for CITY contracted consultants.

2 - Pre-Construction Phase Services

ENGINEER shall provide specialized services during the project Pre-Construction phase, including the bidding periods of the project. These services are intended to involve the construction manager early in the project and to provide advanced planning for construction phase activities.

2.1- Constructability Review

Purpose:
To provide the CITY and ENGINEER with reasonable assurance that project can be adequately constructed as indicated on the Design Plans and to endeavor to minimize contract change orders and reduce the project schedule to the extent possible. To enable changes to be made to the Project Documents by the Design Engineer before the construction contract bids are due.

Approach:
ENGINEER will perform a constructability review of the project, analyzing the phasing and staging of project construction for conflicts and to minimize the disruption to traffic. Review of the Project Plans (including construction notes), the Project Specifications, Estimates, and applicable permits technical reports for the Project is required for a thorough understanding of the project. The ENGINEER will also perform an Independent Quantity Take-off of the major items of work on the Project.

Assumptions:
The Project Plans and Project Specifications are essentially complete and ready for advertisement.

Deliverables:
- Constructability comments and report for review by the CITY and Design Engineer. ENGINEER will provide two (2) copies of the comments and report.
- The Independent Quantity Take-off with comments and supporting calculations, wet stamped and signed by the ENGINEER's Engineer in Responsible Charge.

After CITY and Design Engineer have reviewed and/or made changes, log changes made, and changes not made in the project records.

2.2- Pre-Construction Coordination

Purpose:
In order to minimize the project construction time there will be a need to have a concentrated effort to do as much work in advance of the contractor moving on site and to coordinate with other projects in the vicinity.

Approach:
The ENGINEER will coordinate with other agencies, companies, local residents and the contractor to ensure that there are no delays to the start of construction. This will also involve close coordination with utility companies to ensure that any relocation work done prior to construction is properly managed. Also, the ENGINEER needs to assist the utility companies to plan any relocation work scheduled during construction. Once the low bid contractor is selected the ENGINEER is to work closely with the construction team to ensure that they obtain all necessary approvals, permits, supplies, etc.

ENGINEER will need to be aware of other public and private construction projects in the vicinity and ensure that there is close coordination between the projects.

2.3- Construction Management Plan

Purpose:
To provide the CITY and ENGINEER with uniform procedures and standards for the administration of the construction contract.

Approach:
ENGINEER will develop a procedures manual that is usable for the construction project utilizing the Caltrans Construction Management Manual. The Manual will be a compilation of both manuals, using various parts from both manuals as appropriate and incorporating a section concerning emergencies. The CITY approved manual will be used by the CITY, as it deems appropriate.

Deliverables:
- Draft project manual for review by the CITY in electronic (pdf) form.
- After review and comments, provide one (1) copy of final project manual in electronic format (pdf) to the CITY.

2.4- Contract Bidding Support

Purpose:
To provide support to the CITY during the Bidding Phase of the project to ensure bid documents are satisfactory and complete, and selection of the contractor follows proper standards and procedures.

Assumptions:
ENGINEER will be available as needed to coordinate activities, review documents, provide recommendations and attend meetings during the Bid document preparation and Contract Bidding phase.

Deliverables:
ENGINEER will:

- Attend pre-bid conferences and provide information to bidders regarding City's expectations of them throughout the project duration and familiarize bidders with the bidding documents, proposed management techniques and with any special systems, materials or methods.
- Assist the CITY and Design Engineers with the receipt of questions and timely responses to bidders.
- Assist in the review and preparation of Addenda to be issued to the Bidders.
- Assist in the bid analysis including accuracy of bids, identifying the lowest responsive bidder, checking references and other bid forms and make recommendations to the CITY for the award of contracts and/or rejection of bids.
- Conduct a pre-construction "kick-off meeting" that includes all agencies, utilities, and contractors that will be participating in the Project. Attend any other pre-construction meetings that may be required.

2.5- Contract Management Requirements

Compliance with the Traffic Manual, MUTCD, ADA Guidelines, CAL OSHA Safety Orders, SWPPP & PMP preparation Handbook, as applicable.

2.6- Pre-construction Walk Through.

Purpose:
To review, document and agree to the existing conditions of the project site and neighboring area conditions prior to the start of construction.

Approach:
Prior to the issuance of a Notice to Proceed, ENGINEER, the Contractor, utility company representatives, biologist, archeologists, CITY will walk the entire project and record existing conditions via a written log, still photographs, and videotape where required. ENGINEER will provide copies of all documentation to the Contractor and the CITY. ENGINEER will keep documentation originals in the project files until project completion.

Assumptions:
Project walk will not take longer than two days with approximately the same amount of time to log, file and copy the information.

Deliverables:
A written log, still photographs and any videotape depicting existing site conditions, as recorded prior to the start of construction.

3 - Construction Management (CM) Services

ENGINEER, on behalf of the CITY, will provide construction management services for administration of the construction contract in conformance with the City's requirements. Construction Management services will encompass the Quality Assurance and enforcement of all construction contract requirements. It can be expected that the contractor will be working on site full-time. CM services are to be provided to enforce construction contract requirements.

3.1- Pre-construction Conferences

Purpose:
To provide a forum for all essential project participants to meet prior to the start of work. This meeting will outline the CITY's administration of the contract, introduction of the participants, and record all comments and questions submitted by the contractor. Provides an understanding of the procedures to be used on the project and what the Contractor can expect from the CITY and its consultants.

Approach:
ENGINEER will schedule, prepare the agenda, chair and take minutes of the pre-construction meeting. The meeting will outline project specifics and inform the Contractor of project administration procedures.

Assumptions:
- The CITY will provide the meeting venue.
- The CITY will assist ENGINEER in developing the attendee list.
- ENGINEER will prepare a draft agenda for CITY approval prior to the meeting.

Deliverables:
- Written agenda and minutes of pre-construction conference.
- Electronic copies of pre-construction meeting minutes to the attendees.
- Review and comment on contractor's base-line schedule.
- Establish ground rules of coordination & communications with contractor and designer concerning the processing and reviewing of submittals and RFI's.
- Maintain construction documents.
- Enforcement of DBE requirements (if applicable).
- Enforcement of Labor Compliance Requirements.

- Enforcement of Quality Assurance Program.
- Completion of the Federal Resident Bridge Engineer's Construction Contract Administration Checklist (if applicable).
- Discussion of environmental permits requirements.
- Discussion of utility company requirements.
- Preparation of invoices for WRCOG reimbursement.

3.2- Communications and Correspondence

Purpose:
To provide for and/or facilitate effective communication, on behalf of the CITY and among all stakeholders in the administration of the construction contract.

Approach:
ENGINEER will obtain all pertinent information as required to develop a project directory of all key personnel and stakeholders working on the project. ENGINEER will develop a graphic chart indicating the proper flow of correspondence. ENGINEER will log all information received from the Contractor and others, in Expedition. Lastly, ENGINEER will prepare and/or forward appropriate responses, obtaining CITY approval when required.

Assumptions:
- The ENGINEER Correspondence Log will be used for all correspondence received from the CITY, the Contractor and others.
- All original correspondence will remain with the ENGINEER project files. Only copies will be distributed, with the exception of shop drawing submittals.
- The ENGINEER project files will be turned over to the CITY upon the conclusion of the project.

Deliverables:
- Communication flow chart.
- Written logs of information received from the CITY, the Contractor, design consultants, biologist, testing firm, citizens and/or others.

3.3- Project Changes and Construction Change Order Management

Purpose:
- To reviewing proposed changes to the project and determine if the change is necessary and/or beneficial to the project, and if such changes constitute a change order.
- To provide a system for logging and tracking all changes on the project.
- To provide the CITY with assurance that the Contractor is not presenting requests

to be paid for additional work included in the original contract.

- To assure the CITY that the associated extra work costs and time extension requests are fair and reasonable to both the CITY and the Contractor.

Approach:

ENGINEER will review potential changes to the project for contractual and technical merit, prepare independent cost estimates and schedule analysis of work, discuss proposed changes with CITY, and negotiate change order costs with the Contractor. ENGINEER will prepare change orders with all required support documentation for execution by the CITY. ENGINEER will keep the CITY apprised of cumulative changes in project cost and project duration.

ENGINEER will negotiate change orders on behalf of the CITY and will use the following approach in assisting & coordinating the process with the CITY:

Requests for Changes by the CITY

A. ENGINEER will forward a Request for Quote (RFQ) to the Contractor for pricing and stipulation of proposed time extension, if requested work can be shown to impact the project's critical path. The RFQ shall contain a description of the extra work (normally provided by the Designer) to fairly price the work.
B. ENGINEER will prepare an independent cost estimate of the extra work.
C. ENGINEER will review the cost quote from the Contractor for completeness, negotiate cost and time extension requests as required and obtaining CITY concurrence throughout the process. Obtain CITY authorization for proceeding with the change, based on definitive cost and time extension values.
D. Should ENGINEER and the Contractor be unable to negotiate a reasonable price, the CITY will be consulted prior to directing the work via alternative contract change options such as proceeding on a time and material basis or proceeding by force account.

Requests for Changes by Contractor

A. ENGINEER will review requests of proposed cost and/or time impacts for merit. If ENGINEER determines the request fails on merit, the Contractor will be informed of the reasons why the request is denied. Should ENGINEER determine the request has merit; ENGINEER will proceed with steps B and C.
B. ENGINEER will prepare an independent cost estimate and schedule analysis of the work.
C. ENGINEER will negotiate extra work cost and time extensions with the Contractor.
D. ENGINEER will prepare change order documents for approval and execution by the CITY.

Assumptions:

- ENGINEER will have authority to make minor changes to work that it determines to have no cost or time impacts to the construction project.
- ENGINEER will be allowed to use their own judgment regarding how best to handle cost negotiations with the Contractor but will keep the CITY informed throughout the process.
- ENGINEER will prepare official change order documentation to be processed with the Contractor's regular application for payment.
- ENGINEER will transmit electronic copies (MS Word *.docx files) of change order documentation to the CITY.
- ENGINEER will obtain final approval of all project cost and/or project time changes from the CITY prior to authorizing the Contractor to proceed with changes.

Deliverables:

- Perform quantity and cost analysis as required for negotiation of change orders.
- Analyze additional compensation claims that are submitted during the construction period and prepare responses.
- Perform claims administration including coordinating and monitoring claim responses, logging claims and tracking claim status.
- Change order documentation ready for approval and execution by the CITY.

3.4- Monthly Construction Progress Reports

Purpose:

To keep the CITY apprised of the project status during the prescribed construction period.

Approach:

ENGINEER will prepare a monthly report that provides construction status to the CITY and other involved parties. The monthly report shall contain the following:

- Status of contractor's schedule and what the contractor is doing to maintain or catch up if the schedule has slipped. While the focus will be on critical path items, other items that might become critical will be discussed in the report.
- Construction and construction manager's costs incurred for the month.
- Cash flow projections for both the contractor and Construction manager.
- Identify actual and potential problems associated with the construction project and consult with the Project Manager and design engineer.
- Evaluate Cost Reduction Incentive Proposals (CRIP) and provide recommendations to the Engineer for acceptance or denial.
- Potential Issues, pending change orders and executed change orders.
- Photographs to show construction activities and for clarity regarding special issues.

- Other information deemed necessary for the CITY to have a concise understanding of the construction Projects.

Assumptions:
The CITY will assist ENGINEER in the initial formatting of the first report.

Deliverables:
- Monthly progress report.
- One page summary report for distribution to Senior CITY staff or elected officials.

3.5- Schedule Monitoring

Purpose:
To monitor and review the Contractor's schedule, after acceptance of the baseline schedule, to ensure that the project is not being delayed over issues within the control of the Contractor.

Approach:
ENGINEER will develop procedures, using available software, to review the Contractor's monthly schedule updates for logic, duration, and resource changes. ENGINEER will notify the Contractor of discovered changes and document the Contractor's response, for the record. ENGINEER will keep the CITY apprised of the Contractor's current construction schedule.

Assumptions:
Contract specifications will require the Contractor to use Critical Path Method (CPM) scheduling tools/software.

Deliverables:
- ENGINEER will prepare and transmit to the Contractor schedule review comments.
- Monthly review of contractor's schedule updates and provide a summary to CITY on schedule status and impact of changes to completion date.
- Monitor and facilitate utility coordination with various utility companies and the Contractor. Incorporate relocations in the schedule and report any delays and impacts to the completion date.

3.6- Cost Monitoring

Purpose:
To provide the CITY with a system that is easy to understand and provides up-to-date cost information for making timely decisions.

Approach:
Using a combination of software like Expedition and Excel, ENGINEER will generate spreadsheets and graphs for the purpose of monitoring anticipated and actual cost outlays.

Assumptions:
The CITY will provide direction regarding desired cost monitoring information and report formats.

Deliverables:
- Monthly cost monitoring reports in a format to be determined.
- Monthly progress report for the CITY describing key issues, cost vs. budget status, and schedule status.

3.7- Progress / Coordination Meetings

Purpose:
To provide a forum for the review of the project status, the look-ahead schedule including activity sequence and duration, schedule for delivery of long lead items, outstanding RFIs, submittals, and other project issues.

Approach:
ENGINEER will conduct weekly progress/coordination meetings, to be attended by the CITY, the Contractor, ENGINEER and other invitees. ENGINEER will request the CITY and the Contractor to submit agenda items for the meetings. Using the proposed agenda items and agenda items developed in house, ENGINEER will prepare a comprehensive agenda for the meeting and distribute the agenda to all parties scheduled to attend. Following the meeting, ENGINEER will distribute meeting minutes, requesting either the concurrence of those who attended, or suggested corrections to the minutes. Minutes will be filed as either approved or amended.

Assumptions:
- The CITY's and Contractor's staffs will be able to meet on a regular basis with minimal absences.
- The meeting room will be able to seat a minimum of 15 people.
- Meetings will not take place more than once a week and will not last longer than one hour.
- The Contractor will submit a look-ahead schedule (2 or 3 week) at each meeting.

Deliverables:
- Agenda with status of open items from previous meetings.

- Meeting minutes, for review, with action items noted.
- Amended meeting minutes, if required.
- Submittal, Issues log, Change Order log and RFI and RFQ working logs.

3.8- Payment Recommendations

Purpose:
To verify that the Contractor's request for payment does not represent more than an amount that is reasonable for the work done on a monthly basis. To prepare progress payment recommendations on behalf of the CITY for work completed and materials stored on hand (if allowed).

Approach:
ENGINEER will review and approve the Contractor's monthly progress based on the percentage of work activities complete. The Contractor will submit a certified application for payment to ENGINEER for final review. Once approved, CITY will prepare a payment application certificate, using software similar to Excel, for approval and execution by the CITY.

Assumptions:
- The CITY will make payments in accordance with the contract stipulations and State Law to the Contractor once each month.
- The ENGINEER will use software that is acceptable to the CITY for use preparing progress payment application certificates.

Deliverables:
- Contractor's certified application for payment.
- Progress payment request documents suitable for approval and execution by the CITY.

3.9- Safety

Purpose:
To review the Contractor's work site safety and notify the Contractor of unsafe conditions, as observed. Implement the CAL OSHA Safety Orders requirements for providing safe work site conditions.

Approach:
ENGINEER will observe contractors' work area. Contractor is to be informed if unsafe work conditions and/or areas are observed. Immediate shutdown of contractors' work may be required if conditions endanger property and/or life. Random attendance of contractor's tailgate meeting. ENGINEER will conduct its own bi-weekly staff safety

meeting to discuss specific safety procedures and issues relating to current or upcoming construction activities requiring unique safety procedures.

Assumptions:

- Contract document requires Contractor to submit its safety program and safety officer prior to the start of work.
- Contract documents or Contractor's safety program requires contractor to submit accident reports.
- ENGINEER assumes no responsibility for safety of Contractor's work areas.
- ENGINEER assumes no responsibility for implementation of Contractor safety program, or its construction means and methods.

Deliverables:

- Accident reports from Contractor.
- Bi-weekly safety meeting minutes
- Copies of safety issues discussed during contractor's tailgate meetings.

3.10- Environmental Coordination & Biological Monitoring

Purpose:

To verify the contractor has copies of applicable permits and that the work activities abide by the requirements of the permits granted by regulatory agencies. All permits shall be kept current and renewed prior to expiration throughout the project duration.

Approach:

The CITY's design consultant, Parsons, will provide all environmental, biological, and archeological monitoring for the project. ENGINEER shall coordinate and enforce all requirements stipulated in permits issued by regulatory agencies in conjunction with the CITY's consultant.

Assumptions:

- All permits will be provided to ENGINEER for review.
- All permits will be included in the contract documents.

Deliverables:

- None

3.11- Neighborhood Communication /Public Information

Purpose:

To provide an efficient means for keeping traveling public, adjacent residents and businesses appraised of the work activities they will encounter during construction. To

provide a local contact telephone number that residents and businesses may contact to pose questions and discuss concerns.

Approach:
ENGINEER will prepare letters and door hangers to communicate with adjacent residents and businesses. Attending and facilitating public meetings, responding to citizens and business owner's inquiries. Working with the CITY public information office.

Assumptions:
All information for public use is to be reviewed for concurrence by the CITY and provided to the City as requested.

Deliverables:

- Attend ENGINEER's weekly Neighborhood/Business meetings on an as needed basis.
- Minutes of any meetings listing questions posed by residents and business owners.
- Work progress flyers (Dear Neighbor letters).
- Door hangers if not provided by the Contractor.
- Local contact number for ENGINEER.
- 24-hour hot line
- Project web page maintenance and updates including current schedule, progress updates, costs, public meeting information, camera feed, and project exhibits.
- Provide Draft report items to the CITY and draft news releases as needed.
- Coordinate with Police Department, Fire Department, emergency services, transit, schools, etc. regarding construction activities that may impact public safety.
- Preparation of detour/closure exhibits for public notices.

3.12- Traffic Control and Signal Timing

Purpose:
To provide an efficient means for keeping traffic flowing through the site to adjacent residents and businesses during construction.

Approach:
Using a Traffic Engineer, ENGINEER will provide the necessary expertise to evaluate and modify permanent and temporary traffic controls, including signal timing as necessary to ensure the safe and efficient handling of traffic through the project site. Work with the CITY traffic engineering office.

Assumptions:

- Any CITY desired changes to the traffic handling will be communicated to

ENGINEER in a timely manner.

- Any Contractor desired changes to the traffic handling plans will be handled per Section 4.3 of this scope and require CITY concurrence prior to implementation.

Deliverables:

- Monitor, review and provide recommendations for modifications to traffic handling during construction.
- Prepare signal timing charts for traffic signals within and adjacent to project site as necessary to promote improved traffic flow for the various phases of construction and maintain coordinated timing to the extent possible (i.e., time-based coordination/GPS or wireless communication).
- Work with the City to implement those signal timing charts.
- Provide a recommended signal timing chart for implementation at project completion based on the ultimate configuration.

3.13- Submittal Management and Review

Purpose:

To provide an efficient means of processing and reviewing submittals, including working drawings, shop drawings, product data, sample and other items furnished from the Contractor and forwarding applicable submittals to the Project Designer as may be appropriate.

Approach:

Using software similar to Expedition, ENGINEER will develop a comprehensive submittal list for distribution to the Contractor and the Designer. ENGINEER will update and submit status submittal logs for review at each coordination meeting. ENGINEER will work with the Contractor and Designer (where applicable) to encourage timely submission, review and approval of submittals as outlined in the Contract Documents, prior to inclusion of submitted materials in the progress of the work. In addition, ENGINEER will perform the engineering reviews and approvals for working drawings and calculations provided by the Contractor in accordance with Sections 5-1.23 of the State Standard Specifications and within the review timeframes as specified in the applicable sections of the contract documents and specifications. The following steps will be taken in reviewing the Contractor's submittals:

a) Log all submittals by Specification Section.
b) Ensure that the Contractor has provided a complete submittal, coordinated with the work of other trades, and that all deviations have been noted. Submittal is returned to the contractor if it is not complete.
c) Construction Manager reviews submittal for general compliance with the specification.

d) Applicable Submittals are forwarded to Designer for formal review. Submittal status is logged.
e) Submittals sent to Designer are returned to ENGINEER. Submittal status is logged.
f) ENGINEER to perform engineering review of submittals consisting of working drawings and calculations
g) Approved submittals are returned to the Contractor for use in work. Submittal status is logged.
h) ENGINEER to inform Contractor if a re-submittal is required.

Assumptions:

- ENGINEER will not be responsible for errors or omissions in submittal lists.
- Coordination and submission of submittals in accordance with requirements of the contract is the responsibility of the Contractor.
- CITY will provide a listing of submittals to be reviewed by the Designer or others including CITY staff.
- ENGINEER will not make an exhaustive review of Contractor's submittals except as noted above.
- ENGINEER will forward to the Designer all submittals designated by the CITY to be reviewed and approved by Designer. These submittals are typically for pre-manufactured materials and assemblies specified in the Contract.

Deliverables:

- Submittal status log.
- Check Calculations, where required.
- Copy of all approval letters, approved working drawings, submittals and final submittal log.
- Request for Information (RFI) Management

3.14- Request for Information (RFI) Management and Review

Purpose:

To provide an efficient means of processing Requests for Information (RFIs) submitted by the Contractor. The efficient management of RFIs permits timely communication between the Designer and the Contractor.

Approach:

ENGINEER will receive, log and review all RFIs for completeness and verify the question is reasonable and understandable. ENGINEER will provide a short technical review of the RFI to determine if the issue is addressed adequately in the contract documents. ENGINEER will return the RFI if the question is unclear or, in the opinion of ENGINEER staff, the answer is contained in the contract documents, noting where the requested

information can be found in the contract documents. ENGINEER will track RFIs, using the software similar to Expedition, and facilitate the timely response from the Designer.

Assumptions:
The Designer will respond with an answer to all RFIs within the contract stipulated time period for response. Facsimile or e-mail will be used to forward RFIs to the Designer and return responses to the Contractor, with original documents to follow.

Deliverables:
- Comprehensive log of all outstanding RFIs and their status.
- Prepare responses to RFI's related construction issues.
- Transmit design related RFI's to design engineer and copy CITY Project Manager.
- Conduct meetings with the Contractor and other parties as needed to discuss and resolve RFI's.

3.15- Document Management

Purpose:
To provide the CITY with an electronic means of tracking all documents exchanged between the parties involved in the construction of the project.

Approach:
ENGINEER will use an approved software and the ENGINEER File Index modified to conform to the Caltrans filing system to log all documents in the project field office. Documents will be scanned into the document control system and attached to the file index categories. All documents will be filed as an electronic file and hardcopy.

Assumptions:
- ENGINEER will use and approved software.
- The CITY may not use the chosen software.

Deliverables:
- Comprehensive logs of all documents in the project files (electronic and hardcopy). Electronic files shall not require special software to read or access.
- All hardcopy project documents exchanged on the project between the various parties.
- Establish and process project control documents to include:
  - Daily inspection and Resident Engineer's diaries
  - Weekly News Letter and Weekly Statement of Working Days
  - Monthly progress report and monthly progress pay estimate.
  - RFI's, Submittals
  - Correspondences with Contractor, Permitting Agencies, Utility Companies,

Regulatory Agencies, and other stake holders.
- Survey requests and survey notes
- Materials receipts, materials testing results, and certificate of compliance.
- Mix designs for PCC, CTPB, AC, AB

3.16- Review Certified Payrolls

Purpose:
To verify the Contractor provides certified payroll reports in conformance with the provisions of the contract and applicable State Laws. To verify the certified payroll reports contain information required by the Labor Code.

Approach:
ENGINEER will receive and review certified payrolls from the Contractor and each of its subcontractors. ENGINEER will check for the "Statement of Compliance" from the Contractor and/or subcontractors and spot-check wages for each classification of laborer or craftsperson. ENGINEER will notify the CITY and the Contractor of all discrepancies and/or errors and request a corrected Certified Payroll.

Assumptions:
- ENGINEER will conduct employee interviews, for the purpose of verifying payment of prevailing wages. ENGINEER will perform a minimum of one interview per trade, per contractor per month.
- ENGINEER will not be held responsible for enforcement of the Labor Code.
- ENGINEER will maintain a weekly list of subcontractors working on the project.
- ENGINEER will not be responsible for identifying every worker on site.

Deliverables:
Hardcopies of the Contractor's certified payrolls maintained in the project files.

3.17- Storm Water Pollution Prevention Plan (SWPPP)

Purpose:
To protect the CITY from potential fines from regulatory agencies by monitoring contractors' activities regarding pollution prevention controls and/or activities for general compliance with the contractor's SWPPP Best Management Practices (BMP).

Approach:
ENGINEER will observe the contractor's work area for general compliance with the SWPPP Best Management Practices (BMP) and notify the contractor if the pollution prevention controls are not in accordance with the SWPPP. Failure to revise and correct conditions will be cause to have the CITY take corrective action. Immediate shutdown of

the contractor's work may be required if conditions are in non-compliance with the SWPPP or other permit conditions.

Assumptions:

- ENGINEER will not provide full time inspections of contractor's work areas for compliance with the contractor(s) SWPPP and BMP.
- ENGINEER will not be responsible for contractor(s) means and methods for complying with the BMP listed in the SWPPP.
- ENGINEER will not be responsible for costs incurred by the contractor(s) for its failure to comply with its SWPPP.
- ENGINEER will document site conditions with respect to SWPPP and BMP weekly and maintain a separate file for said reports.

Deliverables:

Contractor(s)' SWPPP monitoring reports and ENGINEER documentation of site conditions kept in project file for the record.

4 - Construction Inspection Services

4.1- Inspection and Documentation

Purpose:

To provide the CITY with documentation of construction activities, duration of activities, manpower and equipment allocation, inspections, and work conditions.

Approach:

ENGINEER will provide experienced and qualified inspectors acceptable to the CITY. Inspectors will document the Contractors' daily activities, manpower loading, on-site equipment and items considered pertinent to the project. Construction contractor may be working on site 24 hours per day. CM services are to be provided to enforce the construction contract requirements.

ENGINEER will coordinate and manage the utilization of ENGINEER's inspectors for the purpose of providing daily inspections and/or special inspections as deemed necessary and beneficial for proper completion of the project, or, at the CITY's direction, ENGINEER will negotiate and enter into sub-consultant agreements with qualified inspectors including special inspectors, as needed and defined in Task 2.5.

Assumptions:

- ENGINEER shall provide inspectors who are experienced and qualified for the inspection required.
- All inspections will be within the project limits.

Deliverables:

- The Inspectors will ensure compliance with all aspects of this construction contract by continuously monitoring, evaluating, approving, or rejecting the contractor's work in accordance with the approved construction contract.
- ENGINEER Inspector's daily and/or special inspection reports maintained in the ENGINEER project files and turned over to the CITY at the completion of the project. Copies of these daily reports will be submitted on a weekly basis or upon request.
- Take and maintain digital photographs and videos as necessary to provide documentation of construction activities. All photos will be logged, dated and kept at the field office in a bound folder (hard copies and CD copy).
- Verify field measurements for compliance with contract plans and specifications and provide quantity calculations for progress payments.
- Continue to update an As-Built set of plans and review contractor's marked set.
- Conduct weekly project meetings, prepare, and distribute to all designated parties.
- Review the updated construction schedule and maintain record.
- Review laboratory, shop and mill test reports of materials and equipment, and coordinate with design engineers as required, to ensure compliance with contract requirements to guard against defects and deficiencies in the project work.
- As appropriate, require special inspection or testing, or make recommendations to the CITY regarding special inspections or testing of work not in accordance with the provisions of the contract documents whether or not such work is fabricated, installed or completed. Subject to review by CITY, Inspector may reject work which does not conform to the provisions of the contract and approving agencies.
- Establish and process job control documents including:
  - Daily inspection diaries
  - Weekly Resident Engineers News Letter
  - Monthly construction progress payment
  - Request for information
  - Survey requests
  - Materials receipts
  - Weigh master certificates
  - Materials submittals
  - Weekly statements of working days
  - Construction change orders
  - Review of certified payrolls
- The work includes installation of Water and Sewer pipes which will be maintained by Elsinore Valley Municipal Water District (EVMWD). Although EVMWD will provide their own inspectors for these facilities, the ENGINNER's inspectors shall be familiar with the District's requirements for the installation of these facilities.

4.2- Soils & Materials Testing, Construction Testing & Quality Assurance Program (QAP)

Purpose:
To provide project site soils testing and laboratory testing of construction materials used in the project for the purpose of determining roadway excavation and compaction requirements, quality and acceptability of materials and workmanship incorporated into the project and in compliance with the contract documents.

Approach:
ENGINEER will coordinate and manage the utilization of the soils, materials and testing laboratory for the purpose of providing laboratory and field-testing of materials in accordance with test methods and frequencies specified in the contract documents and as required by the City's Quality Assurance Manual.

Assumptions:
- It is assumed that the CITY will not provide the Soils Inspection and Materials Testing services on this contract.
- ENGINEER shall provide soils inspection, material testers, and laboratory technicians who are experienced and qualified for the inspection required.
- ENGINEER will ensure the implementation of the Quality Assurance Program for source inspections, materials acceptance, and special inspections as required by the contract.
- All material testing, materials acceptance and special inspections will be within the project limits or as required by the contract.
- Contractor must formally request testing in writing. If no formal request is made (at what time), the CM will ensure the contractor will stop the effected work until testing is complete and materials are deemed acceptable.

Deliverables:
- Laboratory test reports maintained in the ENGINEER project files and turned over to the CITY at the completion of the project.
- Summary sheet of all test reports submitted by others to substantiate compliance with contract documents.
- Summary sheets of all Certificates of Compliance or source release tags furnished by the Contractor along with the applicable delivered materials at the job site.
- Testing summary sheets.
- Coordinate source inspections and special inspections as required by the contract document and the Quality Assurance Program.

4.3-Surveying

Purpose:
To provide construction survey services for Quality Assurance of the construction of the project and other appurtenances as may be required for completion of the project.

Approach:
ENGINEER will perform and be responsible for the accuracy of surveying adequate for construction. Engineer shall provide survey services necessary for Quality Assurance. Construction staking, control, line and grade will be the responsibility of the contractor. Resident Engineer will review contractor's survey staking request for completeness and adherence to the boiler plate of approved survey activities (including interval spacing) and schedule survey staking in a timely manner.

The survey staking services shall conform to the Land Surveyors Act and the following requirements:

- Responsible Charge for the work shall reside with a Registered Civil Engineer possessing a license issues prior to January 1, 1982, or a licensed Land Surveyor, issued by the State of California.
- ENGINEER will ensure that all survey-staking requests are submitted and reviewed in a timely manner.
- Replacing and establishing survey monuments and benchmarks must be done only under the direction of the ENGINEER by a Licensed Land Surveyor or a Registered Civil Engineer authorized to practice land surveying within the State of California.
- ENGINEER survey sub-consultant shall provide all labor, tools, equipment and other miscellaneous items necessary to perform their work, and providing one set of construction stakes as required by the construction contract.

Assumptions:
- It is assumed that the CITY will not provide the Survey services on this contract under the direction of the CM.
- A minimum standard of survey quality shall be that of similar surveys performed by CITY.

Deliverables:
- Maintain log of construction staking requests.
- Maintain a construction-staking plan set provided by contractor in the field office for review, reference, and document any as-built changes.
- Maintain files of all field notes for review and reference.

4.4-Review and maintain "As Constructed Schedule"

Purpose:
To track contractor's progress during construction of the project.

Approach:
ENGINEER will use the daily inspection reports prepared by ENGINEER inspectors, the contractors' schedule, site observations, and other sources of information, to track and document the contractor's actual progress. The contractor's baseline critical path schedule or most recent accepted update will be used as a basis for comparing planned versus actual progress. The CPM software described in Section 3 will be used to track the contractor's progress and build a schedule based on the contractor's activities.

Assumptions:
Monitoring will be on a continuous basis and the "as constructed" schedule will be updated monthly.

Deliverables:
An "As Constructed Schedule" with one electronic file (readable by software used by the CITY) and one hardcopy.

4.5-Maintain Photographic and Video Records of Construction Progress

Purpose:
To provide the CITY with a photographic record of the project, before, during and after construction.

Approach:
Using 35mm and/or digital photography, and construction video recording cameras, ENGINEER will record the Contractor's progress during construction on a daily basis or otherwise as approved by the CITY. Care will be taken to record all items and/or conditions that have or may have a bearing on claimed extra work. Still photographs will be labeled with captions indicating subject matter, date taken, and any description required to further clarify the item/issue being photographed.

Assumptions:
All photographs will remain at the ENGINEER office until the end of the project. Video will be recoded and saved as part of the protect records. Video will also be made available to the public via the Project web site.

Deliverables:
- A detailed photographic history of all phases of the project will be maintained in an

album and the photographs will be indexed for ease of retrieval. Each photograph will be labeled as to location, direction of view, date, time, and description of work. Photos will include, but not be limited to, the following:

- Showing existing conditions prior to construction
- When opening or changing a detour
- Barricade placement
- Disputed work item
- Work that has to be duplicated, replaced or removed
- Completed work
- Extra work

- Construction video cameras, with pan, zoom, tilt capabilities are to be installed prior to construction start and maintained throughout the project. One camera in each quadrant of the interchange shall be placed to capture the widest range of activity and clearest views of the project to the extent possible. Cameras may be required to be relocated as project phase's change. ENGINEER is responsible for an appropriate power source for the cameras. Solar power may be considered.

4.6-Review and Maintain "As Built" Drawings

Purpose:
To provide the CITY with accurate record drawings for the project.

Approach:
ENGINEER will monitor the contractor's required record drawings on a monthly basis. In addition to monitoring the contractor's drawings, ENGINEER will maintain a copy of the contract plans for the project. ENGINEER will ensure that items that may not normally be shown on the contractor's set of record drawings but are of importance to the CITY are included in the as-built drawings. This information is not necessarily construction related, but is project related and may be important in future maintenance and/or construction projects.

Assumptions:

- Contract documents will require contractor to prepare redline as-built drawings to reflect as- built conditions during the course of construction.
- The ENGINEER will be responsible for ensuring the contactor maintains red line changes and will be responsible for making redline changes to one complete set of plans.
- ENGINEER will assist in answering questions regarding the red line drawings, providing sketches or other clarifications to the design engineers for preparation of final as built record drawings.

Deliverables:
One set of marked up contract drawings. This set will be in addition to the contractor's marked up set of contract drawings.

4.7-Final Inspection and Punch-list

Purpose:
To identify elements of construction requiring correction prior to final acceptance by the CITY.

Approach:
ENGINEER will perform a project inspection of the completed construction following substantial completion. During the inspection, the ENGINEER will develop a list of contract work requiring correction or rework. The written list of deficient work (punch-list) will be delivered to the CITY and CONTRACTOR within three (3) working days of the final inspection. The final punch-list will include items to be corrected that were identified previously during the course of construction.

Assumptions:
- The CITY will identify any key CITY or other permitting agency personnel to be included in the final inspection.
- ENGINEER will contact and schedule all required final inspection personnel 48 hour prior to the final inspection.
- ENGINEER will prepare the final punch-list.

Deliverables:
Final punch-list

4.8-Final Acceptance – Punch List Assistance

Purpose:
To provide the CITY with reasonable assurance that the work of the project has been completed in compliance with the general intent of the contract documents.

Approach:
ENGINEER will coordinate a walk-through with the CITY, the Designer, and the Contractor. ENGINEER, with assistance from the CITY, the Designer will prepare a punch list indicating all deficiencies and/or omissions noted in the walk-through. ENGINEER will then forward the punch list to the Contractor for correction of the work in accordance with timelines defined in the contract. ENGINEER, in conjunction with the CITY, will inspect items on the punch list once the Contractor has notified the ENGINEER that the work is complete. Completed items on the punch list will be signed off by the ENGINEER. Upon

completion of the punch list work the ENGINEER will notify the CITY that the work is complete and forward a copy of the completed punch list.

Assumptions:
ENGINEER will provide a preliminary punch list of outstanding work items to the Contractor. CM will ensure all punch list items are completed prior to requesting a final walk-through from the CITY and the Designer.

Deliverables:
Completed and signed-off punch-list submitted to the CITY with the closeout documents.

5 - Construction Closeout Activities

5.1-Contract Closeout

Purpose:
To provide the CITY with final closeout documentation, including any permit completion documentation.

Approach:
ENGINEER will turn over all project files, contract correspondence and documents including final logs at time of project completion.

Assumptions:
CITY will file final Notice of Completion and Acceptance of Work.

Deliverables:
- Notice of Completion form for CITY.
- Notices of Completion for any Permits, including “duplicate” permits for project and documentation showing the NOT has been recorded.
- Copy of the Contractor’s performance bond, good for the warranty period.

5.2-Project As-Built Drawings

Purpose:
To provide the CITY with accurate record drawings indicating all changes and as-built conditions.

Approach:
In addition to monitoring the Contractor’s record drawings, ENGINEER will maintain a copy of up-to-date contract plans for the purpose of aiding the Designer in final review of the record drawings.

Assumptions:

- The Contractor will be responsible for preparing the record drawings in both reproducible and electronic formats.
- ENGINEER will assist the Designer in review and final approval of the as-built record drawings.

Deliverables:

One set of contract drawings indicating recorded changes to the contract, as maintained by ENGINEER. This set will be in addition to the Contractor's marked up set of contract drawings. Provide one copy of the revised Mylar drawings. The design consultant will prepare the record drawings for the project.

5.3-Final Project Report

Purpose:

To provide the CITY with a written history of the construction contract. The contents of the final report are to fulfill federal requirements for federal financial participation.

Approach:

ENGINEER will review the project documents and prepare a written report for the CITY. As a minimum, the report will include the following:

- Names of all organizations involved with the Projects, i.e., CITY managers, construction manager, contractor and any other parties that may have a significant part in the construction of the projects.
- Chronological history of the construction effort, to include all significant dates.
- Contract amounts at bid time with all other bids in tabular form.
- Change order history, to include summary statement about each change, negotiated cost of each change and other information deemed necessary by ENGINEER and the CITY's Project Manager.
- Summary of Requests for Information, in tabular or matrix form.
- Summary of outstanding claims not resolved when the notice of completion is filed.
- Summary of final contract amount.
- Final DBE Report (if required).
- Project photographs.
- "Lessons learned"

Assumptions:

CITY will provide input to ENGINEER regarding the form of the final report and federal required documents to be included in the report.

Deliverables:
One hard copy and one electronic file will be provided.

5.4-Final Payment, Final Report of Expenditure Checklist

Purpose:
To provide the CITY with the final contract cost and final balance due the Contractor. Also prepare Report of Expenditure Checklist for federal reimbursement including all necessary attachments.

Approach:
Following completion of the contract work, ENGINEER will, in accordance with the Designer, determine the final quantities and cost of all outstanding unit price work and all outstanding approved change order work. ENGINEER will prepare for the CITY and the Contractor, a final balancing change order quantifying the final contract amount. Contractor will include amount of final balancing change order in submission of last certified application for payment, submitted to ENGINEER. Once approved, ENGINEER will forward application for payment to the CITY for final approval and processing.

Assumptions:
- There are no outstanding issues or claims.
- The CITY is responsible for filing Notice of Completion and addressing all subcontractor claims prior to release of final payment. The CITY will file the Report of Expenditure Checklist for federal reimbursement.

Deliverables:
- Final Pay Estimate including finalized bid items, claims, change orders, punch-list items, and corrected shop drawings.
- Contractor's last certified application for payment with application certificate.
- Report of Expenditure Checklist with attachments
- Federal final report including all attachments.

6 - Field Office And Employee Equipment

The Construction Contractor will provide a construction trailer/office facility with sanitary facility, water supply, and air conditioning for the use of CM staff and provide venue for weekly construction progress meetings, coordination meetings with local agencies, utility companies, local businesses, residents and other stake holders. Supplies to be provided by the contractor include furniture, phones, computers, fax machine, Internet services, copying/reproduction machine, file cabinets, and site safety equipment required for field staff to perform their work.

ADDENDUM No. 1
Request For Proposals for Construction Management and Inspection Services for Bundy Canyon Road Improvement (Segment 2)
CIP 026-2

The following amendments and clarifications are made to the Request for Proposals for Professional Services. Addendum 1 must be signed and returned with proposal.

Item 1 – Response to Proposer's Questions

Question 1 – When is the tentative start date of the project?

Response: *Construction of the project is tentatively schedule to start on October 2026*

Question 2 – How much is the engineer's estimate?

Response: *Construction cost is estimated at $38M*

Question 3 – Is there an allowance?

Response: *This hasn't been determined*

Question 4 – The RFP appears to reference providing resumes of key team members in both the "Firm's Qualifications and Experience" section and again in the "Project Team" section. Please confirm whether the city prefers: resumes to be included once only (and if so, in which section), or resumes to be repeated in both sections. Thank you for the clarification.

Response: *Please provide Resumes of Key Personnel under "Project Team" section. Please see attached revision..*

Question 5 – The provided draft specifications Section B. "Instruction to Bidders – Time of Completion" states that the project is to be 480 working days (roughly 25 months). RFP Section A "Introduction and Project Background" state that the estimated construction duration is 16 months. For purposes of the cost proposal, what durations should be assumed for the construction portion of the project.

Response: *The contract period is estimated for 24 months, which includes 4 months of pre-construction activities (constructability reviews, utility relocation coordination, bidding and award), 16 months of construction administration and inspection, and 4 months for project close-out (As-built preparation, final invoicing, and final reporting/submittals as required). See Section 1.2 1.2- Monthly Project Progress Meetings and Reports*

Question 6 – Can we use 11x17 size sheet for an organizational chart?

Response: *No, 11x17 sheet size can be used only for the cost proposal*

Question 7 – Items a, b, and c in section E.3. Firms Qualifications and Experience is repeated again in section E4. Project Team as items c, d, and e. Can you please clarify which items should be placed in which section in our response?

Response: *Please strike out items a, b, c, from Section E.3. Firm's Qualifications and Experience. Please see attached revision.*

Question 8 – The RFP requests five (5) relevant projects completed within the last five (5) years by the assigned Project Manager. In situations where a Project Manager has several highly relevant projects that are currently ongoing and substantially similar in scope to this RFP, but fewer completed projects within the strict five-year window, would it be acceptable to include ongoing projects in lieu of older completed projects that fall slightly outside the five-year timeframe? Our intent is to present the most relevant and comparable experience to the scope of work outlined in this RFP, and in some cases, the most directly applicable projects are still in progress but well underway.

Response : *Concurrent projects are acceptable to list*

Question 9 – In the Specification Sections under Bid Item No. 6 Construction Phasing and Utility Coordination, a utility window is mentioned for Farm Mutual Water Company (FMWC). The RFP did not contain any draft plans for this work. Could the City provide plans or provide a general description of the relocation for FMWC?

Response: *The details with FMWC are still being worked out. The proposed FMWC work would include the relocation of approximately 150' linear feet of 12" water line.*

Question 10 – In Section 3, Firm's Qualifications and Experience, items c, d, and e appear to repeat the requirements listed in items a, b, and c of Section 4, Project Team. Please confirm that this duplication is unintentional and that respondents are only required to address each requirement once, covering project team experience, firm experience and understanding, and availability of key personnel.

Response: *Please strike out items a, b, c, from Section E.3. Firm's Qualifications and Experience. Please see attached revision.*

Approved By: Carlos Geronimo DATE 2.26.2026

Carlos E. Geronimo, Principal Engineer

Acknowledged By: _____ DATE: 02/27/2026

Proposer's Signature

ADDENDUM NO. 1 MUST BE SIGNED AND RETURNED WITH PROPOSAL

ADDENDUM No. 2
Request For Proposals for Construction Management and Inspection Services for Bundy Canyon Road Improvement (Segment 2)
CIP 026-2

The following amendments and clarifications are made to the Request for Proposals for Professional Services. Addendum 1 must be signed and returned with proposal.

Item 1 – Response to Proposer's Questions

Question 1 – For the proposal, would it be acceptable to submit hourly rates only, with a detailed breakdown of direct and indirect costs required solely from the selected firm?

Response: *The Firm shall submit a detailed Fee Proposal as required by the RFP. Each Task must be broken down with estimated hours and staff identified.*

Question 2 – Does the City require the Prime Consultant and all Subconsultants to have a current audited Indirect Cost Rate (ICR)? If an audited ICR is required, must it comply with Federal Acquisition Regulation (FAR) Part 31 cost principles? How much is the engineer's estimate?

Response: *ICRs are not required for this RFP. The project does not utilize Federal Funds*

Question 3 – Provide a copy of the CEQA document for the project including the CEQA MMRP and specify which mitigation measures the CM team should include in its bid.?

Response: *Environmental monitoring/inspection is not required by the Firm. A separate consultant would be doing all the environmental monitoring and inspection. A Copy of the CEQA document is provided with this addendum for reference.*

Question 4 – Confirm Parsons is also going to do all the reporting to the regulatory agencies in addition to pre-construction and construction monitoring.

Response: *This is correct. Parsons is tasked with all reporting, submittals, and inspection/monitoring of the project's environmental requirements.*

Question 5 – Please clarify the requirement in section 4.5 regarding construction video cameras. The description indicates that cameras are to be installed at the quadrants of an interchange. Is the intent to be at signalized intersections, or to follow construction, or to monitor the entire project continuously? Are the cameras for viewing only or for security purposes?

Response: *Please disregard the requirements in Section 4.5 for construction video cameras. This is not required.*

Question 6 – How much in person time is expected, especially in regards to Section 1.4 - Neighborhood Liaison Strategy?

Response: *The Neighborhood Liaison person shall be available to meet with residents as needed and attend construction progress meetings.*

Question 7 – Is the selected firm required to create and handle the 24 hour hotline?

Response: *Yes, the Firm is responsible for creating and monitoring the 24-hr. hotline.*

Question 8 – Does the firm set up the weekly meetings or just attend as needed?

Response: *The Firm is responsible for setting up the construction progress meetings and preparing meeting agendas.*

Question 9 – The RFP does not mention any page limits. Are there page limits for the proposal?

Response: *Page limit shall be 35 pages. Please see attached revised RFP sheet.*

Question 10 – Please clarify the required scope of Traffic Control Plans for this project. The example plans provided appear to address civil improvements, storm drain, water, electrical, gas, and sewer work. Should the Traffic Control Plans prepared under this RFP include all utility disciplines shown, or only those improvements included within the consultant's scope of work? Will any Traffic Control Plans be provided by others?

Response: *Traffic control Plans will be prepared by the construction Contractor. The Scope of Traffic Control under this RFP is limited to review of TC plans, inspection, and enforcement.*

Question 11 – Can the City please provide sound walls plans?

Response: *Please see sheets 74 and 75 of Attachment E: 100% plans.*

Question 12 – Can the City please provide concrete strengths for the various Portland cement components??

Response: *PCC strength for various items will be finalized prior to bidding.*

Approved By: Carlos Geronimo DATE 3/4/2026

Carlos E. Geronimo, Principal Engineer

Acknowledged By: _____ DATE: 3/4/2026

Proposer's Signature

ADDENDUM NO. 1 MUST BE SIGNED AND RETURNED WITH PROPOSAL

Accenture Best Practices – Technical Approach

Construction Management General Services

1.1 Project Controls System Development

Accenture I&CP partners with CMIS software to aid in the administration and organization of all project control functions on the project such as RFIs, Submittals, Quality Assurance, Surveys, Pay Estimates and Change orders. CMIS is a fully integrated system that enhances efficiency by streamlining processes. For example, daily diaries are directly integrated with bid item quantities. When bid items are performed and quantities are recorded in the daily diary, this information is automatically tabulated in the monthly pay estimate. This integration eliminates the need for manual tracking and backtracking to calculate quantities, significantly speeding up the process and resulting in faster turnaround times for monthly pay estimates.

Accenture I&CP utilizes this software for multiple Inland Empire clients and it has proven to be a streamlined system for project administrative control. Accenture I&CP's proficiency with the software allows our team to produce Q-sheets, Pay Estimates, and Weekly Statement of Working days in a fraction of the time compared to traditional methods.

1.2 Monthly Project Progress Meetings and Reports

Progress reporting is most valuable when it supports decision-making, not documentation. Our monthly reporting structure is designed to elevate critical issues, clarify trade-offs, and align stakeholders around solutions.

Each reporting cycle synthesizes schedule performance, cost trend analysis, change order exposure, environmental compliance status, and utility coordination progress into a concise executive narrative. Variances are accompanied by mitigation strategies, not simply highlighted as concerns.

Rather than introducing new issues during monthly meetings, our team communicates emerging risks as they develop. The monthly session becomes a structured governance checkpoint focused on alignment, forward planning, and risk posture, reinforcing accountability across the delivery team.

1.3 Document Management System

While this project does not have federal funds which require extensive administrative procedures, our document management approach is structured around audit readiness from day one. We implement a disciplined digital file architecture aligned with Caltrans and local agency best practices, with clearly defined naming conventions, routing protocols, and response timelines. Submittals, RFIs, change documentation, certified payrolls, environmental monitoring logs, and funding records are indexed and traceable. This level of organization reduces administrative friction during construction and simplifies closeout. More importantly, it protects the City's financial position should a claim, audit, or funding review arise.

1.4 Neighborhood Liaison Strategy

Infrastructure projects that affect daily travel patterns require a parallel delivery strategy: construction management and community confidence management. Our outreach philosophy is rooted in proactive communication. Rather than reacting to complaints, we identify affected stakeholders in advance, residents, commuters, trail users, emergency services, school districts, and neighboring jurisdictions, and establish clear communication channels before construction activities shift mobility patterns.

We structure outreach around a four-phase model: (1) identify affected groups, (2) engage them early with clear and accessible information, (3) monitor feedback and traffic conditions during construction, and (4) respond quickly to concerns with coordinated solutions.

This approach builds credibility and reduces friction. When residents understand staging, closures, and expected durations before impacts occur, the project benefits from greater public patience and fewer escalations. Transparency becomes a risk mitigation tool.

1.5 Subconsultant Management

The Accenture I&CP team has four subconsultants to support various functions and tasks requested by the City for the project. Each of our subconsultant partners for the project are experts in their respective fields and will provide valuable inspection or advice to protect the City's interests and keep the project in line with the Quality, Compliance, and Cost requirements of the project.

As Project/Construction Manager, **Lucas** will be responsible for the coordination, schedule, deliverables, and cost for each of our subs. He has worked directly with each of these firms on prior projects and built trusting relationships with each of our partners.

We are confident that our subconsultants will continue to deliver to the City as they have demonstrated on previous projects and meet the expected reporting, cost, and schedule deliverables.

Preconstruction Phase Services

2.1 Constructability Review

Upon NTP, the Accenture I&CP team will partner with the project designer to conduct a structured constructability review focused on staging, sequencing, and utility coordination. This review is intended to strengthen alignment between the design intent and construction execution strategy before field activities begin.

Our team will perform a detailed evaluation of the plans and specifications to identify ambiguities, coordination gaps, or inconsistencies that could create schedule disruption, cost growth, or exposure to claims. Attention will be given to interface points between civil, structural, and electrical disciplines, areas where scope transitions can introduce risk if not clearly defined. We will also review bid quantities, confirm that sufficient detail is provided for constructability, and assess whether high-risk elements, such as utility relocations, traffic staging, and environmental constraints, are appropriately sequenced within the contract documents.

Where opportunities exist to simplify staging, clarify requirements, or improve construction flow, we will present recommendations for consideration. This early analysis supports cost control, schedule reliability, and defensibility throughout construction. Additionally, the review may surface value optimization opportunities that can be evaluated collaboratively with the City and designer.

2.2 Preconstruction Coordination

Prior to the first day of construction, our team will conduct a comprehensive site visit and review the contract documents to confirm that existing field conditions are accurately reflected in the plans. Any discrepancies, errors, or deficiencies identified will be promptly documented and communicated to the City's Project Manager. If modifications are deemed necessary, we will assist the City with the preparation, evaluation, and processing of change orders in accordance with the contract requirements.

Attention will be given to potential impacts on local businesses, residents, and the traveling public to minimize disruption during construction. Through proactive planning, the Accenture I&CP team will facilitate the following:

- Verification of construction limits
- Review and documentation of existing field conditions
- Identification of staging areas, long-lead material storage locations, and parking areas
- Identification and assessment of utilities within the project footprint and confirmation of their required disposition
- Photographic and video documentation of the project site
- Early risk identification and preconstruction coordination to help prevent delays

This deliberate and organized preconstruction effort will support a smooth project startup and help mitigate unforeseen issues during construction.

2.3 Construction Management Plan

Our Construction Management Plan is built on proactive leadership, disciplined contract administration, and strong coordination among the City, designer, contractor, utilities, and third-party stakeholders. Our approach emphasizes early risk identification, thorough document control, clear communication protocols, and consistent field presence to maintain safety, quality, schedule, and budget performance. Led by an experienced Construction Manager and supported by a dedicated inspection and compliance team, we will implement structured reporting procedures, progress tracking, cost control measures, and issue resolution workflows. Through collaborative problem-solving and timely decision-making, our team will provide the City with transparent oversight and dependable project delivery from preconstruction through final acceptance.

2.4 Contract Bidding Support

Accenture I&CP is qualified and experienced in supporting the City through the contractor procurement process. We will assist in preparing bid schedules, coordinating pre-bid meetings and site walk-throughs, and working with the design team to respond to bidder inquiries regarding the plans and contract specifications.

Our key personnel will support the preparation and issuance of addenda, assist with bid analysis, identify the lowest responsive and responsible bidder, and review bid forms, bonds, references, subcontractors, and material suppliers for compliance. We will provide a recommendation to the City for award of contract or rejection of bids in accordance with applicable procurement requirements and LAPM guidelines.

2.5 Contract Management Requirements

Effective management of large-scale heavy infrastructure projects requires a comprehensive understanding of applicable standards and procedures governing safety, quality, and compliance. Familiarity with these requirements allows the construction management team to apply, verify, and document safety and quality controls throughout construction.

The Accenture I&CP team is well versed in the standards and procedures applicable to the Bundy Canyon Project.

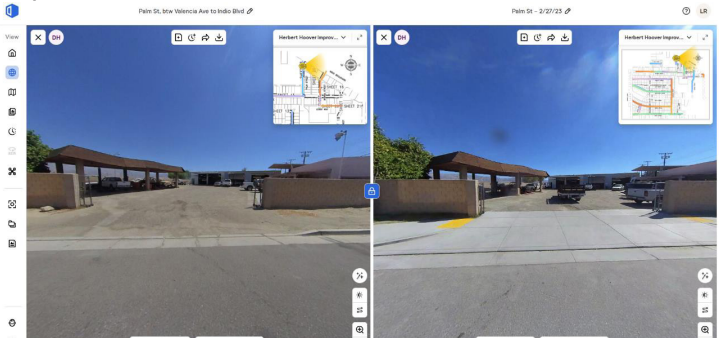
Our management approach will draw upon the following standards and guidance to support project administration, decision-making, and field oversight: the Manual on Uniform Traffic Control Devices (MUTCD), Americans with Disabilities Act (ADA), California OSHA safety orders, the California State Water Resources Control Board 2022 Construction Stormwater General Permit (Order 2022-0057-DWQ), the Greenbook, Caltrans Standard Specifications, and other applicable references such as the Caltrans Construction Manual.

2.6 Preconstruction Walk Through

Our team will conduct a preconstruction site walk-through and document existing conditions through high-resolution photography and video, prior to the beginning of work. This documentation will capture any utilities, and adjacent areas that could be affected during construction.

Particular attention will be given to potential impacts on local businesses, residents, and the traveling public. Daily photographic documentation will be maintained to record construction progress and completed activities. Photographs will be made available to the City for reporting, presentations, or public outreach purposes.

We will use **Openspace AI** to document the preconstruction conditions for confirmation that the as-bid conditions match the bid set of plans and specifications. This will avoid any potential claims by the contractor.



Openspace AI: Side-by-side comparison of completed business driveway

Construction Management Services

3.1 Preconstruction Conferences

After contract award, the Accenture I&CP team will assist the City in organizing and facilitating the preconstruction conference. We will prepare a comprehensive attendee list tailored to the project's scope, facilitating participation by key stakeholders including the contractor, Design Engineer, City representatives, and the CM and inspection team. Based on project needs, we will also invite utility companies, the SWPPP/QSP representative, traffic control personnel, and emergency service agencies (fire and law enforcement) as appropriate. If applicable, jurisdictional agencies will be notified and invited to attend.

Our team will develop a detailed agenda outlining major construction elements, communication protocols, safety requirements, environmental compliance procedures, utility coordination, traffic management, and roles and responsibilities. We will facilitate the meeting, document discussions, and distribute formal meeting minutes with clearly identified action items and responsible parties. **Lucas** and the core CM team will also be available to attend public meetings and present project status updates, change order justifications, or other requested information to the City Council throughout the duration of the project.

3.2 Communications and Correspondence

The Accenture I&CP team will maintain clear, consistent, and well-documented communication with the City, the design engineer, contractor, utility providers, and third-party stakeholders throughout construction of the project. The team will emphasize proactive coordination, rapid issue identification, and timely resolution while maintaining contract compliance and complete documentation.

Lucas will lead project communications and coordination with the City's Project Manager. **David** will support day-to-day coordination with the contractor and field team. **Wendi Carducci, Office Engineer,** will manage document flow, correspondence logs, action item tracking, and distribution protocols so communication remains organized and auditable.

3.3 Project Changes and Construction Change Order Management

Evaluation and negotiation of Contract Change Orders (CCOs) are among the most important responsibilities of the construction management team. Prompt, well-supported evaluations help maintain momentum, reduce disputes, and support fair and defensible decision-making.

All potential change orders will be reviewed by **Lucas** prior to City consideration. **Lucas** will coordinate owner-directed changes and third-party impacts with the City's Project Manager. Cost, schedule, traffic staging, utility coordination, and environmental requirements will be evaluated as part of each change review. No change order work will proceed without written authorization from the City.

3.4 Monthly Construction Progress Reports

The Accenture I&CP team will provide both weekly and monthly reporting to support City oversight and project transparency. Reports will be tailored to roadway construction needs including traffic handling, utility coordination, and schedule/cost performance.

Reports will include, as appropriate:

- Weekly Statement of Working Days – Contract time charged and supporting notes

- Weekly Construction Report – Work completed, work planned, key issues, photos, traffic impacts, and constraints
- Monthly Progress Report – Schedule status, cost status, change activity, risk items, and look-ahead
- Subcontractor Listing and Labor Tracking – Active subcontractors for labor compliance coordination
- Utility Coordination Log – Relocation status, constraints, and upcoming coordination needs
- Stormwater/BMP Inspection Reports – BMP observations, deficiencies, and corrective action tracking
- Public Outreach Summary – Notifications, inquiries, responses, and upcoming outreach needs

Wendi will compile and distribute formal reports with input from the field and management team.

3.5/6. Schedule and Cost Monitoring

Schedule monitoring will extend beyond reviewing periodic updates. **Helen Shi, Project Scheduler,** will evaluate schedule logic, sequencing, activity durations, and critical path movement. Utility relocations, traffic staging, and third-party constraints will be incorporated into the active schedule, so impacts are visible early.

Cost monitoring will proceed in parallel. The team will track installed quantities against bid items, evaluate trend impacts on contingency, and compare cost burn rates against physical progress. Variances between production and cost trends will trigger focused review and discussion with the contractor and City to support timely corrective action.

3.7 Progress/Coordination Meetings

Open communication supports safe and efficient delivery. The Accenture I&CP team will lead weekly construction progress meetings with the contractor and coordinate separate meetings with the City and third parties as needed.

Meeting agendas will typically include:

- Schedule review and look-ahead
- Submittals, RFIs, and decision items
- Change order status and potential change items
- Utility coordination status
- Traffic control staging and public impacts
- Safety topics and field constraints
- Action items, owners, and due dates

Minutes will be distributed promptly after each meeting. **Lucas** will lead meeting structure and escalation while **David** will support follow-up and action tracking with **Wendi** managing documentation and distribution. If Caltrans coordination is applicable due to permits, interfaces, or oversight, the team will coordinate meetings consistent with those requirements.

3.8 Payment Recommendations

Accenture I&CP will follow the City's contract requirements and Caltrans Local Assistance Procedures Manual (LAPM) practices. As standard practice, our team follows the Caltrans methodology of pay estimates to verify the contractor's payment does not represent more than was is reasonably owed during each pay period. Field documentation (daily reports, measurements, photos, and quantity tracking) will support monthly pay quantities. Quantity records (Q Sheets) will be compiled and checked prior to review by **Lucas**. Monthly payment recommendations will be discussed with the contractor and submitted to the City with supporting documentation. Trends indicating potential overruns will be elevated promptly with recommended mitigation options.

3.9 Safety

Safety is treated as a shared responsibility across the delivery team. Field staff will observe work zone conditions, traffic control implementation, and contractor safety practices during active operations. Observations and corrective items will be documented and tracked through follow-up. Traffic safety and work zone compliance will be a primary focus due to the project's roadway setting and public interface.

3.10 Environmental Coordination and Biological Monitoring

Environmental coordination will be integrated into day-to-day construction oversight consistent with project permits and contract requirements. The construction management team will coordinate with the City, the contractor, and any assigned environmental monitors to support permit compliance, training requirements, and response protocols. Environmental constraints and monitoring needs will be reflected in planning discussions and look-ahead reviews, so field operations align with applicable permit conditions and approved avoidance measures.

Bundy Canyon Rd and Farm Rd

3.11 Neighborhood Communication/Public Information

Public communication will support safe construction operations and minimize disruption to residents, businesses, and roadway users along the Bundy Canyon Road corridor. **Andrea Suarez** will lead outreach activities in coordination with the City's Public Information Officer (PIO) or designated City representative.

Outreach activities may include advance notifications, construction alerts, stakeholder coordination, response tracking, and public meeting support as requested by the City. Feedback and inquiries will be logged, routed, and tracked to closure with coordination support from the CM team.

3.12 Traffic Control and Signal Timing

Traffic control will be coordinated with the contractor and City staff due to lane shifts, staged construction, and public access needs. **STC Traffic** will support traffic control planning and coordination consistent with contract requirements and applicable standards, including the California Manual on Uniform Traffic Control Devices (CA MUTCD).

Traffic staging, detours, and closures will be reviewed during look-ahead planning and progress meetings. Field staff will observe implementation for consistency with approved plans and address deficiencies through documented field coordination. Signal timing or operational changes will be coordinated with the City and contractor through the established traffic management process.

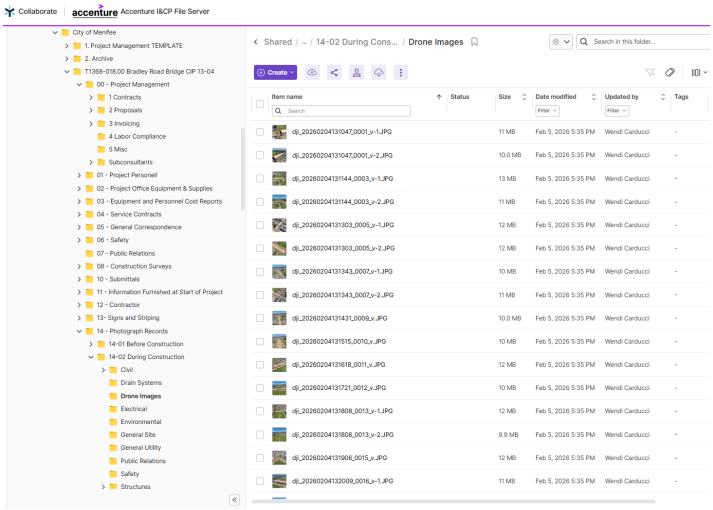
3.13/3.14 Submittal and RFI Management and Review

The Accenture I&CP team reviews, evaluates, and recommends action on submittals and RFIs based on the requirements outlined in the contract plans and specifications. Accenture I&CP uses C-MIS to log, track, and respond to project submittals and RFIs. The team is highly experienced in coordinating with design engineers on design-related RFIs and submittals when necessary.

For materials-related submittals and RFIs, our materials quality assurance team from **Verdantas** provides additional expertise and support. RFIs that impact project design, may cause a schedule delay, or could have significant cost implications are always reviewed by the Construction Manager, **Lucas**, and a response drafted prior to reaching out for concurrence from the City's Project Manager before issuing a response to the contractor. Our approach helps maintain that responses comply with contract terms unless an alternative solution provides an overall benefit to the project.

3.15 Document Management

The team uses Egnyte cloud storage to maintain the electronic files for the document management of the project records. These organized records will be key to audit ready records. C-MIS will be Accenture I&CP's administrative control for submittals, RFIs, weekly statement of working days, change orders, quantity sheets, daily reports, and pay estimates. All team members will be given access to the files for transparency and access to any project record.



3.16 Review Certified Payrolls

Labor compliance support will be provided by **Kathy Keating**. Certified Payroll Records (CPRs) and associated labor compliance documentation will be reviewed for completeness and alignment with applicable requirements. Discrepancies will be documented and coordinated for correction through the City's labor compliance process and the contractor's administrative team.

3.17 Storm Water Pollution Prevention Plan (SWPPP)

The Accenture I&CP team will review the contractor's SWPPP and related documentation prior to ground-disturbing work in accordance with contract requirements and applicable regulatory processes. Field staff will observe Best Management Practice (BMP) implementation during construction activities, document deficiencies, and track corrective actions. Stormwater documentation and inspection records will be maintained as part of the project file to support compliance tracking and reporting.

Our team is extremely experienced in both Stormwater and Air Quality as **Lucas** is a Qualified SWPPP Developer (QSD) and has access to the SMARTS system and will verify the Notice of Intent (NOI) is approved prior to beginning work and any other updates/annual reports/Notice of Terminations (NOTs) are appropriately filed.

Construction Inspection Services

4.1 Inspection and Documentation

The Accenture I&CP team will mobilize to the Bundy Canyon Project fully prepared with project plans, specifications, standard drawings, permit conditions, contact lists, and reporting templates prior to construction activities. **Lucas** and **David** will orient field staff to the project scope, quality requirements, traffic control staging, environmental considerations, safety expectations, and documentation protocols prior to field assignment.

Nick Deile will serve as Lead Field Inspector and will provide continuous on-site inspection during active construction operations. **Michael Chevalier** will provide additional field inspection support as needed based on contractor operations or extended shifts.

Each inspector will be equipped with appropriate field tools including a vehicle with safety lighting, required PPE, mobile reporting capability (laptop or tablet), camera, measuring devices, and grade verification tools. Field documentation will be prepared daily and will include labor, equipment, quantities placed, conversations, compliance observations, and photo records.

Inspection activities will focus on conformance with contract plans, specifications, City standards, Greenbook requirements, and, if applicable, Caltrans standards. Inspectors are experienced in roadway construction, ADA compliance, traffic control review, SWPPP observation, and air quality dust control requirements.

Field inspectors will participate in weekly meetings and utilize contractor look-ahead schedules to anticipate upcoming activities and identify potential issues before they escalate. Inspection documentation, materials testing coordination, and quality assurance procedures will follow project-specific Quality Management Plan (QMP) requirements.

Daily Diaries

Daily field diaries will be prepared for each staff member assigned to field operations. These records will document:

- Contractor labor and equipment
- Work performed and quantities installed
- Locations of work (stations or limits)
- Conversations and direction given
- Compliance observations
- Weather and site conditions

Photographs will be labeled and incorporated into daily reports. **Wendi** will oversee compilation and archiving of daily reports. **Lucas** will periodically review diary entries for completeness and consistency.

Documenting Delays

Accurate and measurable documentation is critical for evaluating time impacts and potential disputes. Daily records will identify critical path activities, resource levels, production rates, and instances when scheduled work is not performed. If extra work arises or disputed work proceeds under protest, a separate tracking file will be established. Labor, equipment, material usage, and time impacts will be documented in detail to support objective cost evaluation. Early identification of delay drivers allows discussion and potential mitigation before formal claims develop.

4.2 Soils and Material Testing, Construction Testing and Quality Assurance Program (QAP)

Verdantas will provide materials testing and laboratory services during construction. Testing personnel will mobilize in coordination with **Lucas** and the field inspection team. Materials testing will follow contract requirements and applicable City, County, and State standards, and Caltrans Construction Manual guidance.

Materials Testing Process

Material Test Requests and Log

Test requests will be coordinated through the Construction Manager or designee. **Wendi** will maintain a materials testing log to track requests, sampling dates, results, and distribution.

Field Testing

Certified field technicians will perform field density testing, aggregate testing, concrete sampling, and other required field procedures in accordance with applicable ASTM and project standards. Technician certifications will be maintained in the project file.

Laboratory Testing

Laboratory testing will include compaction curves, gradation, sand equivalent (SE), R-value, and other project-required tests. Results will be transmitted promptly to the CM team for review.

Office Review and Non-Compliance Tracking

Test results will be reviewed by **Lucas** and **Wendi**. Non-compliant results will be documented and communicated to the contractor with corrective action tracking until resolution. All materials documentation will be maintained in the project records for closeout and audit purposes.

4.3 Surveying

Guida will provide construction staking services under the direction of a licensed Professional Land Surveyor. Upon receipt of written staking requests from **Lucas**, Guida will perform necessary calculations and field layout for roadway improvements, utilities, grading, and other project elements.

Survey services may include:

- Control verification
- Clearing and grading stakes
- Utility layout
- Rough and finish grade staking
- As-built data collection

Survey activities will follow applicable City standards and Caltrans Survey Manual guidance. Quality control procedures will include independent verification of control points and review of plan revisions prior to staking. Staff continuity will be maintained throughout the project to support accuracy and efficiency. At project completion, Guida will collect as-built survey data for incorporation into final record drawings.

4.4 Review and Maintain As Constructed Schedule

Helen will review the contractor's baseline schedule and monthly updates. Critical path activities, milestone dates, time extensions, non-working days, and approved change order impacts will be incorporated into schedule reviews. Utility coordination requirements, submittal review durations, and required notifications will be reflected in the CPM schedule. Monthly schedule discussions will identify slippage, float erosion, or sequencing conflicts so corrective discussions can occur promptly.

4.5 Maintain Photographic and Video Records of Construction Progress

Field staff will capture comprehensive photo documentation throughout construction. Photos will document site conditions, work progress, traffic control staging, utility work, materials incorporated, and any disputed work. Photos will be cataloged and stored electronically with date and location references. If requested by the City, high-resolution photography or drone imagery can be coordinated for progress updates, presentations, or public communications.

4.6 Review and Maintain As Built Drawings

The CM team will maintain a live set of as-built drawings throughout construction. Field inspectors will record plan deviations, field adjustments, utility changes, and dimensional variations on marked-up plan sheets.

Wendi will manage electronic as-built documentation using collaborative software platforms such as Bluebeam Studio. At project completion, compiled as-built documents will be transmitted to the design engineer and City for final record preparation. Although local funds will be used, documentation will be formatted consistent with applicable Local Assistance requirements.

4.7/8. Final Inspection, Punchlist, and Acceptance

Managing and communicating a punch list for large projects can be challenging. Accenture I&CP will streamline this process utilizing CMIS software to keep an up-to-date, live punch list that the contractor can access. This system allows the Accenture I&CP team, contractor, and other agencies to view, update, and track progress in real-time. Inspectors will enter items on the log, which the contractor can review, correct, and update once completed. The Accenture I&CP team will receive notifications when items are marked complete, verify in the field, and update the log. This system eliminates the need for frequent meetings, reduces transmittals, and improves project efficiency.

Construction Closeout Activities

5.1 Contract Closeout

At project completion, the Accenture I&CP team will compile required closeout documentation, which may include:

- Final quantities and materials certifications
- Labor compliance documentation (coordinated with **Kathy**)
- Permit completion documentation
- Warranty documentation
- DBE utilization documentation (if applicable)

Required forms will be transmitted to the City for Notice of Completion processing.

4. PROJECT TEAM

Summary of Experience and Relationships

The core Accenture I&CP team, **Lucas Rathe, David Valenzuela, and Wendi Carducci,** is a proven group of professionals who have worked continuously together on projects since 2021. This team supported delivery of the $40 million *Mission Springs Water District Water Reclamation Facility* from 2021 to 2024 and subsequently transitioned to the $16 million *Bradley Road Bridge Project* for the City of Menifee, which is currently under construction and anticipated to reach completion in August 2026. Accenture I&CP plans to carry forward this team's momentum and apply the same disciplined, collaborative approach to administering construction of the Bundy Canyon Project. As a cohesive unit, this team understands the requirements associated with complex utility relocations, effective contractor partnering, timely resolution of design issues, and proactive communication with the public regarding construction-related impacts.

Andrea Suarez of **Connect & Company** and **Construction Manager Lucas Rathe** have worked together continuously on projects since 2015. Their long-standing professional relationship has resulted in a shared understanding of expectations, workflows, and communication standards necessary to deliver clear, effective outreach materials for both the general public and city administration. Based on this established partnership, Connect & Company is proposed exclusively with the Accenture I&CP team for this RFP.

In addition, Accenture I&CP's support partner, **Guida, Verdantas,** and **STC Traffic**, have collaborated with Lucas on multiple complex projects, including the City of Menifee *Bradley Road Bridge Project*, the SGVCOG *Turnbull Canyon Grade Separation Project*, and the RCTC *I-15 SMART Freeway Project*. These established working relationships support rapid mobilization, efficient coordination, and consistent delivery of high-quality services aligned with project demands. Together, the Accenture I&CP team's history of successful collaboration is unmatched. We look forward to delivering this important safety and mobility project for the City of Wildomar.

Accenture I&CP will serve as the Prime Consultant and provide overall project leadership, Construction Management, inspection oversight, contract administration, cost and schedule control, stakeholder coordination, and reporting. **Guida** will provide survey support services including construction staking, survey control verification, and as-needed field surveying. **Verdantas** will perform geotechnical engineering consultation and comprehensive materials testing and special inspection services to maintain quality assurance and compliance with project specifications. **STC Traffic** will implement and manage traffic control operations, including lane closures, signage, detours, and coordination with local agencies to maintain safe and efficient traffic flow during construction. The team has an established working relationship through multiple active and completed transportation projects, enabling seamless communication, clearly defined responsibilities, and an integrated approach to risk management, quality control, and schedule adherence.

Team Experience Related to Scope

LUCAS RATHE, PE, QSD - Project Manager/Construction Manager

Lucas Rathe will serve as Project Manager and Construction Manager for the Bundy Canyon Road Improvement Project, providing executive oversight and day-to-day contract administration for this roadway improvement effort. Lucas specializes in Caltrans Local Assistance projects and strictly adheres to LAPM and Construction Manual requirements to protect funding eligibility and maintain procedural compliance.

Lucas has extensive experience delivering grade separations, bridges, roadway widenings, and utility-heavy transportation projects. As Resident Engineer on the $36.8M *Avenue 66 Grade Separation*, he administered a Caltrans Local Assistance contract that included a 780 linear foot (LF) cast-in-place bridge, 1,700 LF of MSE wall, drainage improvements, traffic signals, and relocation of more than 20 utilities. He also currently serves as Project Manager/ Resident Engineer on the $70M *Turnbull Canyon Road Grade Separation* project, overseeing contract administration, utility relocations, and coordination with multiple agencies.

For Bundy Canyon, Lucas will oversee schedule, budget, risk management, utility coordination, change orders, traffic control staging, environmental compliance, and public-facing coordination, promoting construction progresses safely, on schedule, and within budget while minimizing impacts to the traveling public.

DAVID VALENZUELA, EIT - Assistant Construction Manager

As Assistant Construction Manager, David Valenzuela will support contract administration, field coordination, document control, and quantity tracking. He brings 14 years of experience in roadway, utility, and public infrastructure projects.

As Assistant Resident Engineer on the City of Menifee *Bradley Bridge Project*, David supported construction of a federally funded bridge replacement administered under Caltrans Local Assistance procedures. He has also served as Construction Manager for street improvement projects involving demolition, new bike lanes, striping, and markings.

David's experience includes RFI and submittal tracking, progress payment review, change order preparation, utility coordination, and SWPPP and inspection support. On Bundy Canyon, he will assist with daily contract administration, documentation, cost tracking, and coordination between inspectors, contractor, and City staff.

WENDI CARDUCCI, EIT – Office Engineer

Wendi Carducci will serve as Office Engineer, managing document control, submittals, RFIs, correspondence, and contract filing systems. She has supported large bridge and grade separation projects with complex documentation requirements. On the $36.8M *Avenue 66 Grade Separation* project, Wendi served as Office Engineer/Field Inspector, supporting construction of a railroad grade separation with utility relocations, drainage improvements, and traffic signals.

For Bundy Canyon, Wendi will manage submittal/RFI logs, track contract correspondence, support change order processing, maintain project files per LAPM requirements, and assist with closeout documentation. Her strong organizational and documentation skills will support complete and audit-ready project records.

NICK DEILE, QSP - Lead Field Inspector

Nick Deile will serve as Senior Inspector and Qualified SWPPP Practitioner (QSP), overseeing erosion control, stormwater compliance, and environmental BMP implementation. He is certified as a Qualified SWPPP Practitioner. He has also managed inspection of roadway, signals, ADA ramps, drainage improvements, and permit compliance on multi-mile urban corridor project. Nick is currently completing the 0.75 widening of *Bradley Road* for the County of San Diego in the City of El Cajon which required multiple complex utility relocations including a 0.75 mile 12" waterline.

For Bundy Canyon, Nick will perform SWPPP inspections and rainfall event monitoring, verify BMP installation and maintenance, coordinate 401/404 and regulatory compliance, inspect roadway, drainage, and signal improvements, and assist with change orders and pay quantity verification. His dual inspection and environmental compliance experience is critical for a roadway widening project with drainage and grading elements.

MICHAEL CHEVALIER - As Needed Field Inspector

Michael Chevalier will provide roadway inspection services with a focus on pavement, ADA improvements, drainage, traffic control, and Caltrans-compliant documentation. He has extensive experience on Caltrans oversight projects involving roadway rehabilitation and structural improvements.

On the Caltrans SR-14 project, Michael served as lead inspector for CRCP paving, HMA placement, drainage systems, traffic loops, and night work operations. He also performed inspection on the *I-215 Scott Road Interchange* project, which included structural bridge work, ADA ramps, drainage, utilities, and traffic control. His Caltrans-based inspection methodology maintains compliance, documentation accuracy, and public safety.

HELEN SHI - Project Scheduler

Helen Shi will lead program controls, including cost management, CPM schedule review, progress analysis, forecasting, and change management. With nearly three decades of experience in large-scale infrastructure, Helen brings deep expertise in schedule analysis, contract administration, and claims avoidance. Helen currently serves as Project Controls/Schedule Engineer on the $70M *Turnbull Canyon Road Grade Separation* project, where she administers contract budgets, performs CPM updates and Time Impact Analyses (TIAs), prepares independent cost estimates, and evaluates contractor schedule updates using Primavera P6.

She has also managed major capital programs for LA Metro, reviewing schedules with over 10,000 activities, analyzing critical path impacts, and preparing executive-level forecasts. For Bundy Canyon, Helen will review and analyze baseline and update schedules, perform TIA and recovery schedule reviews, evaluate change order cost and time impacts, provide earned value and cash flow projections, and support claim avoidance and documentation. Her expertise will help the City maintain proactive cost and schedule control throughout the 16-month construction duration.

KATHY KEATING - Labor Compliance

Kathy Keating will oversee labor compliance, prevailing wage monitoring, and DBE compliance for the Bundy Canyon project. She has over 30 years of experience in labor relations, contract compliance, and federally funded transportation projects. Kathy has managed labor compliance on major roadway, bridge, rail, and airport projects involving FHWA and other federal funding sources. Her experience includes $1B Gerald Desmond Bridge Replacement, where she led PLA administration and labor compliance for a Design-Build project

ANDREA SUAREZ - Public Outreach

Connect & Company, LLC is a public outreach and strategic communications firm specializing in community engagement for public infrastructure and transportation projects. The firm develops and implements comprehensive Public Outreach Plans that include stakeholder coordination, community notifications, multilingual communications, branding and messaging, website and social media management, public meeting facilitation, and preparation of print and digital outreach materials. Their approach emphasizes proactive, transparent communication to keep residents, businesses, and stakeholders informed throughout construction.

Accenture I&CP and Connect & Compnay previuously partnered on the *Avenue 66* project and currently support the *Bradley Bridge* project together. By integrating outreach efforts with construction schedules and traffic control activities, they help minimize disruption, maintain public trust, and support the successful delivery of capital improvement projects from groundbreaking through closeout.

Guida is a California-based land surveying and geospatial services firm with over 30 years of experience supporting public infrastructure and transportation projects throughout the state. The firm provides comprehensive services including topographic and design surveys, construction staking, right-of-way engineering, utility surveys, LiDAR and UAV mapping, geodetic control, photogrammetry, and GIS solutions. Guida combines advanced technology with proven field methodologies to deliver accurate, reliable data that supports efficient design, construction, and project delivery for public agency clients.

Guida currently supports Accenture I &CP on the *Turnbull Canyon Road Grade Separation* and *Bradley Road projects*, providing surveying and construction support services. Their experience on complex roadway and grade separation improvements demonstrates their ability to coordinate effectively with multi-disciplinary teams, maintain demanding project schedules, and deliver precise survey control and construction staking services in support of large-scale transportation infrastructure improvements.

STC Traffic, Inc. is a specialized traffic control and transportation safety firm providing comprehensive temporary traffic control (TTC) services for complex roadway and infrastructure projects throughout Southern California. Their services include traffic control plan implementation, lane closures, flagging operations, construction signage and delineation, detour management, and on-call emergency response. STC Traffic is known for its strong safety culture, regulatory compliance, and ability to maintain traffic flow while supporting demanding construction schedules on high-volume transportation corridors.

STC Traffic is currently supporting Accenture I&CP on the *RCTC I-15 Smart Freeway Pilot Project* and the *SBCTA West Valley Connector Project*, providing traffic control coordination and field implementation services. They previously partnered with Accenture I&CP on the RCTD I-215/Scott Road Interchange Project, successfully delivering traffic management services for a complex interchange improvement. Their experience on active freeway and arterial roadway projects positions them well to support the traffic control needs of the Bundy Canyon Project.

Verdantas is a nationally recognized engineering and consulting firm providing comprehensive geotechnical engineering and construction materials testing (CMT) services for transportation and public infrastructure projects. Verdantas combines technical expertise with responsive field services to deliver reliable data that supports safe, cost-effective, and constructible project outcomes.

Verdantas has partnered with Accenture I&CP on several key projects, including the *I-15 SMART Freeway Project, City of Indio Herbert Hoover Elementary School Improvements, Avenue 66 Grade Separation,* and the *Bradley Road projects*. Through these efforts, Verdantas has provided geotechnical engineering and materials testing services in support of complex roadway and public facility improvements, demonstrating their ability to coordinate closely with project teams, maintain schedule demands, and uphold rigorous quality control standards for the project.

Availability of Key Team Members

	POSITION/ ROLE	RESPONSIBLE PERSON (* = key)	Pre Construction				Construction Phase (Estimated 16 Months)																Closeout			
			2026								2027												2028			
			May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April
Construction Management	Project Manager / Construction Manager	**Lucas Rathe, PE, QSD***																								
	Assistant Construction Manager	**David Valenzuela, EIT***																								
	Office Engineer	Wendi Carducci, EIT																								
	Lead Field Inspector	**Nick Deile, QSP***																								
	Field Inspector	Michael Chevalier																								
	CPM Scheduler	Helen Shi																								
	Public Outreach	**Andrea Suarez***																								
As Needed Project Support	Traffic Control & Staging	STC Traffic, Inc.				Start Construction																End Construction				
	Materials QA Testing	Verdantas																								
	Survey Support	Guida, Inc	CM NTP																							
	Labor Compliance	Accenture																								
	Full Time (120+ Hours/Month)		Part Time (40-120 Hours/Month)								As-Needed (Monthly Hours Vary)															

Staffing Plan

LEGEND P – Primary Responsibility S – Support Role R – Review A – Approve C – Consult if Necessary O - Oversight	Roles									
	Lucas Rathe Project/Construction Manager	David Valenzuela Asst Construction Manager	Wendi Carducci - Office Engineer	Nick Deile - Lead Field Inspector	Helen Shi - Project Scheduler	Kathy Keating - Labor Compliance	Andrea Suarez - Public Outreach	Guida - Project Survey	STS Traffic - Traffic Signal and Control	Verdantas - Materials Quality Assurance
1. Construction Management – General Services										
1.1Project Control Systems (PCS)	A	P	S	S	S					
1.2 Monthly Progress Meetings and Reports	A	R	P	S	S					
1.3 Document Management System	A	R	P	S						
1.4 Neighborhood Liaison Strategy	R	R	S	S	S		P			
1.5 Subconsultant Management	A	P	S							
2. Preconstructon Services										
2.1 Constructability Review	P	S	S				S		S	
2.2 Preconstruction Coordination	A	P	S							
2.3 Construction Management Plan	A	P	S							
2.4 Contract Bidding Support	P	S	S							
2.5 Contract Management Compliance	P	S	S							S
2.6 Preconstruction Walk-Through	A	P	S							
3. Construction Management Services										
3.1 Preconstruction Conferences	A	P	S							
3.2 Communications & Correspondence	A	P	S							
3.3 Change Order Management	A	P	S							
3.4 Monthly Construction Reports	A	P	S							
3.5 Schedule Monitoring	A	P	S							
3.6 Cost Monitoring	A	P	S							
3.7 Weekly Coordination Meetings	A	P	S							
3.8 Payment Recommendations	A	P	S							
3.9 Safety Oversight	A	P	S	S						
3.10 Environmental Coordination	A	P	S	S						
3.11 Public Information	A	S	S	S			P			
3.12 Traffic Control & Signal Timing	A	S	S	S					P	

LEGEND P – Primary Responsibility S – Support Role R – Review A – Approve C – Consult if Necessary O - Oversight	Roles									
	Lucas Rathe Project/Construction Manager	David Valenzuela Asst Construction Manager	Wendi Carducci - Office Engineer	Nick Deile - Lead Field Inspector	Helen Shi - Project Scheduler	Kathy Keating - Labor Compliance	Andrea Suarez - Public Outreach	Guida - Project Survey	STS Traffic - Traffic Signal and Control	Verdantas - Materials Quality Assurance
3.13 Submittal Management	A	R	P	S						
3.14 RFI Management	A	R	P	S						
3.15 Document Control	A	R	P	S						
3.16 Certified Payroll Review	A	S	S	S		P				
3.17 SWPPP Monitoring	A	P	S	S						
4. Construction Inspection Services										
4.1 Inspection & Documentation	A	S	S	P						
4.2 Soils & Materials Testing/QAP	A	S	S							P
4.3 Surveying Q&A	A	S	S					P		
4.4 As-Constructed Schedule	A	S	S	S	P					
4.5 Photographic/Video Records	A	S	P							
4.6 As-Built Drawings	A	S	P							
4.7 Final Inspection & Punch List	A	P	S	S						
4.8 Final Acceptance	A	P	S	S						
5. Construction Closeout										
5.1 Contract Closeout	A	P	S	S						
5.2 As-Built Drawings	A	P	S	S						
5.3 Final Project Report	A	P	S	S						
5.4 Final Payment & Expenditure Report	A	P	S	S						
6. Office and Equipment										
Field Office Coordination	A	S	P	S						

Organization Chart

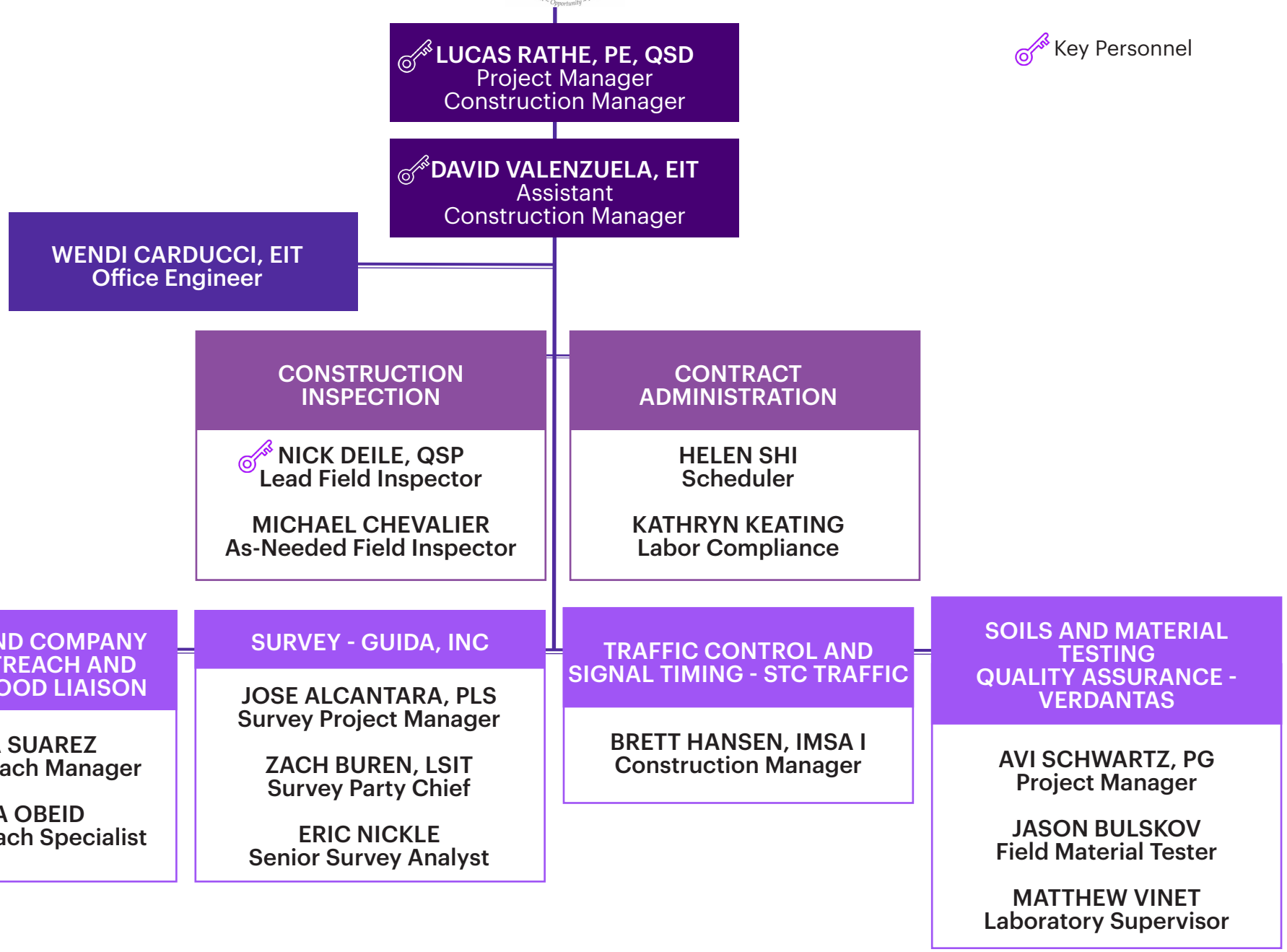


EXHIBIT 10-H1 COST PROPOSAL
TIME AND MATERIALS CONTRACT
(CONSTRUCTION MANAGEMENT & INSPECTION SERVICES)

Note: Mark-ups are Not Allowed ☒ Prime Consultant ☐Subconsultant ☐ 2nd Tier Subconsultant

Consultant **Accenture Infrastructure and Capital Projects, LLC**

Project No. CIP 026-2 Contract No. _____ Date **March 12, 2026**

Project Description: **Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)**

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate*	Total
Project Manager / Construction Manager	Lucas Rathe, PE	800	$ 136.64	$ 109,312.00
Assistant Construction Manager	David Valenzuela, EIT	3080	$ 84.88	$ 261,430.40
Office Engineer	Wendi Carducci, EIT	2920	$ 70.00	$ 204,400.00
Lead Field Inspector	Nick Deile, QSP	2560	$ 78.23	$ 200,268.80
Field Inspector	Michael Chevalier	1920	$ 69.70	$ 133,824.00
Scheduler	Helen Shi	160	$ 108.94	$ 17,430.40
Labor Compliance	Kathryn Keating	240	$ 89.13	$ 21,391.20
				$ -
				$ -
				$ -

* Hourly Rates will increase on January 1 of each calendar year, Starting January 1, 2027. See Escalation Worksheet for predetermined increases.
**Note Prevailing Wage (PW) position | (V) - Indicates Vehicle ODC

LABOR COSTS

a) Subtotal Direct Labor Costs $ 948,056.80
b) Anticipated Salary Increases (see page 2 for calculation) $31,161.72

c) **TOTAL DIRECT LABOR COSTS** [(a) + (b)] **$ 979,218.52**

INDIRECT COSTS

d) Fringe Benefits _____ e) Total Fringe Benefits [(c) x (d)] $ -
f) Overhead Rate 110.61% g) Overhead [(c) x (f)] $ 1,083,113.60
h) General and Administrative _____ i) Gen & Admin [(c) x (h)] $ -

j) **TOTAL INDERECT COSTS** [(e) + (g) + (i)] **$ 1,083,113.60**

FIXED FEE k) **TOTAL FIXED FEE** [(c) + (j)] x fixed fee 10.00% **$ 206,233.21**

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add Additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
CMIS - CM Software	2	Years	$ 7,500.00	$ 15,000.00
Openspace - Virtual Project Photo Documentation	1	LS	$ 25,000.00	$ 25,000.00
Project Vehicles	10480	Hours	$ 9.25	$ 96,940.00

l) TOTAL OTHER DIRECT COSTS $ 136,940.00

m) **TOTAL PRIME - ACCENTURE INFRASTRUCTURE AND CAPITAL PROJECTS, LLC** [(c) + (j) + (k) + (l)] **$ 2,405,505.33**

m) **SUBCONSULTANTS' COSTS (Add additional pages if necessary)**

Subconsultant 1: Connect & Company - Public Outreach $ 127,989.40
Subconsultant 2: Guida Survey - Surveying *$ 152,955.64*
Subconsultant 3: STC Traffic, Inc.- Review Traffic Control Plans & Signal Timing *$ 147,027.63*
Subconsultant 4: Verdantas Inc. - Material Testing *$ 525,880.17*
Subconsultant 5:
Subconsultant 6:
Subconsultant 7:
Subconsultant 8:

n) TOTAL SUBCONSULTANTS' COSTS $ 953,852.84
TOTAL COST [(c) + (j) + (k) + (n)] **$ 3,359,358.18**

NOTES:

1. Key personnel **must** be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.

City of Wildomar
Bundy Canyon Road Improvement Project (Segment 2) Cost Proposal

						Hours				Preconstruction & Constructability Review				Construction														Post Construction			
										1	2	3	4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	1	2	3	4
Name		Pre Construction Phase	Construction Phase	Post-Construction Phase	Total Hours	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	January 2027	February 2027	March 2027	April 2027	May 2027	June 2027	July 2027	August 2027	September 2027	October 2027	November 2027	December 2027	January 2028	February 2028	March 2028	April 2028
Accenture - Construction Management & Labor Compliance																															
Project Manager / Construction Manager	Lucas Rathe, PE	80	640	80	800	20	20	20	20	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	20	20	20	20
Assistant Construction Manager	David Valenzuela, EIT	200	2560	320	3080	20	20	80	80	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	80	40	40
Office Engineer	Wendi Carducci, EIT	40	2560	320	2920				40	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	80	40	40
Lead Field Inspector	Nick Deile, QSP	0	2560	0	2560					160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160				
Field Inspector	Michael Chevalier	0	1920	0	1920							160	160	160	160	160	160	160	160	160	160	160	160	160	160					
Scheduler	Helen Shi	0	160	0	160					24	24	8	8	8	8	8	8	8	8	8	8	8	8	8	8					
Labor Compliance	Kathryn Keating	0	216	24	240					24	24	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12			
Total Accenture		320	10616	744	11680																										
Connect & Company - Public Outreach																															
Outreach Director	Andrea Suarez	87	170	0	257			44	44	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11					
Graphic Designer	Christine Feldman	25	60	0	85			13	13	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4					
Sr. Outreach Specialist	Samira Obeid	71	265	0	336			36	36	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17					
Outreach Specialist	TBD	50	65	0	115			25	25	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4					
Total Connet & Company		233	560	0	793																										
Guida Survey - Surveying																															
Survey Principal	TBD	0	16	0	16					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
Survey Manager	TBD	0	32	0	32					2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2					
Project Surveyor	TBD	1	32	2	35				1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2				
Project Coordinator	TBD	0	16	0	16					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
Certified Party Chief	TBD	16	256	8	280				16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	8				
Chainman	TBD	16	256	8	280				16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	8				
Total Guida Survey		33	608	18	659																										
STC Traffic, Inc. - Review Traffic Control Plans & Signal Timing																															
Principal Systems Engineer	TBD	0	40	0	40									40																	
Construction Inspector / Engineer IV	TBD	40	160	0	200			20	20															40	40	40	40				
Project Engineer IV	TBD	0	320	0	320					70	70	70	70	40																	
Total STC Traffic, Inc.		40	520	0	560																										
Verdantas Inc. - Material Testing																															
Soil Technician/Inspector**	Jeffrey Santos/Jason Bulskov**	0	1520	0	1520					95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95					
Field Supervisor	Avi Schwartz*	0	32	0	32					2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2					
Senor Staff Engineer	Joshua Ormonde*	0	48	0	48					3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3					
Senior Project Geologist/PM	Brent Adam*	0	64	0	64					4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4					
Associate Engineer	Bashir Saiid*	0	24	0	24					2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2					
Materials Engineer	Roderick Marcia	0	8	0	8					1		1		1		1		1		1		1		1						
Admin Support	Vika Malu	0	0	0	0																										
Dispatcher	Christian McCoy	0	16	0	16					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
Admin Support	Debbie Meggers	0	24	0	24					2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2					
Admin Support	Daara Abbassina	0	0	0	0																										
Total Verdantas Inc.		0	1736	0	1736																										
	Total Hours per Phase	626	14040	762																											

ESCALATION CALCULATION WORKSHEET

Consultant: **Accenture Infrastructure and Capital Projects, LLC**

Project No.: CIP 026-2 Contract No.: Date: March 12, 2026

Project Description: Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

	Direct Labor Subtotal per Cost Proposal		Total Hours per Cost Proposal		Avg Hourly Rate	**5 Year Contract Duration**
	$ 948,056.80		11680	=	$81.17	2025 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
January 1, 2027 - December 31, 2027	$81.17	+	4.00%	=	$84.42	Year 2 Avg Hourly Rate
January 1, 2028 - December 31, 2028	$84.42	+	4.00%	=	$87.79	Year 3 Avg Hourly Rate
January 1, 2029 - December 31, 2029	$87.79	+	4.00%	=	$91.30	Year 4 Avg Hourly Rate
January 1, 2030 - December 31, 2030	$91.30	+	4.00%	=	$94.96	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
January 1, 2026 - December 31, 2026	24.45%	*	11680	=	2856	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	69.18%	*	11680	=	8080	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	6.37%	*	11680	=	744	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	0.00%	*	11680	=	0	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	0.00%	*	11680	=	0	Estimated Hours Year 5
Total	100%		Total	=	11680	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
January 1, 2026 - December 31, 2026	$81.17	*	2856	=	$231,819.37	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	$84.42	*	8080	=	$682,081.41	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	$87.79	*	744	=	$65,317.74	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	$91.30	*	0	=	$0.00	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	$0.00	*	0	=	$0.00	Estimated Hours Year 5
			Total Direct Labor Cost with Escalation	=	$ 979,218.52	
			Direct Labor Subtotal before Escalation	=	$ 948,056.80	
			Estimated total of Direct Labor Salary Increase	=	**$31,161.72**	Transfer to Page 1

EXHIBIT 10-H1 COST PROPOSAL
TIME AND MATERIALS CONTRACT
(CONSTRUCTION MANAGEMENT & INSPECTION SERVICES)

Note: Mark-ups are Not Allowed ☐ Prime Consultant ☒Subconsultant ☐ 2nd Tier Subconsultant

Consultant **Connect & Company - Public Outreach**

Project No. CIP 026-2 Contract No. _____ Date March 12, 2026

Project Description: **Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)**

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate*	Total
Outreach Director	Andrea Suarez	257	$ 84.62	$ 21,747.34
Graphic Designer	Christine Feldman	85	$ 61.60	$ 5,236.00
Sr. Outreach Specialist	Samira Obeid	336	$ 43.26	$ 14,535.36
Outreach Specialist	TBD	115	$ 34.28	$ 3,942.20
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -

* Hourly Rates will increase on January 1 of each calendar year, Starting January 1, 2027. See Escallation Worksheet for predetermined increases.
**Note Prevailing Wage (PW) position | (V) - Indicates Vehicle ODC

LABOR COSTS

a) Subtotal Direct Labor Costs $ 45,460.90
b) Anticipated Salary Increases (see page 2 for calculation) $963.11

c) **TOTAL DIRECT LABOR COSTS** [(a) + (b)] **$ 46,424.01**

INDIRECT COSTS

d) Fringe Benefits 0.00% e) Total Fringe Benefits [(c) x (d)] $ -
f) Overhead Rate 132.50% g) Overhead [(c) x (f)] $ 61,511.81
h) General and Administrative 0.00% i) Gen & Admin [(c) x (h)] $ -

j) **TOTAL INDERECT COSTS** [(e) + (g) + (i)] **$ 61,511.81**

FIXED FEE k) **TOTAL FIXED FEE** [(c) + (j)] x fixed fee 10.00% **$ 10,793.58**

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add Additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Hotline	1	EA	$350.00	$350.00
Printing	1	EA	$1,000.00	$1,000.00
Mileage (70 miles from riverside, 44 times)	1	EA	$2,410.00	$2,410.00
Postcard printing and mailing	1	EA	$5,500.00	$5,500.00
				$ -
				$ -
				$ -
				$ -
				$ -

l) TOTAL OTHER DIRECT COSTS $ 9,260.00

m) **TOTAL SUB CONSULTANT** [(c) + (j) + (k) + (l)] **$ 127,989.40**

NOTES:

1. Key personnel **must** be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.

2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.

3. Anticipated salary increases calculation (page 2) must accompany.

ESCALATION CALCULATION WORKSHEET

Consultant: **Connect & Company - Public Outreach**

Project No.: CIP 026-2 Contract No.: Date: March 12, 2026

Project Description: Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal		Total Hours per Cost Proposal		Avg Hourly Rate	**5 Year Contract Duration**
$ 45,460.90		793	=	$57.33	2025 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
January 1, 2027 - December 31, 2027	$57.33	+	4.00%	=	$59.62	Year 2 Avg Hourly Rate
January 1, 2028 - December 31, 2028	$59.62	+	4.00%	=	$62.01	Year 3 Avg Hourly Rate
January 1, 2029 - December 31, 2029	$62.01	+	4.00%	=	$64.49	Year 4 Avg Hourly Rate
January 1, 2030 - December 31, 2030	$64.49	+	4.00%	=	$67.07	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
January 1, 2026 - December 31, 2026	47.04%	*	793	=	373	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	52.96%	*	793	=	420	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	0.00%	*	793	=	0	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	0.00%	*	793	=	0	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	0.00%	*	793	=	0	Estimated Hours Year 5
Total	100%		Total	=	793	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
January 1, 2026 - December 31, 2026	$57.33	*	373	=	$21,383.25	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	$59.62	*	420	=	$25,040.76	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	$62.01	*	0	=	$0.00	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	$64.49	*	0	=	$0.00	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	$0.00	*	0	=	$0.00	Estimated Hours Year 5
			Total Direct Labor Cost with Escalation	=	$ 46,424.01	
			Direct Labor Subtotal before Escalation	=	$ 45,460.90	
			Estimated total of Direct Labor Salary Increase	=	**$963.11**	Transfer to Page 1

EXHIBIT 10-H1 COST PROPOSAL
TIME AND MATERIALS CONTRACT
(CONSTRUCTION MANAGEMENT & INSPECTION SERVICES)

Note: Mark-ups are Not Allowed ☐ Prime Consultant ☒Subconsultant ☐ 2nd Tier Subconsultant

Consultant **Guida Survey - Surveying**

Project No. **CIP 026-2** Contract No. _____ Date March 12, 2026

Project Description: **Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)**

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate*	Total
Survey Principal		16	$ 110.00	$ 1,760.00
Survey Manager		32	$ 95.00	$ 3,040.00
Project Surveyor		35	$ 75.00	$ 2,625.00
Project Coordinator		16	$ 45.00	$ 720.00
Certified Party Chief		280	$ 69.96	$ 19,588.80
Chainman		280	$ 59.68	$ 16,710.40
				$ -
				$ -
				$ -
				$ -

* Hourly Rates will increase on January 1 of each calendar year, Starting January 1, 2027. See Escallation Worksheet for predetermined increases.
**Note Prevailing Wage (PW) position | (V) - Indicates Vehicle ODC

LABOR COSTS

a) Subtotal Direct Labor Costs	$ 44,444.20	
b) Anticipated Salary Increases (see page 2 for calculation)	$1,329.20	
c) **TOTAL DIRECT LABOR COSTS** [(a) + (b)]		**$ 45,773.40**

INDIRECT COSTS

d) Fringe Benefits	77.46%	e) Total Fringe Benefits [(c) x (d)]	$ 35,456.07	
f) Overhead Rate	119.48%	g) Overhead [(c) x (f)]	$ 54,690.06	
h) General and Administrative		i) Gen & Admin [(c) x (h)]	$ -	
j) **TOTAL INDERECT COSTS** [(e) + (g) + (i)]				**$ 90,146.13**

FIXED FEE k) **TOTAL FIXED FEE** [(c) + (j)] x fixed fee 10.00% **$ 13,591.95**

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add Additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Mileage	3500	Mile	$0.73	$ 2,537.50
Facilities Capital Cost	$ 44,444.20		$0.02	$ 906.66
N/A				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
l) TOTAL OTHER DIRECT COSTS				**$ 3,444.16**

m) **TOTAL SUB CONSULTANT** [(c) + (j) + (k) + (l)] **$ 152,955.64**

NOTES:

1. Key personnel **must** be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.

2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.

3. Anticipated salary increases calculation (page 2) must accompany.

ESCALATION CALCULATION WORKSHEET

Consultant: **Guida Survey - Surveying**

Project No.: CIP 026-2 Contract No.: Date: March 12, 2026

Project Description: Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal		Total Hours per Cost Proposal		Avg Hourly Rate	**5 Year Contract Duration**
$ 44,444.20		659	=	$67.44	2025 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
January 1, 2027 - December 31, 2027	$67.44	+	4.00%	=	$70.14	Year 2 Avg Hourly Rate
January 1, 2028 - December 31, 2028	$70.14	+	4.00%	=	$72.95	Year 3 Avg Hourly Rate
January 1, 2029 - December 31, 2029	$72.95	+	4.00%	=	$75.86	Year 4 Avg Hourly Rate
January 1, 2030 - December 31, 2030	$75.86	+	4.00%	=	$78.90	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
January 1, 2026 - December 31, 2026	28.07%	*	659	=	185	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	69.20%	*	659	=	456	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	2.73%	*	659	=	18	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	0.00%	*	659	=	0	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	0.00%	*	659	=	0	Estimated Hours Year 5
Total	100%		Total	=	659	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
January 1, 2026 - December 31, 2026	$67.44	*	185	=	$12,476.75	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	$70.14	*	456	=	$31,983.64	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	$72.95	*	18	=	$1,313.01	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	$75.86	*	0	=	$0.00	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	$0.00	*	0	=	$0.00	Estimated Hours Year 5
			Total Direct Labor Cost with Escalation	=	$ 45,773.40	
			Direct Labor Subtotal before Escalation	=	$ 44,444.20	
			Estimated total of Direct Labor Salary Increase	=	**$1,329.20**	Transfer to Page 1

EXHIBIT 10-H1 COST PROPOSAL
TIME AND MATERIALS CONTRACT
(CONSTRUCTION MANAGEMENT & INSPECTION SERVICES)

Note: Mark-ups are Not Allowed ☐ Prime Consultant ☒Subconsultant ☐ 2nd Tier Subconsultant

Consultant **STC Traffic, Inc.- Review Traffic Control Plans & Signal Timing**

Project No. CIP 026-2 Contract No. TBD Date March 12, 2026

Project Description: **Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)**

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate*	Total
Principal Systems Engineer		40	$ 88.39	$ 3,535.60
Construction Inspector / Engineer IV		200	$ 81.84	$ 16,368.00
Project Engineer IV		320	$ 81.84	$ 26,188.80
		0		$ -
		0		$ -
		0		$ -
		0		$ -
		0		$ -
		0		$ -
		0		$ -

* Hourly Rates will increase on January 1 of each calendar year, Starting January 1, 2027. See Escallation Worksheet for predetermined increases.
**Note Prevailing Wage (PW) position | (V) - Indicates Vehicle ODC

LABOR COSTS

a) Subtotal Direct Labor Costs $ 46,092.40
b) Anticipated Salary Increases (see page 2 for calculation) $1,382.77

c) **TOTAL DIRECT LABOR COSTS** [(a) + (b)] **$ 47,475.17**

INDIRECT COSTS

d) Fringe Benefits 70.65% e) Total Fringe Benefits [(c) x (d)] $ 33,541.21
f) Overhead Rate 107.06% g) Overhead [(c) x (f)] $ 50,826.92
h) General and Administrative i) Gen & Admin [(c) x (h)] $ -

j) **TOTAL INDERECT COSTS** [(e) + (g) + (i)] **$ 84,368.13**

FIXED FEE k) **TOTAL FIXED FEE** [(c) + (j)] x fixed fee 10.00% **$ 13,184.33**

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add Additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Traffic Counts	1	LS	$2,000.00	$ 2,000.00
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -

l) TOTAL OTHER DIRECT COSTS $ 2,000.00

m) **TOTAL SUB CONSULTANT** [(c) + (j) + (k) + (l)] **$ 147,027.63**

NOTES:

1. Key personnel **must** be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.

ESCALATION CALCULATION WORKSHEET

Consultant: **STC Traffic, Inc.- Review Traffic Control Plans & Signal Timing**

Project No.: CIP 026-2 Contract No. 19-06 Date March 12, 2026

Project Description: Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal		Total Hours per Cost Proposal		Avg Hourly Rate	**5 Year Contract Duration**
$ 46,092.40		560	=	$82.31	2025 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
January 1, 2027 - December 31, 2027	$82.31	+	4.00%	=	$85.60	Year 2 Avg Hourly Rate
January 1, 2028 - December 31, 2028	$85.60	+	4.00%	=	$89.02	Year 3 Avg Hourly Rate
January 1, 2029 - December 31, 2029	$89.02	+	4.00%	=	$92.59	Year 4 Avg Hourly Rate
January 1, 2030 - December 31, 2030	$92.59	+	4.00%	=	$96.29	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
January 1, 2026 - December 31, 2026	25.00%	*	560	=	140	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	75.00%	*	560	=	420	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	0.00%	*	560	=	0	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	0.00%	*	560	=	0	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	0.00%	*	560	=	0	Estimated Hours Year 5
Total	100%		Total	=	560	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
January 1, 2026 - December 31, 2026	$82.31	*	140	=	$11,523.10	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	$85.60	*	420	=	$35,952.07	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	$89.02	*	0	=	$0.00	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	$92.59	*	0	=	$0.00	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	$0.00	*	0	=	$0.00	Estimated Hours Year 5
			Total Direct Labor Cost with Escalation	=	$ 47,475.17	
			Direct Labor Subtotal before Escalation	=	$ 46,092.40	
			Estimated total of Direct Labor Salary Increase	=	**$1,382.77**	Transfer to Page 1

EXHIBIT 10-H1 COST PROPOSAL
TIME AND MATERIALS CONTRACT
(CONSTRUCTION MANAGEMENT & INSPECTION SERVICES)

Note: Mark-ups are Not Allowed ☐ Prime Consultant ☒Subconsultant ☐ 2nd Tier Subconsultant

Consultant **Verdantas Inc. - Material Testing**

Project No. CIP 026-2 Contract No. _____ Date March 12, 2026

Project Description: **Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)**

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate*	Total
Soil Technician/Inspector**	Jeffrey Santos/Jason Bulskov**	1520	$ 93.60	$ 142,272.00
Field Supervisor	Avi Schwartz*	32	$ 54.31	$ 1,737.92
Senor Staff Engineer	Joshua Ormonde*	48	$ 39.86	$ 1,913.28
Senior Project Geologist/PM	Brent Adam*	64	$ 59.73	$ 3,822.72
Associate Engineer	Bashir Saiid*	24	$ 75.48	$ 1,811.52
Materials Engineer	Roderick Marcia	8	$ 93.56	$ 748.48
Admin Support	Vika Malu	0	$ 39.60	$ -
Dispatcher	Christian McCoy	16	$ 36.40	$ 582.40
Admin Support	Debbie Meggers	24	$ 33.55	$ 805.20
Admin Support	Daara Abbassina	0	$ 28.35	$ -

* Hourly Rates will increase on January 1 of each calendar year, Starting January 1, 2027. See Escallation Worksheet for predetermined increases.
**Note Prevailing Wage (PW) position | (V) - Indicates Vehicle ODC

LABOR COSTS

a) Subtotal Direct Labor Costs $ 153,693.52
b) Anticipated Salary Increases (see page 2 for calculation) $4,610.81

c) **TOTAL DIRECT LABOR COSTS** [(a) + (b)] **$ 158,304.33**

INDIRECT COSTS

d) Fringe Benefits 69.19% e) Total Fringe Benefits [(c) x (d)] $ 109,530.76
f) Overhead Rate 106.84% g) Overhead [(c) x (f)] $ 169,132.34
h) General and Administrative _____ i) Gen & Admin [(c) x (h)] $ -
Calrans ICR ID Number: L2026-2129

j) **TOTAL INDERECT COSTS** [(e) + (g) + (i)] **$ 278,663.10**

FIXED FEE k) **TOTAL FIXED FEE** [(c) + (j)] x fixed fee 10.00% **$ 43,696.74**

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add Additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Mileage	1	LS	$3,216.00	$ 3,216.00
Lab Soils/Materials Testing	1	LS	$42,000.00	$ 42,000.00
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -

l) TOTAL OTHER DIRECT COSTS $ 45,216.00

m) **TOTAL SUB CONSULTANT** [(c) + (j) + (k) + (l)] **$ 525,880.17**

NOTES:

1. Key personnel **must** be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.

ESCALATION CALCULATION WORKSHEET

Consultant **Verdantas Inc. - Material Testing**

Project No. CIP 026-2 Contract No. _____ Date March 12, 2026

Project Description: Construction Management Services for City of Wildomar Bundy Canyon Road Improvement Project (Segment 2)

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

	Direct Labor Subtotal per Cost Proposal		Total Hours per Cost Proposal		Avg Hourly Rate	**5 Year Contract Duration**
	$ 153,693.52		1736	=	$88.53	2025 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
January 1, 2027 - December 31, 2027	$88.53	+	4.00%	=	$92.07	Year 2 Avg Hourly Rate
January 1, 2028 - December 31, 2028	$92.07	+	4.00%	=	$95.76	Year 3 Avg Hourly Rate
January 1, 2029 - December 31, 2029	$95.76	+	4.00%	=	$99.59	Year 4 Avg Hourly Rate
January 1, 2030 - December 31, 2030	$99.59	+	4.00%	=	$103.57	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
January 1, 2026 - December 31, 2026	25.00%	*	1736	=	434	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	75.00%	*	1736	=	1302	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	0.00%	*	1736	=	0	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	0.00%	*	1736	=	0	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	0.00%	*	1736	=	0	Estimated Hours Year 5
Total	100%		Total	=	1736	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
January 1, 2026 - December 31, 2026	$88.53	*	434	=	$38,423.38	Estimated Hours Year 1
January 1, 2027 - December 31, 2027	$92.07	*	1302	=	$119,880.95	Estimated Hours Year 2
January 1, 2028 - December 31, 2028	$95.76	*	0	=	$0.00	Estimated Hours Year 3
January 1, 2029 - December 31, 2029	$99.59	*	0	=	$0.00	Estimated Hours Year 4
January 1, 2030 - December 31, 2030	$0.00	*	0	=	$0.00	Estimated Hours Year 5
			Total Direct Labor Cost with Escalation	=	$ 158,304.33	
			Direct Labor Subtotal before Escalation	=	$ 153,693.52	
			Estimated total of Direct Labor Salary Increase	=	**$4,610.81**	Transfer to Page 1

EXHIBIT "B"
Insurance Requirements

Service Provider shall procure and maintain, for the duration of the Agreement, 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 Service Provider, 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 $1,000,000 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 Service Provider 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 Service Provider provides written verification it has no employees)

4. Professional Liability (Errors and Omissions) Insurance appropriate to the Service Provider's profession, with limit no less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of Agreement work. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, the Service Provider must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work. A copy of the claims reporting requirements must be submitted to the City for review.

If the Service Provider 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 higher limits maintained by the Service Provider. 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:

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 Service Provider 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 Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this Agreement, the Service Provider's insurance coverage shall be primary insurance coverage 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 Service Provider's insurance and shall not contribute with it.

Notice of Cancellation

Service Provider shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Service Provider shall forthwith obtain and submit proof of substitute insurance.

Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider 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. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Service Provider to 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.

Acceptability of Insurers

Insurance must 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.

Verification of Coverage

Service Provider shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Service Provider'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.

Subcontractors

Service Provider shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Service Provider shall ensure that City is an additional insured on insurance required from subcontractors.

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.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.12
Meeting Date: May 13, 2026

SUBJECT: Request to Annually Raise MIA/POW Flag at the Wildomar Cemetery for Memorial Day

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Daniel Torres, Public Works Manager

ACTION:
Approve the annual display of the Missing in Action (MIA)/Prisoner of War (POW) commemorative flag at the Wildomar Cemetery District flagpole on Memorial Day in accordance with the City Flag Display Policy.

SUMMARY:
Staff recommends City Council approval to annually display the MIA/POW flag at the Wildomar Cemetery on Memorial Day, in accordance with the City's Flag Display Policy. The flag would be flown to honor military personnel who were Prisoners of War or Missing in Action.

BACKGROUND:
The City Flag Display Policy, adopted on April 13, 2022, establishes guidelines for the display of flags at designated City locations, including the Wildomar Cemetery. The policy authorizes the display of commemorative flags, such as the Missing in Action (MIA)/Prisoner of War (POW) flag, upon approval by the City Council during a regular or special meeting. A copy of the policy is included as Attachment A.

DISCUSSION:
Staff requests that the City Council approve the annual recurring display of the MIA/POW commemorative flag at the Wildomar Cemetery District flagpole each Memorial Day in accordance with the City Flag Display Policy, unless otherwise directed by future City Council action.

By motion, the City Council would authorize the recurring annual display as an official commemorative observance honoring military personnel who were Prisoners of War or remain Missing in Action, thereby eliminating the need for separate annual approvals while remaining consistent with the intent and provisions of the City's Flag Display Policy

FISCAL IMPACT:
None

ATTACHMENTS:
A - Flag Policy

CITY OF WILDOMAR POLICY ON DISPLAY OF FLAGS

I. Purpose

A. The Wildomar City Council desires to establish clear guidelines regarding:

1. The outdoor display of the United States Flag, the California State Flag, and the City of Wildomar Flag at City facilities or City-owned or City-maintained flagpoles; and

2. The outdoor display of commemorative flags at the Wildomar City Hall, Marna O'Brien Park, Fire Station 61 and the Wildomar Cemetery District.

B. In adopting this Policy, the City Council desires to reflect the dignity of the flags flown on flagpoles or displayed at City-owned or City-maintained facilities, as well as the role of the Wildomar City Hall as an inclusive gathering location and local symbol of government and democracy.

C In adopting this Policy, the City Council declares that flagpoles owned or maintained by the City of Wildomar are not intended to serve as a forum for free expression by the public, but rather as a non-public forum for the display of the United States, State of California, City of Wildomar, and any commemorative flag authorized by the City Council as an expression of the City Council's official sentiments (government speech).

II. Policy

A. Conformance with Federal and State Regulations. Flags shall be displayed in accordance with Federal and State statutes and regulations, including, but not limited to, United States Code, Title 4, Chapter 1 and California Government Code section 430 et seq., and this Policy.

1. Per California Government Code section 431(a), the Flag of the United States and the Flag of the State of California shall be prominently displayed upon or in front of public buildings of the City.

2. Per California Government Code section 434.7, any Flag of the United States or Flag of California that the City purchases must be made in the United States.

3. The United States Flag may only be flown at half-staff in accordance with the guidelines set forth at https://www.usa.gov/flag. The State of California Flag shall be flown at half-staff if the United States Flag is flown at half-staff or on order of the Governor.

B. City Facilities other than the Wildomar City Hall. At facilities that the City owns or maintains (other than facilities maintained by other governmental entities), there may be one flagpole where the United States Flag shall be flown and the State of California flag may be flown as described in Section II.

C. Wildomar City Hall.

1. There shall be flagpoles at the Wildomar City Hall to fly the following flags in the manner described below: Flag of the United States, Flag of the State of California, Flag of the City of Wildomar, and any approved commemorative flag.

2. The City of Wildomar Flag shall fly at half-staff if either the United States or California Flag is at half-staff. The Mayor may order the City of Wildomar Flag to fly at half-staff at the death of a current or former City Council Member or current City staff member or a historically significant member of the community.

3. Commemorative Flag.

a. As expression of the City's official government speech, the City Council may authorize the display of a commemorative flag to fly at the Wildomar City Hall, Marna O'Brien Park, Fire Station 61 and the Wildomar Cemetery District flagpoles only.

b. The City Council shall only consider a request to display a commemorative flag if the request is made by a member of the Wildomar City Council and another City Council member agrees to place the discussion to authorize such display on the agenda for a regular or special City Council meeting. Requests to fly a commemorative flag by members of the public will not be considered.

c. At a noticed and agendized City Council meeting, a majority of Council Members must agree to display the commemorative flag.

d. Commemorative flags shall be displayed for a period of time that is reasonable or customary for the subject that is to be commemorated, but no longer than thirty (30) consecutive days.

e. Commemorative flags must be either purchased by the City or temporarily donated for the City's use and must be clean,

without holes and tears, and be made of an all-weather fabric. Commemorative flags must be the same size or smaller than the United States and California flags that are flown. The City will not be responsible for the condition of the commemorative flag once flown.

f. If any other flag is flown at half-staff, the commemorative flag will also be flown at half-staff.

g. A "commemorative flag" as defined in this Policy shall mean a flag that identifies with a specific historical event, cause, nation or group of people that the City Council choses to honor or commemorate consistent with the City's mission and priorities. The following are not allowed as Commemorative Flags and will not be considered by the City Council:

i. Flags of a particular religious movement or creed to avoid the appearance of City government endorsing religion or a particular religious movement or creed;

ii. Flags of a political party to avoid the appearance of City government endorsing a political party; and

iii. Flags advocating a certain outcome in an election.

III. Procedures

A. No other flag shall be placed above the United States Flag and no other flag shall be larger than the United States Flag. Other flags may be flown at the same height and in the same size, in accordance with this Policy. Where both the United State Flag and the California State Flags are flown, they shall be of the same size.

B. Flags should be hoisted briskly and lowered ceremoniously. The United States Flag should be hoisted first and lowered last.

C. Flags shall be displayed during operating hours on all days on which the City is open for business, and on national and State holidays. Flags may be displayed twenty-four (24) hours a day as long as they are illuminated during darkness.

D. Flags shall not be displayed during inclement weather, unless all-weather flags are used and are illuminated during darkness.

E. When flags are displayed on a single pole, the order from top to bottom shall be: the United States Flag, the California State Flag, and, if displayed, the City of Wildomar Flag.

F. When the flags are flown from adjacent flag poles, the United States Flag shall be flown at the highest point of honor, which is the furthest point to the left from the standpoint of the observer ("the flag's right").

G. When a flag is displayed at half-staff, it shall first be hoisted to the peak for a moment and then lowered to half-staff position. Before being lowered at the end of the day or when taken down, the flags shall again be hoisted to the peak for a moment and then fully lowered.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.13
Meeting Date: May 13, 2026

SUBJECT: Professional Services Agreement with MNS Engineers, Inc. for Engineering and Design Services for Sedco Boulevard Roadway Safety Improvements and MDP Line C (CIP 096) and Cooperative Funding Agreement with the Riverside County Flood Control and Water Conservation District (District) for Sedco MDP Line C, Stage 1

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Ninette Eva, Associate Engineer

ACTION:
1. Authorize the City Manager and Mayor to execute the Funding/Cooperative Agreement with Riverside County Flood Control and Water Conservation District (District) for the Design and Construction of the Sedco Master Drainage Plan Line C, Stage 1

2. Authorize the City Manager to execute a Professional Services Agreement with MNS Engineers, Inc. in the amount not to exceed $580,685 for the Sedco Boulevard Roadway Safety Improvements Project (CIP 096).

SUMMARY:
The Professional Services Agreement with MNS Engineers, Inc. will provide Environmental, Design, and Right-of-Way Engineering services for the preparation of construction plans, specifications, and cost estimates. The Funding/Cooperative Agreement between the City and the District establishes funding and responsibilities for the design and construction of the Sedco Master Drainage Plan (MDP) Line C, Stage 1 Project. The project will enhance roadway safety along Sedco Boulevard, while also constructing a storm drain system to improve stormwater conveyance and reduce flooding.

BACKGROUND:
Included in the City's 5-Year Capital Improvement Program (CIP) is the Sedco Boulevard Roadway and Safety Improvements and MDP Line C Storm Drain Project (CIP 096). The City is a recipient of Safe Streets and Roads for All (SS4A) grant funding for the roadway safety improvements portion of the project. SS4A is a federal grant program to support local and regional efforts to prevent roadway fatalities and serious injuries. The City applied for the grant program in September of 2022 and was awarded the grant. A Grant Agreement between the City and the Federal Highway Administration (FWHA) was executed in July of 2024. The total grant award is $2,218,531 which will fund environmental review, project design, right-of-way, and construction.

Currently, Sedco Boulevard has a median along most of its length and sidewalks along the segment between Mission Trail and Wildomar Road. However, sidewalks require widening,

and the roadway lacks striping and bike lanes. The intersections at Crescent Avenue, Wildomar Road and Lakeview Terrace are controlled by two-way stops without marked crosswalks. This project will improve safety and connectivity of Wildomar's roadway network by adding Class II bicycle lanes, widening existing sidewalks and adding approximately 325 linear feet of new sidewalk, installing high visibility crosswalks, and three roundabouts that will function as a traffic calming measure to encourage slower speeds on Sedco Boulevard from Mission Trail to Lakeview Terrace.

In addition, the project includes the construction of the Sedco Master Drainage Plan (MDP) Line C, Stage 1 storm drain system, identified in both the Riverside County Flood Control District's (District) Master Drainage Plan for the Sedco Area and the City's Master Drainage Plan. The project will install approximately 1,000 linear feet of underground storm drain to convey 100-year storm flows and reduce flooding and debris impacts. The City submitted a funding request to the District for Sedco MDP Line C on November 3, 2025. The District's contribution amount of $1,476,883 was authorized by the zone commissioners during their December 2025 budget hearing. The District funding will cover a portion of costs related to the design, regulatory permits, right-of-way and construction for the storm drain.

DISCUSSION:
Staff prepared a formal Request for Proposals (RFP) for Professional Services to design the project. Proposals were solicited through the City's PlanetBids account on October 1, 2025. Proposals were submitted by four (4) firms on November 13, 2025.

The four firms that submitted proposals were:
1. MNS Engineers, Inc.
2. Mark Thomas & Company
3. CR Associates
4. TKE Engineering

A proposal review panel was selected to review and evaluate the proposals based on specific evaluation criteria included in the RFP, which included:
- Past experience of similar projects
- Understanding of the proposed work
- Detailed scope of work
- Team qualifications

Based on the results of the panel's evaluations, the top two ranked firms were invited to interview to clarify proposal details, evaluate each firm's approach, and assess project understanding prior to final selection. Following the interviews and evaluation process, MNS Engineers, Inc. was determined to be the most qualified firm to perform the services.

Following negotiations with MNS and internal review, the scope of services was revised to move the bidding and award services, as well as Phase 2 of the storm drain improvements, to optional tasks, thereby reducing the base fee for the Phase 1 design. Phase 2 of the storm drain includes evaluating feasible storm drain alignment alternatives from Lakeview Terrace to the existing Caltrans culverts near I-15, including assessment of environmental permitting requirements, right-of-way acquisition, and potential impacts to Caltrans right-of-way. Phase 2 may be completed at a later date, subject to the availability of funding, and is not included in the final contract amount. The final negotiated contract amount for the design of CIP 096 is

$580,685.

Staff and the consultant have finalized a Services Agreement including a detailed scope of work and fee, which are included in Attachment A. Included in the scope of work are additional and optional tasks mentioned above and would only be completed if the City chooses to authorize it.

The Funding/Cooperative Agreement outlines the roles and responsibilities of the City and the District for the design and construction of the Sedco MDP Line C, Stage 1 Project and is included as Attachment B of this report. The City will serve as the lead agency for the project and will be responsible for project management, environmental compliance, design and construction administration. The District will contribute funding in an amount not to exceed $1,476,883 for design and construction of Sedco MDP Line C, Stage 1. Following the completion of construction and acceptance of the project, the District will accept ownership, operation, maintenance responsibility for the Sedco MDP Line C storm drain facility. The City will retain ownership and maintenance responsibility for the associated appurtenant facilities within City right-of-way.

Staff recommends that the City Council authorize the City Manager and the Mayor to execute the Funding/Cooperative Agreement with the District for the Construction of Sedco Master Plan Drainage Line C, Stage 1, and authorize the City Manager to execute a Professional Services Agreement between the City of Wildomar and MNS Engineers, Inc.

ACCOUNT CODE:
201-4500-52115
451-4500-52115
502-4500-52115
509-4500-52115

FISCAL IMPACT:
The Professional Services Agreement with MNS Engineers, Inc. for design services is in the amount of $580,685 and is included in the approved CIP 096 budget, supported by Measure A, Drainage Impact Fees, SS4A grant funds, and District contributions.

The total District contribution for the design and construction of Sedco MDP Line C, Stage 1 is $1,476,883. Per the funding agreement, the following items are eligible for reimbursement:

1. 100% of the design proposal associated with drainage improvements (Storm Drain design, Hydrology and Hydraulics, Geotechnical Report, and potholing).
2. Up to 100% of the actual costs not to exceed the appraised value and estimated escrow and closing costs for right-of-way and rights of entry.
3. Up to 100% of the lowest responsible bid contract price for construction and an additional 10% of bid price for change orders.
4. Administrative costs for design and construction.

The Safe Streets and Roads for All (SS4A) grant funding for the roadway safety improvements portion of the project grant amount is $2,218,531. Allocation of the SS4A grant is as follows:

- Environmental Review/Preliminary Design: $200,000

- Final Design and Right-of-Way: $18,531
- Construction: $2,000,000

Funds to cover the cost of the MNS agreement are proposed to come from the following funding sources:

Funding Source	Amount
201 - Measure A	$50,000
451 - DIF Drainage	$102,354
509 - Federal Grants (SS4A)	$218,531 (Max. allowable contribution for design including ROW)
502 - RCFC (District)	$209,800 (100% of drainage related design items)
Total	$580,685

ATTACHMENTS:
A - MNS Professional Services Agreement
B - Funding-Coop Agreement - Sedco Line C-1

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

MNS ENGINEERS, INC.,

a California corporation

AGREEMENT FOR SERVICES
BETWEEN
THE CITY OF WILDOMAR, CALIFORNIA
AND
MNS ENGINEERS, INC.

This Agreement for Services ("Agreement") is entered into as of this 13th day of May, 2026 by and between the City of Wildomar, a municipal corporation ("City") and MNS Engineers, Inc., a California corporation ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by **request for proposal** the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Service Provider, following submission of a **proposal and quote** for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

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

D. The Parties desire to formalize the selection of Service Provider for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

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

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for **two (2) years/twenty four months** commencing on the date first ascribed above.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Service Provider agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

(b) Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Service Provider shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Service Provider to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Service Provider shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "B" "Compensation" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **Five Hundred Eighty Thousand Six Hundred Eight-Five dollars ($580,685)**, unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Each month Service Provider shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-Service Provider contracts. Sub-Service Provider charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "B" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Service Provider to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service

Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

(d) Payment to Service Provider for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Service Provider.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Service Provider's work under this Agreement, either during performance or when completed. City shall reject or finally accept Service Provider's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Service Provider's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Service Provider's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; REPRESENTATIONS

Except as otherwise provided below, all documents, data, studies, drawings, maps, models, photographs and reports prepared by Service Provider (collectively, "Documents") under this Agreement are City's property. Service Provider may retain copies of such Documents as desired but will deliver all original materials to City upon City's written notice. City agrees that use of Service Provider's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. Service Provider represents that all Documents it drafts and completes pursuant to this Agreement constitutes original work. Specifically, Service Provider understands and agrees that use of artificial intelligence (AI) tools including, without limitation, ChatGPT, Microsoft's Bing Chat, Google's Bard, and Meta's LLMMA (Large Language Model Meta AI), in the performance of this Agreement does not constitute an original work, i.e., submitting Documents generated by such AI tools to City and representing it as Service Provider's original work constitutes a material breach of this Agreement, constitutes a false claim, and may also violate applicable intellectual property right laws including, without limitation, United States Copyright Law. Accordingly, and notwithstanding any other provision of this Agreement as to ownership, City specifically rejects ownership of such Documents. Service Provider is required to indemnify and defend City to the fullest extent allowed by applicable law should it violate this Section.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement, Service Provider's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

(a) Service Provider shall maintain any and all documents and records demonstrating or relating to Service Provider's performance of the Services. Service Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Service Provider pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Service Provider's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

(b) The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

(c) Neither Service Provider, nor any of Service Provider'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. Service Provider expressly waives any claim Service Provider may have to any such rights.

SECTION 9. STANDARD OF PERFORMANCE.

Service Provider shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Service Provider shall employ, at a minimum, generally accepted professional standards and practices in a manner consistent with the level of care and skill ordinarily utilized by persons of the same profession engaged in providing services similar to the Services required of Service Provider under this Agreement (Standard of Care). In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Service Provider's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Service Provider shall keep itself informed of and exercise the Standard of Care at all times to comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Service Provider shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Service Provider to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

It is the understanding of City and Service Provider that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, “construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

SECTION 12. NONDISCRIMINATION.

Service Provider shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Service Provider hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Service Provider so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Service Provider 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.

SECTION 14. CONFLICTS OF INTEREST.

(a) Service Provider 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 Service Provider’s performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider 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.

(b) City understands and acknowledges that Service Provider is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Service Provider is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the

completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide 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 Service Provider gives City notice of such court order or subpoena.

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

Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Service Provider shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

A. General

(1) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless

City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider, in the performance of professional services under this Agreement.

(2) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider.

(3) Indemnification from Sub-Service Providers. Service Provider agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every sub-Service Provider or any other person or entity involved by, for, with or on behalf of Service Provider in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Service Provider fails to obtain such indemnity obligations from others as required herein, Service Provider agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Service Provider and shall survive the termination of this Agreement or this section.

(4) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

B. Design Professional Indemnification

To the extent Service Provider or any sub-consultants are Design Professionals as defined in Civil Code Section 2782.8, the following indemnification provisions shall apply:

(1) Indemnification by Design Professional. Where the services to be provided by Design Professional under this Agreement are design professional services, as that

term is defined under Civil Code Section 2782.8, Design Professional agrees to indemnify, defend and hold harmless, the City, its officers, officials, employees and volunteers from any and all claims, demands, costs or liability that actually or allegedly to the extent arise out of, or pertain to, or relate to the negligence, recklessness or willful misconduct of Design Professional and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for bodily injury, property damage or other loss, arising from the sole negligence, active negligence or willful misconduct by the City, its officers, official employees, and volunteers. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, then Design Professional's indemnification and defense obligations shall be reduced in proportion to the established comparative liability of the City and shall not exceed the Design Professional's proportionate percentage of fault.

(2) As respects all acts or omissions which do not arise directly out of the performance of design professional services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, Design Professional agrees to indemnity, defend and hold harmless the City, its officers officials, employees and volunteers for an against any claim, demands, losses, liability of any kind or nature arising out of or in connection with the Design Professional's performance or failure to perform under the terms of this contract, excepting those which arise out of the active negligence, sole negligence or willful misconduct of the City, its officers, officials, employees and volunteers.

(3) Indemnification from Sub-consultants. Design Professional agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every sub-consultant, sub-contractor or any other person or entity involved by, for, with or on behalf of Design Professional in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Design Professional fails to obtain such indemnity obligations from others as required here, Design Professional agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Design Professional and shall survive the termination of this Agreement or this section.

(4) City's Negligence. The provisions of this section do not apply to Claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Service Provider agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Service Provider agrees to provide City with copies of

required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Service Provider are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Service Provider under this Agreement. In recognition of that interest, Service Provider shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Service Provider's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Service Provider, in the performance of its duties pursuant to this Agreement, may utilize sub-contractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Service Provider shall make every reasonable effort to maintain the stability and continuity of Service Provider's staff and sub-contractors, if any, assigned to perform the Services. Service Provider shall notify City of any changes in Service Provider's staff and sub-contractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Service Provider. In the event such notice is given, Service Provider shall cease immediately all work in progress.

(b) Service Provider may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Service Provider or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Service Provider, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Service Provider or City, all property belonging exclusively to City which is in Service Provider's possession shall be returned to City. Service Provider shall furnish to City a final invoice for work performed and expenses incurred by Service Provider, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider

for any work performed after the date of default. Instead, the City may give notice to Service Provider of the default and the reasons for the default. The notice shall include the timeframe in which Service Provider may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Service Provider is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Service Provider does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Service Provider's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Service Provider shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Service Provider. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Service Provider in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by telecopier or certified mail, postage prepaid and return receipt requested, addressed as follows:

To City: City of Wildomar
Attn: Director of Public Works/City Engineer
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595

To Service Provider: MNS Engineers, Inc.
Attn: Michael Ip
3850 Vine Street, Suite 110
Riverside, CA 92507

Notice shall be deemed effective on the date personally delivered or transmitted

by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Wildomar Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Service Provider and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager’s contracting authority under the Wildomar Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City’s City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City’s rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. 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 nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "G", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Service Provider and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding. Due to the grant funding supporting the Services, as set forth in this Agreement, the Parties agree to comply with the requirements, as set forth in Exhibits “D” through “G,” which are listed below and incorporated by reference into this Agreement:

Exhibit D: Exhibit 10-Q, Disclosure of Lobbying Activities
Exhibit E: U.S. DEPARTMENT OF TRANSPORTATION - GENERAL TERMS AND CONDITIONS UNDER THE FISCAL YEAR 2022 SAFE STREETS AND ROADS FOR ALL (“SS4A”) GRANT PROGRAM: FHWA PROJECTS
Exhibit F: U.S. DEPARTMENT OF TRANSPORTATION – EXHIBITS TO FHWA GRANT AGREEMENTS UNDER THE FISCAL YEAR 2022 SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT PROGRAM
Exhibit G : SS4A Grant Application Documents.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

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

CITY OF WILDOMAR

_____
Chris Mann
City Manager

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

By: _____
Brandon Reyes
Its: Vice President

By: _____
Shawn Kowalewski
Its: Vice President

NOTE: SERVICE PROVIDER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO SERVICE PROVIDER'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF _____

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

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

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

RIV #4821-1277-4564 v1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF _____

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

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

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

RIV #4821-1277-4564 v1

EXHIBIT "A"

Scope of Services

Sedco Boulevard Roadway Safety Improvements and MDP Line C Storm Drain Project

Scope of Work

PHASE 1: DESIGN

TASK 1: PROJECT MANAGEMENT

MNS will provide project management for the entire duration of the Project and coordinate with the City and other key project stakeholders.

We will conduct a project kick-off meeting with the City-designated Project Manager and City staff. At the kick-off meeting, key members will be introduced, and the following will be discussed: scope of work, project approach, work plan, deliverables, schedule, and additional requests for information.

Task 1.1 Project Management

MNS will identify a project manager who will direct, monitor, manage and oversee the efficient delivery of services performed by in-house staff and sub-consultants to assure conformance with all applicable federal, state, and local regulations and quality control requirements, budgets, and schedules.

Task 1.2 Project Oversight and Meetings

MNS will provide management and oversight of project and deliverables, including a kick-off meeting, preparing agendas/minutes, updating schedule, milestones, project critical path, submitting invoices and progress reports.

Under the SS4A, the City has until July 1, 2028, to complete construction of the project. MNS will structure the design schedule to ensure that Environmental and Design/PS&E phases are completed in time to advertise, award, and complete construction within the grant deadline.

Deliverables:

Meeting Agenda, Meeting Minutes and Project Schedule.

Task 1.3 SS4A Grant Requirements

As recipients of the SS4A grant, the project will require additional reporting. MNS will provide invoices which include the following:

- Performed work for the period of service
- Upcoming tasks or milestones
- Status of scope, schedule, and budget
- Risk assessment and proposed mitigation

Deliverables:

Monthly Progress Report and Invoice compliant with SS4A requirements.

TASK 2: PRELIMINARY ENGINEERING

Task 2.1 Research and Review Available Data

MNS will compile and review all related records and documents from the City as are available. Document research includes the County, City, utility, and other pertinent record holders.

Task 2.2 Utility Research and Coordination

MNS will conduct a detailed local utility investigation to confirm the most recent contacts for all affected utilities and cross-reference the findings with any information provided by the City. Each company will be initially contacted with a first utility notice letter to inform them of the upcoming project and request information pertaining to their utilities such as verification of the sizes, depths, and locations of their underground and aboveground lines, facilities, and substructures within the project vicinity. The compiled information will be integrated into the

preliminary engineering plans and provided to all affected utility owners with the second utility notification letter seeking confirmation of utility information. We will meet with the affected utility owners throughout the development of the plans as needed.

Task 2.3 Utility Potholing

MNS team member, C Below, Inc. (C Below) will perform potholing (including any traffic control, and City/County permits) 5 potholes. Potholes will be repaired with a permanent AC cold patch. Hot patching can be provided as an optional task.

MNS will coordinate with the City to determine the locations where potholing is required. Potholing will be used to identify the horizontal and vertical positioning of existing utilities along the storm drain alignment that may conflict with existing utilities.

MNS will coordinate the work between C Below and the City's Utility Coordinator. The Utility Coordinator will schedule the City's Survey Crew to survey the horizontal and vertical control points of all potholes performed. We will prepare a pothole diagram which will be used to identify the required pothole locations in the field. We will have an RCFCD Engineer onsite during the potholing process. C Below will prepare a pothole report.

Deliverables:

Pothole Diagram and Pothole Report

Task 2.4 Topographic Survey

MNS will perform a Topographic Survey of the entire Project area through a combination of field survey and aerial photogrammetry meeting design level survey standards and based on USGS NAD83 and NAVD88 datums. Specific requirements include:

- Perform aerial and field surveys to capture existing conditions within and beyond project limits.
- Establish survey ground control for photogrammetry and topography suitable for future use.
- Ensure data coverage extends sufficiently outside project boundaries to tie into existing improvements.
- Confirm aerial mapping limits with the City prior to commencement.
- Provide design-level mapping suitable for use in engineering design and R/W determination.
- Offer cross-sections as an optional service at this stage.
- Survey cross-sections can be provided as an optional task.

Deliverables:

- Design-Level Topographic Base Map (field and aerial integration).
- Survey Control Network (NAD83/NAVD88 datums).

Task 2.5 Site Evaluation

MNS will schedule a site inspection and evaluation. We will verify records drawings and data, evaluate pavement and concrete infrastructure conditions, identify proposed improvements and requirements for private property improvements, and inventory existing manholes, valves, pull boxes, survey monuments, roadway signage, existing pavement markings and other surface features. Street level photographs of key project areas should also be taken.

Deliverables:

Field photos

Task 2.6 R/W

MNS will conduct R/W mapping for the entire Project area, verifying both dedicated but unaccepted R/W and dedicated and accepted R/W. The R/W map will clearly identify the source of each portion of R/W, whether by map or by deed, and the disposition of the R/W (accepted, not accepted, rejected). Specific requirements include:

- Identify all existing and proposed R/W boundaries and easements.
- Document R/W sources and acceptance status.
- Determine areas requiring new or additional R/W acquisition.
- Provide R/W maps with clear delineation of fee, easement, and temporary construction easement (TCE) areas.

Deliverables:

- R/W Mapping Exhibit with source and acceptance information.
- Utility Conflict Map based on pothole survey results.
- Photographic documentation of existing field conditions.
- CAD and GIS-compatible survey data files.

TASK 3 ENVIRONMENTAL

Task 3.1 City and Federal Agency Coordination and Meetings

The MNS Environmental Lead, Debra Leight, will be available to discuss environmental approach, results of the analyses and present the information to the City and federal lead agency. City and federal lead agency communication may include emails, telephone calls or meetings (in person or via Microsoft Teams) to initiate scoping the technical studies and California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) documentation approach. Participation of up to nine virtual meetings is assumed by the Environmental Lead, at 2 hours per meeting and assumes to include meeting preparation and post meeting documentation, with an additional 4 hours for technical specialists for biological and/or cultural resources to attend virtually (for up to 22 hours of environmental specialists time).

The City obtained a Federal SS4A Grant for this project. The federal lead agency is assumed to be USDOT or Caltrans as the administrator of the federal grants. The federal lead agency is assumed to be Caltrans for purposes of scoping environmental compliance; however, additional coordination will confirm documentation requirements.

Task 3.2 Biological Resources Preliminary Review

Background Review and Field Survey

As an initial step, MNS will collect project site data, including land use designations, available local, state, and federal resource mapping, and all available environmental documents addressing the site and the immediately surrounding area. The data and mapping will be saved for use in developing the project description and will serve as the setting for technical analysis and fieldwork. Examples include:

- US Geological Survey topographic maps.
- US Department of Agriculture soil data.
- Historic and current aerial photographs.
- USFWS National Wetland Inventory Maps.
- RWQCB Basin Plan.
- City and County General Plans.
- Available existing CEQA or NEPA documents that address the project area.

In addition, MNS Team Biologists will conduct a database search of the CDFW California Natural Diversity Database, the California Native Plant Society (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California listings, and USFWS Information for Planning and Consultation online system and Critical Habitat mapper to preliminarily identify any special-status biological resources known to occur within the general vicinity of the project site.

Following the collection and review of the project site data and literature search results, the MNS team will conduct a field visit to document existing site conditions and take site photographs from specific locations in support of the environmental analysis. All field visits will be coordinated to include the minimum number of qualified staff necessary and scheduled with the City in advance of entering the site. The data collected will be

used to prepare project location exhibits and describe existing site conditions and potential environmental constraints. The data and photographs will be used in preparing the technical reports and CEQA and NEPA documents.

Preliminary Environmental Study (PES) or Similar Federal Lead Agency Scoping Document

The federal lead agency is assumed to be Caltrans for purposes of scoping environmental compliance; however, additional coordination will confirm documentation requirements. Following review of existing site information and analysis and meeting with Caltrans to discuss the project, MNS will prepare a project-specific PES Form, using information that was previously prepared and included in the RFP, and associated field forms for submittal to Caltrans for approval by the City, which is required by Caltrans. The PES Form is intended to be a scoping document and its purpose is to identify the following: the scope of the project; existing conditions of the project area; the potential existence of sensitive environmental resources within the project area; required technical studies; the responsible or regulatory agencies where early coordination or consultation is necessary or where approvals and permits are needed; and the NEPA Class of Action (environmental document classification). The PES Form will be updated in accordance with Caltrans guidance provided in the LAPM, Exhibit 6-B: Instructions for Completing the PES Form.

In the event that Caltrans determines additional studies are required other than those identified in the draft PES Form, MNS can provide the City with a scope and budget to authorize those tasks. This scope of work assumes up to three rounds of comments on the PES (one round of comment by the City and two rounds of comments by Caltrans).

Task 3.3 Biological Resources Assessment

MNS will conduct comprehensive biological technical studies to assess habitat conditions and the presence of special-status species within the project impact area. This assessment will include the following deliverables that conform to requirements under NEPA and CEQA:

- PES Form (or similar document)
- NEPA Categorical Exclusion
- CEQA Categorical Exemption and Notice of Exemption
- Biological Resource Assessment (BRA)
- Arborist Report

Task 3.4 Cultural Resources Assessment

MNS will conduct cultural resource record searches to understand the historic and archaeological context of the study area prior to conducting the field survey. MNS will conduct a Sacred Lands File search and submit a stakeholder list request with the Native American Heritage Commission (NAHC) for use in AB 52 consultation. MNS will begin the field survey upon receipt and review of the records search results from the South Coastal Information Center (SCIC) archives. MNS assumes the survey area will require up to 8 hours of fieldwork for one archaeologist. All sites, features, and isolates will be recorded using DPR 523 Primary and Archaeological Site Record forms and digital photography in the field. Artifacts will not be collected during this inventory effort. MNS will notify the City of the progress and findings from the field effort. The report will follow regulations set forth by CEQA.

Assumptions:

- City will be responsible for conducting formal AB 52 Consultation.
- No human remains or cultural resources will be found within the project area.
- The project length will not exceed 0.27 linear miles.

Deliverables:

- Phase 1 Cultural Resource Inventory Report provided electronically

Task 3.5 Environmental Compliance (NEPA/CEQA)

Based on our understanding of this project, our scope will include a Categorical Exemption under CEQA (CEQA Section 15301, Class 1, Existing Facilities for existing streets, sidewalks, gutters, etc.) and a Categorical Exclusion (CatEx) under NEPA (under Code of Federal Regulations Section 23 CFR 771 activity (c)(26) under 23 USC 326), with technical studies. MNS will also prepare the PES based on our project understanding. Our team will begin the process by preparing a project description for the project to be included in the PES Form, which will be prepared to scope out the required environmental technical studies and potential impacts to start the process. We anticipate that these documents are appropriate to satisfy state and federal environmental compliance requirements and that higher-level environmental documents will not be required. It should also be noted that, upon federal agency (Caltrans) and City of Wildomar review of technical reports and environmental documentation, Caltrans could require a different NEPA Class of Action (Environmental Assessment or Environmental Impact Statement) and/or additional technical studies based on the results of the PES Form or this scope of work, although not anticipated. Under these circumstances, a scope and fee for the revised NEPA document and/or additional studies would be provided under separate cover.

CEQA Document - Categorical Exception

The proposed roadway improvements will involve installation of roundabouts and other roadway improvements. Public Resources Code section 15301 categorically exempts projects from CEQA analysis when the project involves “the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving no expansion of existing or former use,” which we believe could apply to the culvert project. The exemption specifically applies to Section 15301(c) for existing streets, sidewalks and gutter improvements.

MNS will prepare a Notice of Exemption (NOE) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), as well as prepare a technical memorandum that outlines the proposed project components and compliance with the requirements of State CEQA Guidelines Section 15301. MNS will submit a draft of the NOE and Technical Memo to the City for review. MNS will make revisions based on one compiled set of City comments, and then finalize the NOE. It is assumed the City will be responsible for payment of the filing fees, if any. This scope of work assumes up to one round of comments on the CE.

Deliverables:

- NOE and CEQA Technical Memorandum provided electronically

NEPA Document – Categorical Exclusion

As discussed previously, we assume that the NEPA document will be a Categorical Exclusion with technical studies, which is anticipated to be identified on the PES Form, assumed to be adopted by Caltrans. Caltrans is assumed to be the federal lead agency for the Categorical Exclusion document to be prepared using Caltrans checklist format (CEQA Exemption/NEPA Categorical Exclusion Determination Form) for the project and in association with the PES and technical reports prepared for the project. Based on a review of the proposed project, the NEPA Categorical Exclusion will be completed for the proposed Sedco Boulevard roadway improvements. MNS will follow the approved procedures for the implementation of the excluded actions, avoiding the need for detailed environmental reviews. This scope of work assumes up to two rounds of comments on the CE (one round of comment by the City and one round of comments by Caltrans).

Task 3.6 Environmental Permitting

MNS will assist with preparing the following permits that are anticipated to be needed for environmental clearances:

- Tribal Consultation under AB 52
- MNS assumes no impacts that special-status species that would require permitting

TASK 4 GEOTECHNICAL INVESTIGATION

MNS team member, Aragon Geotechnical (Aragon), will provide geotechnical design services for Phase 1 of the project (Mission Trail to Lakeview Terrace). The project improvements include:

- Approximately 1,000 feet of roadway safety improvements along Sedco Boulevard
- Construct approximately 1,000-feet-long MDP Line C from Mission Trail to Lakeview Terrace
- An outlet structure and a graded channel approximately 300 feet southwest of Mission Trail

Details of our proposed geotechnical services are presented below.

Task 4.1 Geotechnical Investigation

Aragon proposes to drill three borings, each approximately 30 feet deep, along Sedco Boulevard. The boreholes will be excavated using a truck- or track-mounted drilling rig. Aragon will prepare a boring location plan and this plan will be used to secure encroachment permit from City of Wildomar. Any other permits, if required, will be secured by others.

Aragon field personnel will collect small disturbed and relatively undisturbed ring soil samples for laboratory testing. The small disturbed and relatively undisturbed soil samples will be collected using split-spoon samplers at a vertical interval of about 5 feet, alternating between the Standard Penetration Test (SPT) sampler and the Modified California Drive (MCD) sampler. Samples of subsurface soils will be logged during the field investigation, secured in their containers or collected in plastic bags, and transported to the Aragon laboratory.

Task 4.2 Soil Laboratory Testing

Field logs of the boreholes will be reviewed to select representative soil samples for laboratory testing. Various laboratory tests will be performed on soil samples to determine or derive their physical and engineering characteristics. Anticipated laboratory tests include: in-situ density and moisture content, grain size, Atterberg Limits, direct shear, UU triaxial, and soil corrosion tests. Laboratory tests will be conducted in general accordance with ASTM International standards or California Test methods.

Two double-ring infiltrometer tests will be performed in accordance with ASTM D-3385 utilizing a TurfTec International 24-inch diameter device to measure soil infiltration rates. The tests will be performed in dirt area. Two sets of flow quantity versus time readings will be taken at the same test location until a trend in flow rate is developed.

Task 4.3 Geotechnical Engineering Analyses

Results obtained from field investigation and laboratory testing will be used to characterize subsurface soils and conditions and create idealized soil profiles for design purposes. The following analyses will be performed for the project:

- Evaluation of seismicity and estimation of Peak Ground Accelerations (PGA) based on the Caltrans design criteria.
- Assessment of soil liquefaction potential, seismic settlement, and lateral spreading.
- Trench stability analysis for shoring during storm drain installation
- Foundation analysis for proposed storm drain line.
- Evaluation of soil corrosivity conditions and recommendations for mitigation measures.
- Design of pavement structural section in accordance with the Caltrans method.
- Soil infiltration rates

Task 4.4 Report Preparation

Aragon will prepare a Geotechnical Report to provide recommendations for the proposed storm drain line, soil infiltration and pavement sections. Aragon will address any comments resulting from the City of Wildomar review and prepare a final Geotechnical Report.

For this scope of work, Aragon assumes the following:

- Geotechnical Investigation is allowed between 9AM and 4PM on weekdays.
- No investigation of hazardous materials. If hazardous materials are encountered during the geotechnical field investigation, Aragon will terminate our work and notify MNS.
- No fee permit from the City of Wildomar

- Site-specific traffic control plans are not required; WATCHBOOK will be used for traffic control plans.
- No recommendations for retaining walls or sound walls.
- Boring locations will be patched with rapid set concrete with black dye to replace asphalt that is removed by excavations; no hot mix/sawcut repair.
- Design support during construction is not included.

Deliverables:

Draft and Final Geotechnical Report

TASK 5 PREPARE 30% CIVIL AND STORM DRAIN DESIGN PLANS

Task 5.1 Concept Alignment Exhibit

MNS will develop preliminary project concept exhibits at 1-inch = 20-feet scale including bike lanes, sidewalk, roundabouts, potential landscape or hardscape in roundabouts and streetlighting and preliminary cost estimates. These exhibits will be used for community workshops and council presentations.

MNS will perform a roundabout analysis for the three roundabouts to check the following:

- Roundabout capacity
- Design vehicle swept path
- Vehicle fastest path
- Intersection sight distance
- Stopping sight distance

MNS will prepare technical memorandum and exhibits summarizing the analysis.

We assume the City will provide the traffic study for this roundabout including traffic counts and volumes.

Deliverables:

- 30% Plans & Estimate
- Roundabout Technical Memorandum

Task 5.2 Community Outreach/Engagement

MNS will facilitate a city council workshop presentation to present the project and concepts to the Council and the public and receive Council and public feedback.

MNS will finalize concept alignment exhibits based on the results of the workshop and presentation.

Task 5.3 Catch Basin Hydrology

Based on latest MDP drainage boundary limits with concentration points placed at catch basin inlet location. MNS will use RCFCD-approved hydrology software for hydrologic calculations Preliminary Design: Prepare hydrology study for, and preliminary sizing of proposed inlets/catch basins.

Task 5.3.1.

The 10-year and 100-year Rational Method hydrology calculations will be completed, together with street flow capacities to determine proposed inlet/catch basin locations. MNS shall follow RCFCD Hydrology Manual standard for street flow convenience: 10-year shall be contained within top of curb and 100-year contained within street R/W.

Task 5.3.2.

Catch Basin lengths and locations will be determined and compared to design topographic mapping to identify any space constraints. Ponding depths and flow-by rates will be determined, with flow-by values being added to the next downstream catch basin depending upon street carrying capacity.

Task 5.3.3.

Identify preliminary horizontal alignments for connector pipes, including estimated sizes. These horizontal alignments will be used to help identify if/where any potential utility conflicts may exist (for utility coordination), and where junctions with the mainline will be located. MNS design efforts will prioritize the avoidance of utility conflicts.

Task 5.4 Storm Drain Alignment and Profile

For the preferred storm drain alignment, we will prepare initial engineered horizontal alignment and profile plots for the complete length of the project. Project mainline and lateral alignments will be plotted on design mapping to scale with offsets to roadway centerline and property lines dimensioned. Profile will show enough detail to allow an understanding of how the project will accommodate all vertical constraints, major utilities and outlet conditions.

Prepare and overlay the HGL (pressurized) or Water Surface (nonpressurized) onto the profile. The hydraulics for the Mainline/Laterals should utilize the mainline/lateral flow rates identified by RCFCD, and the junction locations and estimated sizes determined by the Catch Basin Hydrology and preliminary design. Confirm all boundary condition assumptions (U/S and D/S [Lake Elsinore impoundment water surface elevation of 1,266 feet], etc).

The Design Engineer will determine the R/W required to construct the project. If R/W is required, the Design Engineer will determine the limits of land required for the project as well as R/W needed for mitigation and downstream impacts. The Design Engineer will also need to identify if the R/W is fee, easement, TCE, etc.

Task 5.5 Inlet/Outlet Structure

Identify preliminary channel footprint including location of inlet structures, outlet channel structure, side slopes, spillway, access roads, access ramps, access gates, access road aprons. The construction contractor's means and methods (stockpile/staging area for the removal, handling/drying, loading, and hauling material) will be determined in the construction phase of the project.

Deliverables:

- (Preliminary) Hydrology and Hydraulic (H&H) Report
- 30% Storm Drain Plans following RCFCD Drafting Manual:
- Mainline Storm Drain, Plan and Profile
- 30% Road Improvement Plans
- City Council Presentation (PowerPoint Presentation and Applicable Handouts)

TASK 6 PREPARE 60% CIVIL AND STORM DRAIN DESIGN PLANS

MNS will provide base sheets that are prepared through the compilation of the researched records, aerial photographs, topographic survey data, site visit findings, and utility records obtained from plans from utility companies. All plans will be developed at 1-inch = 20-feet scale using the latest AutoCAD Civil 3D software and drafted using conventional line style and text annotation stored as a separate layer and meeting the standards of the City. The Base Sheets will match the perimeter of the Environmental Analysis Area as approved under the CEQA clearance.

We will develop 60% Road Design Plans utilizing the Base Sheets, prepare the preliminary engineering plans for the Project in accordance with the Caltrans Highway Design Manual, California Manual of Uniform Traffic Control Devices; Standard Specifications for Public Works Construction (Green Book); Greenbook Standard Plans; RCFCD Hydrology/Hydraulic Design Manual and Standards; and City Codes and Standards. Efforts under this task will include:

- Preliminary Geometric Plans and Profiles; MNS will prepare conceptual plans at 1-inch = 20-feet scale for the proposed plans for City staff to review and comment
- Existing Utility Information
- Hydrology Studies and Hydraulic Analysis as needed to identify the need for changes to or additional drainage facilities
- Traffic Control Plan
- Water Quality Management Plans/Compliance with NPDES, if applicable

Information shown on the plans will include, if applicable:

- Assessor Parcel Numbers
- High Risk and Low Risk Utilities
- Existing and Proposed R/W Lines
- Limits of Access Control
- Property Ingress Modifications
- Project Limits
- Bicycle, Pedestrian and Equestrian Facilities
- Geotechnical Recommendations/Grading Plans
- Local Roadway Modifications

MNS will verify that the proposed improvements can be constructed within the existing or proposed roadway R/W. We will identify where additional R/W is necessary, if any, and where temporary construction easements are necessary. We will also identify any modifications to existing improvements required to construct the Project.

The design will comply with Federal 2010 ADA Standards, Title 24 of the California Code of Regulations (which contains California building regulations), or local code, whichever provides the greatest access. All new and altered pedestrian facilities such as, but not limited to sidewalks, crosswalks, and ramps must be made accessible to persons with disabilities in accordance with federal and state accessibility standards on all federal-aid projects.

MNS will prepare a Draft Water Quality Management Plan.

MNS will update the roundabout technical memorandum.

MNS will prepare the following improvement plans:

- Title Sheet
- General Notes
- Typical Sections
- Road Improvement Plans and Profiles
- Signing and Striping Plans
- Demolition and Utility Disposition Plans
- R/W Mapping
- RCFCD Storm Drain Plans (see RCFCD 60% submittal below)

Cost Estimates

MNS will prepare probable construction cost estimates, considering the current cost environment and the expectation the project will not begin construction for up to 18 months.

RCFCD 60% Submittal

Inlet/Outlet Structure. Finalize inlet and outlet structure footprint for both R/W needs and regulatory permitting.

Connector Pipes and Inlet Design. Finalize the geometric and hydraulic design and profiles for Catch Basins, Connector Pipes, and other Inlets based on potholing information and field confirmation of compatibility with existing conditions.

Outlet and Other Detail Design. Impacts at outlets are often critical to both R/W and regulatory permitting. Proposed outlet design will be studied in the field for potential downstream, adjoining property and regulatory permitting impacts along with access considerations. Outlet design will be based upon hydraulic calculations for outlet flow velocities, scour potential and regulatory impacts. Confirm R/W requirements at outlet.

Utility Relocation Plans. Based upon plan information and pothole results, utilities that are in conflict should be identified. Utility companies will be contacted by the RCFCD's Utility Coordinator to verify utility location, type and relocation possibilities. Preliminary utility relocation designs will be incorporated into the storm drain plans where possible, or the utility company or the Design Engineer will prepare a separate utility relocation plan. If utility

relocations are determined to be necessary for MNS to design during the course of the project, a change order will be required to address the possible associated scope and cost adjustments.

If the utility company prepares the relocation design, the plans must be reviewed by the Project Engineer to ensure the utility relocation is clear of the flood control project.

Paving and Traffic Plans. The limits for the street improvements need to be determined and shown on the plans. This may require field meetings with the City of Elsinore to come to an agreement on what needs to be paved, replaced, fixed, etc. If the City of Elsinore is seeking additional paving, initiate discussions for cost sharing. Consideration should also be given to the potential for construction traffic to accelerate damage to under-designed roads. The traffic closure plans will also be determined and shown on the plans.

60% Plan Engineering. The 30% plans should be adjusted per results of the meeting with RCFCD, pothole results, and utility purveyor coordination. Update proposed plan and profile, size of facility, manhole locations, hydraulic data and hydraulic grade lines, existing ground surface, known utility crossings with clearance, stationing invert elevations and length of proposed structure, as needed. Also, include structures for various laterals, junctions and connectors, but without detailed information (show location and size of structure). Add construction notes and details to the plans that are consistent with standard RCFCD pay items. Include title sheet, index map, detail sheets, connector pipe profile sheets, proposed street improvement and traffic control sheets.

Hydrology and Hydraulics Report. Complete hydrology and hydraulic calculations for overall project. Compile hydrology and hydraulics report into a complete self-contained package, including narrative, mapping/exhibits, calculations and reference drawings and materials. Hydrology backup material will contain the hydrology work maps and hydrology calculations accompanied by network schematic for hydrology model. The hydraulic analysis section will include water surface pressure gradient (WSPG) runs for the mainline and applicable laterals, and will contain narrative explaining assumptions and boundary conditions used. Any hand calculations will be included, as well as a narrative explanation of the approach to the project and all assumptions made in the analysis. Information should be organized and labeled such that a third party can easily find the backup to a portion of the project for which they are interested.

Preliminary Cost Estimate. Prepare bid schedule in standard RCFCD format ensuring that each item to be constructed has a bid item in the schedule and is identified in the construction notes and details on the plans. Prepare or refine quantity and cost estimates for each bid item. Research appropriate unit costs, such as by using information from the planning unit cost sheets or from recent projects. Include a 10% contingency on top of the estimated construction total.

Deliverables:

- 60% Storm Drain Plans
- Draft WQMP Documentation
- 60% Road Improvement Plans
- Engineer’s Estimate for Storm Drain Improvements
- H&H Report (Update)
- Roundabout Technical Memorandum (Update)

TASK 7 PREPARE 90% CIVIL AND STORM DRAIN DESIGN PLANS

Based on comments from the City under the 60% submittal, MNS will prepare 90% construction plans, technical specifications (based on the Greenbook) structured and listed to support all bid items as listed in the Proposal to Bid. MNS will prepare preliminary cost estimate based on the bid item list.

The road plans will include the following sheets:

- Construction Details (Roundabout Details)
- Construction Details (Hardscape)
- Construction Details (Curb Ramps)
- Construction Details (Driveway and Property Details)
- Stormwater Treatment Details

- Signing and Striping Details

MNS will finalize the WQMP.

RCFCD 90% Submittal

Cost Estimate Verification: Update the project cost estimates to reflect all project elements and to be consistent with the draft specifications.

90% Plan Engineering: Plan and profiles will be finalized and D-load values will be added to the plans. Structural details will be prepared for non-standard structures and deep structures added to the plans. Pay lines will be clearly delineated. Finalize traffic control plans. All required sheets for the project must be complete with 90% submittal. Verify that all sheets have the appropriate signature blocks and that the correct signatory from the various agencies are identified.

MNS does not anticipate custom Structural Design is required. Standard Plans (RCFCD, Riverside County Transportation Department [RCTD], APWA [Greenbook] and Caltrans) for drainage and road structures will be utilized.

Deliverables:

- 90% Plans (Separated Roadway and Storm Drain)
- Specifications
- Engineer's Estimate (update)
- Final WQMP Documentation

TASK 8 PREPARE 100% CIVIL AND STORM DRAIN DESIGN PLANS

Based on comments from the City under the 90% submittal, MNS will prepare 100% construction plans, technical specification (based on the Greenbook) structured and listed to support all bid items as listed in the Proposal to Bid. MNS will prepare final cost estimate also based on the bid item list.

RCFCD 100% Submittal

- **Final Specifications**: Finalize specifications based on comments from the RCFCD Senior Engineer or EPM and Chief of Design and Construction Division. Make sure to review and incorporate the specifications provided by ERS. Obtain and include the specification title sheet and all required appendices (such as the Project Sign, Soils Borings, etc.). Double check that bid items match specifications exactly and are reflected on the plans.
- **100% Hydrology and Hydraulics (H&H) Report**: MNS will prepare a comprehensive report incorporating the side drainage hydrology and all project hydraulic calculations. The mainline hydrology will be included in the final H&H report. This report will be a complete self-contained package and will include a narrative, assumptions, boundary conditions, all mapping/exhibits, calculations, hydraulic output files, and reference drawings and materials. Information should be organized and labeled such that RCFCD can easily find the backup for a portion of the project in which they are interested.
- **100% Design Plan**: MNS will finalize plans by incorporating comments from final field check with RCFCD personnel and send utility relocation letters to City/County and utility agencies. This milestone task documents the point in time that RCFCD has confirmed that any/all necessary revisions have been completed and the plans are considered approved.
- Final Estimate of Probable Construction Costs
- PDF prints of final documents
- Response to Comments Matrix for Caltrans (if applicable)

Deliverables:

- 100% Plans
- Final Specifications
- Final H&H Report

- Final Engineer's Estimates
- Public Bid Package Documents

TASK 9 DRAFT SWPPP

MNS will prepare a Draft Stormwater Pollution Prevention Plan (SWPPP) including Temporary Water Pollution Control Plans (2 Sheets). We will assist the City in uploading the project to SMARTS.

Deliverables:

- Draft SWPPP

TASK 10 BIDDING AND AWARD

MNS will provide assistance as needed during the Project solicitation period and award of contract:

- Prepare and submit all bid documents for solicitation.
- Respond to contractor's Requests for Information (RFI).
- Provide engineering support during bidding.
- Provide a technical advisory role in the review of bids and related technical support assistance to the City during the bid award process. This role does not include any scoring of bids or recommendations of bid award.

TASK 11 ADDITIONAL TASKS (POST CONSTRUCTION AWARD)

The following tasks are listed for consideration and may be needed as part of the post construction award.

Task 11.1 Pre-Construction Conference

MNS will attend the pre-construction conference.

Task 11.2 Construction Meetings

MNS will attend construction meetings with the City and contractor during construction when requested, for the duration of construction phase of the project. This task will include time at the jobsite to respond to outstanding construction issues after the project meeting, as required by the Construction Manager (up to 4 meetings).

Task 11.3 RFIs

MNS will respond to questions regarding the Technical Provisions, the design drawings or conflicts in the design during the construction and assist the City in issuing Contract Change Orders (CCOs) if needed. We will provide responses to RFIs (up to 20).

Task 11.4 Contract Change Order Exhibits

MNS will review CCO request and exhibits (up to 5).

Task 11.5 Record As-Built Drawings

MNS will incorporate all redline comments prepared by the contractor and Project Inspector on the signed design Plans. The as-built drawings will be provided to the City and approved prior to the release of the final progress payment. We will also provide electronic record drawings to the City as the project's final As-Built plan set.

Task 11.6 Construction Support

MNS will provide information to resolve design and construction issues, change orders or construction claims during construction.

Task 11.7 Submittal Review

MNS will provide review and approval of submittals for construction, including review of resubmittals, as required by the specifications (up to 30).

Deliverables:

- Response to RFIs
- Submittal Review
- CCO Exhibits (if any)
- As-Built Record Drawings

TASK 12 OPTIONAL TASKS

Task 12.1 Roundabout Peer Review

MNS Team member Kittelson can perform a roundabout peer review for the three roundabouts.

Task 12.2 R/W Acquisition Services

MNS team member, Epic Land Solutions, can perform R/W acquisition tasks such as a property owner coordination, appraisals, offers and negotiations. MNS can prepare Property Owner Exhibits in support of Permits to Enter and Construct and/or Temporary Construction Easements.

Task 12.3 Renderings

MNS can prepare 3D realistic renderings for the proposed street improvements in support of the community outreach effort.

Task 12.4 Lighting Design

MNS can design the street lighting, prepare the plans, specifications and estimate for these improvements and coordinate with the City and SCE.

Task 12.5 Landscape Design

MNS team member, L Newman Design Group, Inc. can design the landscaping, prepare the plans, specifications and estimate for these improvements and coordinate with the City and water purveyor.

Task 12.6 Phase 1 and 2 Recommendation Report

MNS would conduct a two-phase approach as described in the Project Approach in Section 1. The intent of this comparison would be so the City can have a clear understanding of design path forward.

Phase 1 (along Sedco Boulevard from 300 feet southwest of Mission Trail to Lakeview Terrace):

- Determine if Line C drainage inlets and hydraulics would function properly if the upstream terminus is located at Lakeview Terrace. Per the 2019 MDP hydrology, Q100 = 210 cfs accumulates at this concentration point and would require a significate inlet system to collect the runoff.
- Prepare a HEC-RAS 2D model to determine how the flood waters from the Caltrans culverts approach the Sedco Boulevard and Lakeview Terrace intersection.

Phase 2 (along Sedco Boulevard from Mission Trail to Lakeview Terrace Intersection northeast to Caltrans Culverts):

- Information from Phase 1, 2D hydraulic model would be used in Phase 2 analysis.
- Two scenarios in Phase 2 would be analyzed:
- Collection from the pond discharge overflow.
- Direct connection to both Caltrans culverts. A direct connection to existing storm drains would be the most effective flood control solution.

This phase would analyze R/W acquisition limits within private and Caltrans property.

Deliverable:

Phase 1 and 2 Comparison and Recommendation Report. This report would include a decision matrix to guide the City and project team toward selecting the preferred alternative or a multi-stage approach. The matrix would

evaluate key categories such as flood protection, cost and R/W impacts including both private property and Caltrans-related considerations.

EXHIBIT "B"

Compensation

MNS Engineers, Inc. - Team Resource Estimate

Sedco Boulevard Roadway Safety Improvements and MDP Line C Storm Drain Project

4/7/2026

	MNS Engineers														Task Summary									
Task Descriptions **Rates:**	Principal Engineer (Roadway) $316.29	Sr Proj. Engineer (Roadway) $160.80	Project Engr (Roadway) $142.42	Assist. Engineer (Roadway) $106.68	Principal Engineer (Drainage) $298.06	Sr Proj Engineer (Drainage) $177.22	Assist. Engineer (Drainage) $115.46	Planning Lead $254.34	Technical Specialist $180.73	Senior Planner $154.92	Associate Planner $116.19	Principal Surveyor $193.02	Project Surveyor $110.51	Party Chief $153.65	Chain Person $129.10	Team Resource Hours	Team Resource Costs	Aragon Geotechnical, Inc.	L Newman Design Group, Inc.	C Below, Inc.	Kittelson & Associates, Inc.	Reimbursables	Total Costs	Task Costs	City/RCFCD Cost
Roadway Design - City Tasks																							**City Cost>>>**	**$370,811**
Task 1 - Project Management																							**$14,259**	
1.1 Project Management	12															12	$3,795						$3,795	
1.2 Project Oversight and Meetings (10)	20	10														30	$7,934						$7,934	
1.3 SS4A Grant Requirements	8															8	$2,530						$2,530	
Task 2 - Preliminary Engineering																							**$36,067**	
2.1 Research & Review Available Data	2	8		16												26	$3,626						$3,626	
2.2 Utility Research & Coordination																								
2.3 Utility Potholing (5 Potholes & No AC Patching)																								
2.4 Topographic Mapping												8	39	50	50	147	$19,991					$3,500	$23,491	
2.5 Site Evaluation	8	8														16	$3,817						$3,817	
2.6 R/W												14	22			36	$5,133						$5,133	
Task 3 - Environmental																							**$37,339**	
3.1 Biological Resources Assessment								8	17	6	6					37	$6,734						$6,734	
3.2 Cultural Resources Assessment								18	7	6	6					37	$7,470					$525	$7,995	
3.3 City/Federal Agency Coordination Meetings	2							15	14	6	7					44	$8,721						$8,721	
3.4 Environmental Compliance CE/CE (CEQA/NEPA)	2							11	17	14	6					50	$9,369						$9,369	
3.5 Environmental Permitting	2							6	6	6	3					23	$4,521						$4,521	
Task 4 - Geotechnical																							**$15,395**	
Geotechnical Investigation	3	4														7	$1,592	$13,803					$15,395	
Task 5 - Prepare 30% Plans																							**$43,391**	
5.1a Concept Alignment Exhibit	24	48	24													96	$18,727						$18,727	
5.1b Roundabout Technical Memorandum	16	80	16													112	$20,203						$20,203	
5.2 Community Outreach/Engagement	8	12														20	$4,460						$4,460	
5.3 Catch Basin Hydrology																								
5.4 Storm Drain Mainline Alignment and Profile																								
5.5 Inlet/Outlet Structure																								
Task 6 - Prepare 60% Design Plans																							**$88,864**	
Title Sheet	1	2		4												7	$1,065						$1,065	
General Notes	1	2		4												7	$1,065						$1,065	
Typical Sections - 1 Sheet	4	8		16												28	$4,259						$4,259	
Street & Roundabout Plan (1" = 20' Scale) - 2 Sheets	20	40		64												124	$19,586						$19,586	
Roundabout Curb Reference Plan - 2 Sheets	8	20		40												68	$10,014						$10,014	
Street & Roundabout Profile (1" = 20' Scale) - 6 Sheets	16	40		80												136	$20,027						$20,027	
Signing and Striping at 1" = 20' Scale - 2 Sheet	8		24	24												56	$8,509						$8,509	
Demolition and Utility Disposition at 1" =20' Scale - 2 Sheets	10		20	40												70	$10,279						$10,279	
Roadway Construction Cost Estimate	4	12		24												40	$5,755						$5,755	
Update Roundabout Technical Memorandum	4	12		8												24	$4,048						$4,048	
Draft Water Quality Management Plan	4	8		16												28	$4,259						$4,259	
Task 7 - Prepare 90% Design Plans																							**$94,382**	
Update 60% Plans - 17 Sheets	10	24	16	40												90	$13,568						$13,568	
Construction Details (Roundabout & Curb Ramp Details) - 6 Sheets	32	80		64												176	$29,813						$29,813	
Construction Details (Hardscape) - 1 Sheet	4	8		16												28	$4,259						$4,259	
Construction Details (16 Driveway and Property Details) - 4 Sheets	24		64	64												152	$23,533						$23,533	
Stormwater Treatment Details - 1 Sheet	4	8		16												28	$4,259						$4,259	
Signing and Striping Details - 1 Sheet	2		12	12												26	$3,622						$3,622	
Roadway Draft Specifications	12	32														44	$8,941						$8,941	
Update Roadway Construction Cost Estimate	4	8		16												28	$4,259						$4,259	
Final Water Quality Management Plan	2	4		8												14	$2,129						$2,129	
Task 8 - Prepare 100% Design Plans																							**$27,431**	
Update PS&E (30 Sheets)	20	64	16	80												180	$27,431						$27,431	
Task 9 - Prepare Draft SWPPP																							**$13,683**	
Prepare SWPPP Document	8	28	14													50	$9,027						$9,027	
Prepare TWPCP (2 Sheets)	3	8	17													28	$4,656						$4,656	

MNS Engineers, Inc. - Team Resource Estimate

Sedco Boulevard Roadway Safety Improvements and MDP Line C Storm Drain Project

4/7/2026

Task Descriptions	Rates:	MNS Engineers														Task Summary									
		Principal Engineer (Roadway)	Sr Proj. Engineer (Roadway)	Project Engr (Roadway)	Assist. Engineer (Roadway)	Principal Engineer (Drainage)	Sr Proj Engineer (Drainage)	Assist. Engineer (Drainage)	Planning Lead	Technical Specialist	Senior Planner	Associate Planner	Principal Surveyor	Project Surveyor	Party Chief	Chain Person	Team Resource Hours	Team Resource Costs	Aragon Geotechnical, Inc.	L Newman Design Group, Inc.	C Below, Inc.	Kittelson & Associates, Inc.	Reimbursables	Total Costs	Task Costs	City/RCFCD Cost
		$316.29	$160.80	$142.42	$106.68	$298.06	$177.22	$115.46	$254.34	$180.73	$154.92	$116.19	$193.02	$110.51	$153.65	$129.10									
Phase 1: Line C Storm Drain Design - RCFCD Tasks																								**RCFCD Cost>>:**	**$209,874**
Task 1 - Project Management																								**$7,443**	
1.1 Project Management						12											12	$3,577						$3,577		
1.2 Project Oversight and Meetings (10)						10	5										15	$3,867						$3,867		
1.3 SS4A Grant Requirements																										
Task 2 - Preliminary Engineering																								**$42,136**	
2.1 Research & Review Available Data																										
2.2 Utility Research & Coordination		8	16		40												64	$9,371						$9,371		
2.3 Utility Potholing (5 Potholes & No AC Patching)						8	4	8									20	$4,017			$11,388			$15,405		
2.4 Topographic Mapping													4	17	22	22	65	$8,871					$1,500	$10,371		
2.5 Site Evaluation						8	8	8									24	$4,726						$4,726		
2.6 R/W													6	10			16	$2,263						$2,263		
Task 3 - Environmental																								**$15,319**	
3.1 Biological Resources Assessment		1							4	7	2	2					16	$3,141						$3,141		
3.2 Cultural Resources Assessment		1							8	3	2	2					16	$3,435					$225	$3,660		
3.3 City/Federal Agency Coordination Meetings									7	6	2	3					18	$3,523						$3,523		
3.4 Environmental Compliance CE/CE (CEQA/NEPA)									5	7	6	2					20	$3,699						$3,699		
3.5 Environmental Permitting									2	2	2	1					7	$1,296						$1,296		
Task 4 - Geotechnical																								**$7,696**	
Geotechnical Investigation						3	5										8	$1,780	$5,915					$7,696		
Task 5 - Prepare 30% Plans																								**$29,287**	
5.1a Concept Alignment Exhibit						1	2	4									7	$1,114						$1,114		
5.1b Roundabout Technical Memorandum																										
5.2 Community Outreach/Engagement						8	12	2									22	$4,742						$4,742		
5.3 Catch Basin Hydrology						4	10	40									54	$7,583						$7,583		
5.4 Storm Drain Mainline Alignment and Profile						5	20	60									85	$11,963						$11,963		
5.5 Inlet/Outlet Structure						5	7	10									22	$3,885						$3,885		
Task 6 - Prepare 60% Design Plans																								**$65,650**	
RCFC Submittal																										
SD Plans																										
Storm Drain Plan & Profile						4	8	54									66	$8,845						$8,845		
Inlet/Outlet Structure						4	10	20									34	$5,274						$5,274		
Connector Pipes and Inlet Design						1	16	40									57	$7,752						$7,752		
Change to "Misc Details"						2	5	20									27	$3,791						$3,791		
Utility Relocation Plans						5	15										20	$4,149						$4,149		
Paving and Traffic Plans - 2 Sheets		8	16		32	1	4										61	$9,524						$9,524		
Hydrology & Hydraulic Report						10	80	5									95	$17,736						$17,736		
SD Preliminary Cost Estimate						5	40										45	$8,579						$8,579		
Task 7 - Prepare 90% Design Plans																								**$18,020**	
RCFC Submittal																										
Update 60% Plans						1	5	10									16	$2,339						$2,339		
Draft Specifications						10	40	5									55	$10,647						$10,647		
Update SD Construction Cost Estimate						5	20										25	$5,035						$5,035		
Task 8 - Prepare 100% Design Plans																								**$18,316**	
RCFC Submittal																										
Update PS&E (Final Review)						20	40										60	$13,050						$13,050		
100% H&H Report						5	20	2									27	$5,266						$5,266		
Task 9 - Prepare Draft SWPPP																								**$6,006**	
Prepare SWPPP Document		4	12	6													22	$4,049						$4,049		
Prepare TWPCP (2 Sheets)		1	4	7													12	$1,956						$1,956		
		Staff Summary															**Project Summary**									
Total Staff Hours		335	626	236	724	137	376	288	84	86	52	38	32	88	72	72	3246 Hours	$543,829	$19,718		$11,388		$5,750	**$580,685**	**$580,685**	**$580,685**
Total Staff Costs		$105,956	$100,662	$33,611	$77,240	$40,834	$66,636	$33,253	$21,365	$15,543	$8,056	$4,415	$6,177	$9,725	$11,063	$9,295										

MNS Engineers, Inc. - Team Resource Estimate

Sedco Boulevard Roadway Safety Improvements and MDP Line C Storm Drain Project

4/7/2026

Task Descriptions	Rates:	MNS Engineers														Task Summary									
		Principal Engineer (Roadway)	Sr Proj. Engineer (Roadway)	Project Engr (Roadway)	Assist. Engineer (Roadway)	Principal Engineer (Drainage)	Sr Proj Engineer (Drainage)	Assist. Engineer (Drainage)	Planning Lead	Technical Specialist	Senior Planner	Associate Planner	Principal Surveyor	Project Surveyor	Party Chief	Chain Person	Team Resource Hours	Team Resource Costs	Aragon Geotechnical, Inc.	L Newman Design Group, Inc.	C Below, Inc.	Kittelson & Associates, Inc.	Reimbursables	Total Costs	Task Costs	City/RCFCD Cost
		$316.29	$160.80	$142.42	$106.68	$298.06	$177.22	$115.46	$254.34	$180.73	$154.92	$116.19	$193.02	$110.51	$153.65	$129.10									
Future/Optional Tasks																									
Task 10 - Bidding and Award																								**$8,729**	
Bidding Support		4	12		4	10	12										42	$8,729						$8,729	
Task 11 - Additional Tasks (Post Construction Award)																								**$48,090**	
11.1 Pre-Construction Conference		2	2			2	2										8	$1,905						$1,905	
11.2 Construction Meeting (4)		2	4			4	4										14	$3,177						$3,177	
11.3 RFIs		4	24	8		4	24	8									72	$12,634						$12,634	
11.4 CCO Exhibits		4	8			4	8										24	$5,162						$5,162	
11.5 Record As-Built Drawings(roadway and drainage)		2	8	24		2	8	24									68	$10,122						$10,122	
11.6 Construction Support		4	8			4	8										24	$5,162						$5,162	
11.7 Submittal Review		4	16	8		4	16	8									56	$9,929						$9,929	
Task 12 - Optional Tasks																								**$98,266**	
12.1 Roundabout Peer Review		2	4														6	$1,276				$29,845		$31,121	
12.2 Right of Way Acquisition Support		Upon Request																							
12.3 3D Renderings		Upon Request																							
12.4 Street Lighting Design		Upon Request																							
12.5 Landscape Design, Bid & Construction Support		4	8														12	$2,552		$31,920				$34,472	
12.6 Phases 1 & 2 Recommendation Report		16	40			8	80	40									184	$32,673						$32,673	

EXHIBIT "C"
Insurance Requirements

Service Provider shall procure and maintain, for the duration of the Agreement, 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 Service Provider, 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 $1,000,000 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 Service Provider 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 Service Provider provides written verification it has no employees)

4. Professional Liability (Errors and Omissions) Insurance appropriate to the Service Provider's profession, with limit no less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of Agreement work. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, the Service Provider must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work. A copy of the claims reporting requirements must be submitted to the City for review.

If the Service Provider 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 higher limits maintained by the Service Provider. 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:

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 Service Provider 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 Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this Agreement, the Service Provider's insurance coverage shall be primary insurance coverage 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 Service Provider's insurance and shall not contribute with it.

Notice of Cancellation

Service Provider shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Service Provider shall forthwith obtain and submit proof of substitute insurance.

Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider 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. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Service Provider to 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.

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.

Verification of Coverage

Service Provider shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Service Provider'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.

Subcontractors

Service Provider shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Service Provider shall ensure that City is an additional insured on insurance required from subcontractors.

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 "D"

Exhibit 10-Q, Disclosure of Lobbying Activities

EXHIBIT 10-Q DISCLOSURE OF LOBBYING ACTIVITIES

COMPLETE THIS FORM TO DISCLOSE LOBBYING ACTIVITIES PURSUANT TO 31 U.S.C. 1352

1. Type of Federal Action:

- ☐ a. contract
- ☐ b. grant
- ☐ c. cooperative agreement
- ☐ d. loan
- ☐ e. loan guarantee
- ☐ f. loan insurance

2. Status of Federal Action:

- ☐ a. bid/offer/application
- ☐ b. initial award
- ☐ c. post-award

3. Report Type:

- ☐ a. initial
- ☐ b. material change

For Material Change Only:
year ____ quarter _____
date of last report _____

4. Name and Address of Reporting Entity

☐ Prime ☐ Subawardee
Tier _____, if known

Congressional District, if known

5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:

Congressional District, if known

6. Federal Department/Agency:

7. Federal Program Name/Description:

CFDA Number, if applicable _____

8. Federal Action Number, if known:

9. Award Amount, if known:

10. Name and Address of Lobby Entity
(If individual, last name, first name, MI)

11. Individuals Performing Services
(including address if different from No. 10)
(last name, first name, MI)

(attach Continuation Sheet(s) if necessary)

12. Amount of Payment (check all that apply)

$ _____ ☐ actual ☐ planned

13. Form of Payment (check all that apply):

- ☐ a. cash
- ☐ b. in-kind; specify: nature _____
  Value _____

14. Type of Payment (check all that apply)

- ☐ a. retainer
- ☐ b. one-time fee
- ☐ c. commission
- ☐ d. contingent fee
- ☐ e deferred
- ☐ f. other, specify _____

15. Brief Description of Services Performed or to be performed and Date(s) of Service, including officer(s), employee(s), or member(s) contacted, for Payment Indicated in Item 12:

(attach Continuation Sheet(s) if necessary)

16. Continuation Sheet(s) attached: ☐ **Yes** ☐ **No**

17. Information requested through this form is authorized by Title 31 U.S.C. Section 1352. This disclosure of lobbying reliance was placed by the tier above when his transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to Congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: _____

Print Name: _____

Title: _____

Telephone No.: _____ Date:_____

Authorized for Local Reproduction

Federal Use Only:

Standard Form - LLL

Standard Form LLL Rev. 04-28-06

Distribution: Orig- Local Agency Project Files

INSTRUCTIONS FOR COMPLETING EXHIBIT 10-Q DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime federal recipient at the initiation or receipt of covered federal action or a material change to previous filing pursuant to title 31 U.S.C. Section 1352. The filing of a form is required for such payment or agreement to make payment to lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress an officer or employee of Congress or an employee of a Member of Congress in connection with a covered federal action. Attach a continuation sheet for additional information if the space on the form is inadequate. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered federal action for which lobbying activity is or has been secured to influence, the outcome of a covered federal action.
2. Identify the status of the covered federal action.
3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last, previously submitted report by this reporting entity for this covered federal action.
4. Enter the full name, address, city, state, and zip code of the reporting entity. Include Congressional District if known. Check the appropriate classification of the reporting entity that designates if it is or expects to be a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the first tier. Subawards include but are not limited to: subcontracts, subgrants, and contract awards under grants.
5. If the organization filing the report in Item 4 checks "Subawardee" then enter the full name, address, city, state, and zip code of the prime federal recipient. Include Congressional District, if known.
6. Enter the name of the federal agency making the award or loan commitment. Include at least one organization level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the federal program name or description for the covered federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans and loan commitments.
8. Enter the most appropriate federal identifying number available for the federal action identification in item 1 (e.g., Request for Proposal (RFP) number, Invitation for Bid (IFB) number, grant announcement number, the contract grant. or loan award number, the application/proposal control number assigned by the federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered federal action where there has been an award or loan commitment by the Federal agency, enter the federal amount of the award/loan commitments for the prime entity identified in item 4 or 5.
10. Enter the full name, address, city, state, and zip code of the lobbying entity engaged by the reporting entity identified in Item 4 to influence the covered federal action.
11. Enter the full names of the individual(s) performing services and include full address if different from 10 (a). Enter Last Name, First Name and Middle Initial (Ml).
12. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (Item 4) to the lobbying entity (Item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.
13. Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.
14. Check all boxes that apply. If other, specify nature.
15. Provide a specific and detailed description of the services that the lobbyist has performed or will be expected to perform and the date(s) of any services rendered. Include all preparatory and related activity not just time spent in actual contact with federal officials. Identify the federal officer(s) or employee(s) contacted or the officer(s) employee(s) or Member(s) of Congress that were contacted.
16. Check whether or not a continuation sheet(s) is attached.
17. The certifying official shall sign and date the form, and print his/her name title and telephone number.

Public reporting burden for this collection of information is estimated to average 30-minutes per response, including time for reviewing instruction, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, D.C. 20503. SF-LLL-Instructions Rev. 06-04

EXHIBIT "E"

U.S. DEPARTMENT OF TRANSPORTATION

GENERAL TERMS AND CONDITIONS UNDER THE FISCAL YEAR 2022 SAFE STREETS AND ROADS FOR ALL ("SS4A") GRANT PROGRAM (INCLUDING TITLE 23 FUNDS): FHWA PROJECTS

Original: February 8, 2023
Revision 1: March 28, 2023
Revision 2: August 1, 2023
Revision 3: October 1, 2024
Revision 4: March 17, 2025

Table of Contents

Article 7 Purpose 6
7.1 Purpose 6
Article 8 USDOT Role 6
8.1 Division of USDOT Responsibilities 6
8.2 USDOT Program Contacts 7
Article 9 Recipient Role 7
9.1 Statements on the Project 7
9.2 Statements on Authority and Capacity. 7
9.3 USDOT Reliance 8
9.4 Project Delivery. 8
9.5 Rights and Powers Affecting the Project 8
9.6 Notification of Changes to Key Personnel 9
Article 10 Award Amount, Obligation, and Time Periods 9
10.1 Federal Award Amount 9
10.2 Federal Obligations. 9
10.3 Budget Period 10
10.4 Period of Performance 10
Article 11 Statement of Work, Schedule, and Budget Changes 11
11.1 Notification Requirement. 11
11.2 Statement of Work Changes. 11
11.3 Schedule Changes 11
11.4 Budget Changes 11
11.5 USDOT Acceptance of Changes. 12
Article 12 General Reporting Terms 13
12.1 Report Submission 13
12.2 Alternative Reporting Methods 13
12.3 Paperwork Reduction Act Notice 13
Article 13 Progress and Financial Reporting 13
13.1 Quarterly Program Performance Reports 13
13.2 Quarterly Financial Status. 13
Article 14 Performance Reporting 13
14.1 Baseline Performance Measurement 13
14.2 Section 24112(h) Report 14
14.3 Performance Measurement Information 14
14.4 Performance Reporting Survival 14
14.5 Program Evaluation… 14
Article 15 Noncompliance and Remedies 15
15.1 Noncompliance Determinations. 15
15.2 Remedies 15
15.3 Other Oversight Entities 16
Article 16 Agreement Termination 16
16.1 USDOT Termination 16
16.2 Closeout Termination 17
16.3 Post-Termination Adjustments 17
16.4 Non-Terminating Events 17
16.5 Other Remedies. 17

Article 17 Monitoring, Financial Management, Controls, and Records 18
17.1 Recipient Monitoring and Record Retention. 18
17.2 Financial Records and Audits 18
17.3 Internal Controls 18
17.4 USDOT Record Access. 19
17.5 Oversight Responsibilities 19
Article 18 Contracting and Subawards 19
18.1 Build America, Buy America. 19
18.2 Small and Disadvantaged Business Requirements 22
18.3 Engineering and Design Services 22
18.4 Foreign Market Restrictions. 22
18.5 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment 22
18.6 Recipient Responsibilities For Subawards 22
18.7 Subaward and Contract Authorization. 22
18.8 Minimum Wage Rates 22
Article 19 Costs, Payments, and Unexpended Funds 23
19.1 Limitation of Federal Award Amount. 23
19.2 Projects Costs. 23
19.3 Timing of Project Costs 23
19.4 Recipient Recovery of Federal Funds. 23
19.5 Unexpended Federal Funds 23
19.6 Timing of Payments to the Recipient. 23
19.7 Payment Method. 234
19.8 Information Supporting Expenditures 244
19.9 Reimbursement Frequency. 24
Article 20 Liquidation, Adjustments, and Funds Availability 24
20.1 Liquidation of Recipient Obligations 24
Article 21 Agreement Modifications 24
21.1 Bilateral Modifications 24
21.2 Unilateral Contact Modifications 25
21.3 USDOT Unilateral Modifications 25
21.4 Other Modifications 25
Article 22 [RESERVED] 25
22.1 [RESERVED] 25
Article 23 [RESERVED] 25
23.1 [RESERVED] 25
Article 24 Federal Financial Assistance, Administrative, and National Policy Requirements 25
24.1 Uniform Administrative Requirements for Federal Awards. 25
24.2 Federal Law and Public Policy Requirements. 25
24.3 Federal Freedom of Information Act 26
24.4 History of Performance 26
24.5 Whistleblower Protection 26
24.6 External Award Terms and Obligations 26
24.7 Incorporated Certifications 27
Article 25 Assignment 27
25.1 Assignment Prohibited. 27
Article 26 Waiver 27
26.1 Waivers. 27
Article 27 Additional Terms and Conditions 28
27.1 Effect of Action Plan or Implementation Plan 28

27.2 Disclaimer of Federal Liability....28
27.3 Environmental Review....28
27.4 Railroad Coordination. 29
27.5 Relocation and Real Property Acquisition. 29
27.6 Equipment Disposition. 29
Article 28 Mandatory Award Information 30
28.1 Information Contained in a Federal Award. 30
Article 29 Construction and Definitions 30
29.1 Attachments. 30
29.2 Exhibits....30
29.3 Construction. 30
29.4 Integration....30
29.5 Definitions 31
Article 30 Agreement Execution and Effective Date 31
30.1 Counterparts 31
30.2 Effective Date. 31

Index of Definitions

Administering Operating Administration....7
Environmental Review Entity….....27
Federal Share 12
FHWA....7
NOFO....6
OMB 13
Program Statute....30
Project....21
Project Closeout 17
SS4A Grant 30
USDOT 6

GENERAL TERMS AND CONDITIONS

The Infrastructure Investment and Jobs Act (IIJA; Pub. L. 117–58, November 15, 2021) established the Safe Streets and Roads for All (SS4A) Discretionary Grant Program (BIL Section 24112) and appropriated funds to the United States Department of Transportation (the "**USDOT**") under Division J, Title VIII of IIJA to implement the program. The funds are available to provide Federal financial assistance to support local initiatives to prevent death and serious injury on roads and streets, commonly referred to as "Vision Zero" or "Toward Zero Deaths" initiatives.

The USDOT published a Notice of Funding Opportunity (the "**NOFO**") to solicit applications for Federal financial assistance in Fiscal Year 2022 for the SS4A Discretionary Grant Program (87 Fed. Reg. 31606 (May 24, 2022; subsequently amended in 87 Fed. Reg. 47818 on August 4, 2022).

These general terms and conditions are incorporated by reference in a project-specific grant agreement under the fiscal year 2022 SS4A grant program. Articles 1–6 are in the project-specific portion of the agreement. The term "Recipient" is defined in the project-specific portion of the agreement. Attachments A through D are project-specific attachments.

ARTICLE 7
PURPOSE

7.1 Purpose. The purpose of this award is to improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries through safety action plan development or projects focused on all users, including pedestrians, bicyclists, public transportation users, motorists, personal conveyance and micromobility users, and commercial vehicle operators. The parties will accomplish that purpose by achieving the following objectives:

(1) timely completing the Project; and

(2) ensuring that this award does not substitute for non-Federal investment in the Project, except as proposed in the Grant Application, as modified by section 3.3 and Attachment B.

ARTICLE 8
USDOT ROLE

8.1 Division of USDOT Responsibilities.

(a) The Office of the Secretary of Transportation is ultimately responsible for the USDOT's administration of the SS4A Grant Program.

(b) The Federal Highway Administration (the "**FHWA**") will administer this grant agreement on behalf of the USDOT. In this agreement, the "**Administering Operating Administration**" means the FHWA.

8.2 USDOT Program Contacts.

FHWA Safe Streets and Roads for All
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue SE
HSA-1, Mail Drop E71-117
Washington, DC 20590
SS4A.FHWA@dot.gov
(202) 366-2201

and

[enter FHWA Division Office lead point of contact]
[enter address]
[enter email address]
[enter telephone]

ARTICLE 9
RECIPIENT ROLE

9.1 Statements on the Project. The Recipient states that:

(1) all material statements of fact in the Grant Application were accurate when that application was submitted; and

(2) Attachment B documents all material changes in the information contained in that application.

9.2 Statements on Authority and Capacity. The Recipient states that:

(1) it has the authority to receive Federal financial assistance under this agreement;

(2) It has the legal authority to complete the Project, including either ownership and/or maintenance responsibilities over a roadway network; safety responsibilities that affect roadways; or has an agreement from the agency that has ownership and/or maintenance responsibilities for the roadway within the applicant's jurisdiction; if applicable.

(3) it has the capacity, including institutional, managerial, and financial capacity, to comply with its obligations under this agreement;

(4) not less than the difference between the "Total Eligible Project Cost" and the "SS4A Grant Amount" listed in section 3.3 are committed to fund the Project;

(5) it has sufficient funds available, or an agreement with the agency that has ownership and/or maintenance responsibilities for the roadway within the recipient's jurisdiction, to ensure that infrastructure completed or improved under this agreement will be operated and maintained in compliance with this agreement and applicable Federal law; and

(6) the individual executing this agreement on behalf of the Recipient has authority to enter this agreement and make the statements in this article 9 and in section 24.7 on behalf of the Recipient.

9.3 USDOT Reliance. The Recipient acknowledges that:

(1) the USDOT relied on statements of fact in the Grant Application to select the Project to receive this award;

(2) the USDOT relied on statements of fact in both the Grant Application and this agreement to determine that the Recipient and the Project are eligible under the terms of the NOFO;

(3) the USDOT relied on statements of fact in both the Grant Application and this agreement to establish the terms of this agreement; and

(4) the USDOT's selection of the Project to receive this award prevented awards under the NOFO to other eligible applicants.

9.4 Project Delivery.

(a) The Recipient shall complete the Project under the terms of this agreement.

(b) The Recipient shall ensure that the Project is financed, constructed, operated, and maintained in accordance with all applicable Federal laws, regulations, and policies.

(c) The Recipient shall provide any certifications or assurances deemed necessary by the USDOT in ensuring the Recipient's compliance with all applicable laws, regulations, and policies.

(d) The Recipient shall provide access to records as provided at 2 CFR 200.337.

9.5 Rights and Powers Affecting the Project.

(a) The Recipient shall not take or permit any action that deprives it of any rights or powers necessary to the Recipient's performance under this agreement without written approval of the USDOT.

(b) The Recipient shall act, in a manner acceptable to the USDOT, promptly to acquire, extinguish, or modify any outstanding rights or claims of right of others that would interfere with the Recipient's performance under this agreement.

9.6 Notification of Changes to Key Personnel. The Recipient shall notify all USDOT representatives who are identified in Section 4.4 in writing within 30 calendar days of any change in key personnel who are identified in Section 4.3.

ARTICLE 10
AWARD AMOUNT, OBLIGATION, AND TIME PERIODS

10.1 Federal Award Amount. The USDOT hereby awards a SS4A Grant to the Recipient in the amount listed in Section 2.2 as the SS4A Grant Amount.

10.2 Federal Obligations.

This agreement obligates for the budget period listed in section 2.5 of the grant agreement.

(a) If the Federal Obligation Type identified in section 2.3 is "Single," then the project-specific agreement obligates for the budget period the amount listed in section 2.2. as the Grant Amount and sections 10.2 (c)–10.2(f) do not apply to the project specific agreement.

(b) If the Federal Obligation Type identified in section 2.3 is "Multiple," then an amount up to the Grant Amount listed in section 2.2 will be obligated with one initial obligation and one or more subsequent, optional obligations, as described in sections 10.3(c)–10.3(f).

(c) The Obligation Condition Table in section 2.3 allocates the Grant among separate portions of the Project for the purpose of the Federal obligation of funds. The scope of each portion of the Project that is identified in that table is described in section 2.3.

(d) The project-specific agreement obligates for the budget period only the amounts allocated in the Obligation Condition Table in section 2.3 to portions of the Project for which that table does not list an obligation condition.

(e) The project-specific agreement does not obligate amounts allocated in the Obligation Condition Table in section 2.3 to portions of the Project for which that table lists an obligation condition. The parties may obligate the amounts allocated to those portions of the Project only by modifying the project specific agreement under section 21.

(f) For each portion of the Project for which the Obligation Condition Table in section 2.3 lists an obligation condition, the amount allocated in that table to that portion of the Project will be obligated if, not later than the statutory lapse date identified in the project-specific agreement as applicable to the Grant Program.

(g) For any portion of the Project for which the Obligation Condition Table in section 2.3 lists an obligation condition, if the obligation condition is satisfied, the parties amend this agreement documenting that:

(1) the FHWA determines that the obligation condition listed in that table for that portion of the Project is satisfied; and

(2) the FHWA determines that all applicable Federal requirements for obligating the amount are satisfied.

(h) The Recipient shall not request reimbursement of costs for a portion of the Project for which the Obligation Condition Table in section 2.3 lists an obligation condition, unless the amount allocated in that table to that portion of the Project is obligated under section 10.2(c)-(f).

(i) Reserved.

(j) The Recipient acknowledges that:

(1) the FHWA is not liable for payments for a portion of the Project for which the Obligation Condition Table in section 2.3 lists an obligation condition, unless the amount allocated in that table to that portion of the Project is obligated under section 10.2(c)-(f);

(2) any portion of the Grant that is not obligated under this section 10.2 by the budget period end date identified in the project-specific agreement for those funds lapses on the day after that date and becomes unavailable for the Project; and

(3) the FHWA may consider the failure to obligate funds by the budget period end date identified in the project-specific agreement as applicable to the Grant Program for those funds to be a basis for terminating the project-specific agreement under section 16.

10.3 Budget Period

The budget period for this award begins on the date of this agreement and ends on the budget period end date that is listed in section 2.5, which shall be no later than 5 years from the date of grant execution. In this agreement, "budget period" is used as defined at 2 C.F.R. 200.1.

10.4 Period of Performance.

(a) The period of performance for this award begins on the effective date of award listed in page 1 item 2 and ends on the period of performance end date that is listed in page 1 item 6.

(b) In this agreement, "period of performance" is used as defined at 2 C.F.R. 200.1.

ARTICLE 11
STATEMENT OF WORK, SCHEDULE, AND BUDGET CHANGES

11.1 Notification Requirement. The Recipient shall notify all USDOT representatives who are identified in section 4.4 in writing within 30 calendar days of any change in circumstances or commitments that adversely affect the Recipient's plan to complete the Project. In that notification, the Recipient shall describe the change and what actions the Recipient has taken or plans to take to ensure completion of the Project. This notification requirement under this section 11.1 is separate from any requirements under this article 11 that the Recipient request amendment of this agreement.

11.2 Statement of Work Changes. If the Project's activities differ from the statement of work that is described in section 3.1 and Attachment B, then the Recipient shall request an amendment of this agreement to update section 3.1.

11.3 Schedule Changes. If one or more of the following conditions are satisfied, then the Recipient shall request an amendment of this agreement to update the relevant dates:

(1) a substantial completion date for the Project or a component of the Project is listed in section 3.2 and the Recipient's estimate for that milestone changes to a date that is more than six months after the date listed in section 3.2; or

(2) a schedule change would require the period of performance to continue after the period of performance end date listed in page 1 item 6 (i.e., for projects with multiple phases, changes to the base phase budget period end date for projects with two phases, or changes to base or secondary phase budget period end dates for projects with three phases, etc., will not trigger notification/modification requirements)..

For other schedule changes, the Recipient shall request an amendment of this agreement unless the USDOT has consented, in writing consistent with applicable requirements, to the change.

11.4 Budget Changes.

(a) The Recipient acknowledges that if the cost of completing the Project increases:

(1) that increase does not affect the Recipient's obligation under this agreement to complete the Project; and

(2) the USDOT will not increase the amount of this award to address any funding shortfall.

(b) The Recipient shall request an amendment of this agreement to update section 3.3 and Attachment B if, in comparing the Project's budget to the amounts listed in section 3.3:

(1) the "Non-Federal Funds" amount decreases; or

(2) the "Total Eligible Project Cost" amount decreases.

(c) For budget changes that are not identified in section 11.4(b), the Recipient shall request an amendment of this agreement to update section 3.3 and Attachment B unless the USDOT has consented, in writing consistent with applicable requirements, to the change.

(d) If the actual eligible project costs are less than the "Total Eligible Project Cost" that is listed in section 3.3, then the Recipient may propose to the USDOT, in writing consistent with applicable requirements, specific additional activities that are within the scope of this award, as defined in sections 7.1 and 3.1, and that the Recipient could complete with the difference between the "Total Eligible Project Cost" that is listed in section 3.3 and the actual eligible project costs.

(e) If the actual eligible project costs are less than the "Total Eligible Project Cost" that is listed in section 3.3 and either the Recipient does not make a proposal under section 11.4(d) or the USDOT does not accept the Recipient's proposal under section 11.4(d), then:

(1) in a request under section 11.4(b), the Recipient shall reduce the Federal Share by the difference between the "Total Eligible Project Cost" that is listed in section 3.3 and the actual eligible project costs; and

(2) if that amendment reduces this award and the USDOT had reimbursed costs exceeding the revised award, the Recipient shall request to add additional project work that is within the scope of this project.

In this agreement, "**Federal Share**" means the sum of the "SS4A Action Plan or Implementation Grant Amount" and the "Other Federal Funds" amounts that are listed in section 3.3.

(f) The Recipient acknowledges that amounts that are required to be refunded under section 11.4(e)(2) constitute a debt to the Federal Government that the USDOT may collect under 2 C.F.R. 200.346 and the Standards for Administrative Collection of Claims (31 C.F.R. part 901).

11.5 USDOT Acceptance of Changes. The USDOT may accept or reject amendments requested under this article 11, and in doing so may elect to consider only the interests of the SS4A grant program and the USDOT. The Recipient acknowledges that requesting an amendment under this article 11 does not amend, modify, or supplement this agreement unless the USDOT accepts that amendment request and the parties modify this agreement under section 21.1.

ARTICLE 12
GENERAL REPORTING TERMS

12.1 Report Submission. The Recipient shall send all reports required by this agreement to all USDOT contacts who are listed in section 4.4. Reports will be added to a central repository maintained by FHWA.

12.2 Alternative Reporting Methods. FHWA may establish processes for the Recipient to submit reports required by this agreement, including electronic submission processes. If the Recipient is notified of those processes in writing, the Recipient shall use the processes required by the FHWA.

12.3 Paperwork Reduction Act Notice.

Under 5 C.F.R. 1320.6, the Recipient is not required to respond to a collection of information that does not display a currently valid control number issued by the Office of Management and Budget (the "**OMB**"). Collections of information conducted under this agreement are approved under OMB Control No. 2125-0675.

ARTICLE 13
PROGRESS AND FINANCIAL REPORTING

13.1 Quarterly Program Performance Reports. Quarterly, on or before the 20th day of the first month of each calendar year (e.g., reports due on or before January 20th, April 20th, July 20th, and October 20th) and until the end of the period of performance, the Recipient shall submit to the USDOT a Quarterly Project Progress Report in the format and with the content described in Exhibit C (SF-PPR). If the date of this agreement is in the final month of a calendar year, then the Recipient shall submit the first Quarterly Project Progress Report in the second calendar year quarter that begins after the date of this agreement.

13.2 Quarterly Financial Status. Quarterly, on or before the 20th day of the first month of each calendar year, the Recipient shall submit a Federal Financial Report using SF-425.

ARTICLE 14
PERFORMANCE REPORTING

14.1 Baseline Performance Measurement. If the Designation in Section 2.5 is "Implementation," then:

(1) the Recipient shall collect data for each performance measure that is identified in the Performance Measure Table in Attachment A, accurate as of the Baseline Measurement Date that is identified in Attachment A; and

(2) on or before the Baseline Report Date that is stated in Attachment A, the Recipient shall submit a Baseline Performance Measurement Report that contains the data collected under this section 14.1 and a detailed description of the data sources, assumptions, variability, and estimated levels of precision for each performance measure that is identified in the Performance Measure Table in Attachment A.

14.2 Section 24112(h) Report: The Recipient shall submit to the USDOT, not later than 120 days after the end of the period of performance, a report that describes, consistent with section 24112(h) of IIJA:

(1) the costs of carrying out the project;

(2) the outcomes and benefits that each eligible project generated as identified in the grant application and measured by data to the maximum extent practicable (i.e. number of fatalities and serious injuries that occurred within the limits of the project location); and

(3) the lessons learned, and any recommendations related to future projects or strategies to prevent death and serious injuries on roads and streets.

14.3 Performance Measurement Information.

For each performance measure that is identified in the Performance Measure Table in Attachment A, not later than January 31 of each year that follows a calendar year within the period of performance during which data was collected, the Recipient shall submit to the USDOT a Performance Measurement Report containing the data collected in the previous calendar year and stating the dates when the data was collected.

14.4 Performance Reporting Survival.

The data collection and reporting requirements in this article 14 survive the termination of this agreement which is three years post period of performance.

14.5 Program Evaluation.

As a condition of grant award, the recipient may be required to participate in an evaluation undertaken by USDOT, or another agency or partner. The evaluation may take different forms such as an implementation assessment across grant recipients, an impact and/or outcomes analysis of all or selected sites within or across grant recipients, or a benefit/cost analysis or assessment of return on investment. The Department may require applicants to collect data elements to aid the evaluation. As a part of the evaluation, as a condition of award, grant recipients must agree to: (1) make records available to the evaluation contractor; (2) provide access to program records, and any other relevant documents to calculate costs and benefits; (3) in the case of an impact analysis, facilitate the access to relevant information as requested; and (4) follow evaluation procedures as specified by the evaluation contractor or USDOT staff.

ARTICLE 15
NONCOMPLIANCE AND REMEDIES

15.1 Noncompliance Determinations.

(a) If the USDOT determines that the Recipient may have failed to comply with the United States Constitution, Federal law, or the terms and conditions of this agreement, the USDOT may notify the Recipient of a proposed determination of noncompliance. For the notice to be effective, it must be written and the USDOT must include an explanation of the nature of the noncompliance, describe a remedy, state whether that remedy is proposed or effective at an already determined date, and describe the process through and form in which the Recipient may respond to the notice.

(b) If the USDOT notifies the Recipient of a proposed determination of noncompliance under section 15.1(a), the Recipient may, not later than 7 calendar days after the notice, respond to that notice in the form and through the process described in that notice. In its response, the Recipient may:

(1) accept the remedy;

(2) acknowledge the noncompliance, but propose an alternative remedy; or

(3) dispute the noncompliance.

To dispute the noncompliance, the Recipient must include in its response documentation or other information supporting the Recipient's compliance.

(c) The USDOT may make a final determination of noncompliance only:

(1) after considering the Recipient's response under section 15.1(b); or

(2) if the Recipient fails to respond under section 15.1(b), after the time for that response has passed.

(d) To make a final determination of noncompliance, the USDOT must provide a notice to the Recipient that states the bases for that determination.

15.2 Remedies.

(a) If the USDOT makes a final determination of noncompliance under section 15.1(d), the USDOT may impose a remedy, including:

(1) additional conditions on the award;

(2) any remedy permitted under 2 C.F.R. 200.339–200.340, including withholding of payments; disallowance of previously reimbursed costs, requiring refunds from the Recipient to USDOT; suspension or termination of the award; or suspension and disbarment under 2 C.F.R. part 180; or

(3) any other remedy legally available.

(b) To impose a remedy, the USDOT must provide a written notice to the Recipient that describes the remedy, but the USDOT may make the remedy effective before the Recipient receives that notice.

(c) If the USDOT determines that it is in the public interest, the USDOT may impose a remedy, including all remedies described in section 15.2(a), before making a final determination of noncompliance under section 15.1(d). If it does so, then the notice provided under section 15.1(d) must also state whether the remedy imposed will continue, be rescinded, or modified.

(d) In imposing a remedy under this section 15.2 or making a public interest determination under section 15.2(c), the USDOT may elect to consider the interests of only the USDOT.

(e) The Recipient acknowledges that amounts that the USDOT requires the Recipient to refund to the USDOT due to a remedy under this section 15.2 constitute a debt to the Federal Government that the USDOT may collect under 2 C.F.R. 200.346 and the Standards for Administrative Collection of Claims (31 C. F. R. part 901).

15.3 Other Oversight Entities.

Nothing in this article 15 limits any party's authority to report activity under this agreement to the United States Department of Transportation Inspector General or other appropriate oversight entities.

ARTICLE 16
AGREEMENT TERMINATION

16.1 USDOT Termination.

(a) The USDOT may terminate this agreement and all of its obligations under this agreement if any of the following occurs:

(1) the Recipient fails to obtain or provide any non-SS4A Grant contribution (all eligible project costs other than the SS4A Grant Amount, as described in section 3.2 table (a) of the grant agreement) or alternatives approved by the USDOT as provided in this agreement and consistent with article 3;

(2) a construction start date for the Project or Strategy is listed in section 3.2 and the Recipient fails to meet that milestone by six months after the date listed in section 3.2;

(3) a substantial completion date for the Project or Strategy is listed in section 3.2 and the Recipient fails to meet that milestone by six months after the date listed in section 3.2;

(4) the Recipient fails to comply with the terms and conditions of this agreement, including a material failure to comply with the schedule in section 3.2 even if it is beyond the reasonable control of the Recipient; or,

(5) the USDOT determines that termination of this agreement is in the public interest.

(6) the Recipient fails to expend the funds within 5 years after the date on which the government executes the grant agreement, which is the date funds are provided for the project.

(b) In terminating this agreement under this section, the USDOT may elect to consider only the interests of the USDOT.

(c) This section 16.1 does not limit the USDOT's ability to terminate this agreement as a remedy under section 15.2.

(d) The Recipient may request that the USDOT terminate the agreement under this section 16.1.

16.2 Closeout Termination.

(a) This agreement terminates on Project Closeout.

(b) In this agreement, "**Project Closeout**" means the date that the USDOT notifies the Recipient that the award is closed out. Under 2 C.F.R. 200.344, Project Closeout should occur no later than one year after the end of the period of performance.

16.3 Post-Termination Adjustments. The Recipient acknowledges that under 2 C.F.R. 200.345–200.346, termination of the agreement does not extinguish the USDOT's authority to disallow costs, including costs that USDOT reimbursed before termination, and recover funds from the Recipient.

16.4 Non-Terminating Events.

(a) The end of the period of performance described under section 10.4 does not terminate this agreement or the Recipient's obligations under this agreement.

(b) The liquidation of funds under section 20.1 does not terminate this agreement or the Recipient's obligations under this agreement.

16.5 Other Remedies. The termination authority under this article 16 supplements and does not limit the USDOT's remedial authority under article 15 or 2 C.F.R. part 200, including 2 C.F.R. 200.339–200.340.

ARTICLE 17
MONITORING, FINANCIAL MANAGEMENT, CONTROLS, AND RECORDS

17.1 Recipient Monitoring and Record Retention.

(a) The Recipient shall monitor activities under this award, including activities under subawards and contracts, to ensure:

(1) that those activities comply with this agreement; and

(2) that funds provided under this award are not expended on costs that are not allowable under this award or not allocable to this award.

(b) If the Recipient makes a subaward under this award, the Recipient shall monitor the activities of the subrecipient in compliance with 2 C.F.R. 200.332(e).

(c) The Recipient shall retain records relevant to the award as required under 2 C.F.R. 200.334.

17.2 Financial Records and Audits.

(a) The Recipient shall keep all project accounts and records that fully disclose the amount and disposition by the Recipient of the award funds, the total cost of the Project, and the amount or nature of that portion of the cost of the Project supplied by other sources, and any other financial records related to the project.

(b) The Recipient shall keep accounts and records described under section 17.2(a) in accordance with a financial management system that meets the requirements of 2 C.F.R. 200.302–200.307, 2 C.F.R. part 200, subpart F, and title 23, United States Code, and will facilitate an effective audit in accordance with 31 U.S.C. 7501–7506.

(c) The Recipient shall separately identify expenditures under the fiscal year 2022 SS4A grants program in financial records required for audits under 31 U.S.C. 7501–7506. Specifically, the Recipient shall:

(1) list expenditures under that program separately on the schedule of expenditures of Federal awards required under 2 C.F.R. part 200, subpart F, including “FY 2022” in the program name; and

(2) list expenditures under that program on a separate row under Part II, Item 1 (“Federal Awards Expended During Fiscal Period”) of Form SF-SAC, including “FY 2022” in column c (“Additional Award Identification”).

17.3 Internal Controls. The Recipient shall establish and maintain internal controls as required under 2 C.F.R. 200.303.

17.4 USDOT Record Access. The USDOT may access Recipient records related to this award under 2 C.F.R. 200.337.

17.5 Oversight Responsibilities. This award is subject to the oversight requirements of Title 23, United States Code.

ARTICLE 18
CONTRACTING AND SUBAWARDS

18.1 Build America, Buy America. This award term implements § 70914(a) of the Build America, Buy America Act, Pub. L. No. 117-58, div. G, tit. IX, subtitle A, 135 Stat. 429, 1294 (2021), 2 CFR part 184 and Office of Management and Budget (OMB) Memorandum M-24-02, "Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure."

Requirement to Use Iron, Steel, Manufactured Products, and Construction Materials Produced in the United States.

The Recipient shall not use funds provided under this award for a project for infrastructure unless:

(1) all iron and steel used in the project are produced in the United States—this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

(2) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product; and

(3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

Inapplicability.

The domestic content procurement preference in this award term only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

Waivers.

When necessary, the Recipient may apply for, and the USDOT may grant, a waiver from the domestic content procurement preference in this award term.

A request to waive the application of the domestic content procurement preference must be in writing. The USDOT will provide instructions on the waiver process and on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Office of Management and Budget (OMB) Made in America Office.

When the USDOT has made a determination that one of the following exceptions applies, the awarding official may waive the application of the domestic content procurement preference in any case in which the USDOT determines that:

(1) applying the domestic content procurement preference would be inconsistent with the public interest;

(2) the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or

(3) the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent.

There may be instances where an award qualifies, in whole or in part, for an existing waiver described at https://www.transportation.gov/office-policy/transportation-policy/made-in-america.

Definitions

"Construction materials" means articles, materials, or supplies— that consist of only one of the items listed below in paragraph (1) of this definition, except as provided in paragraph (2) of this definition. To the extent that one of the items listed in paragraph (1) contains as inputs other items listed in paragraph (1), it is nonetheless a construction material:

(1) The listed Items are:
- non-ferrous metals;
- plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables);
- glass (including optic glass);
- fiber optic cable (including drop cable)
- optical fiber;
- lumber;

• engineered wood; and
• drywall.

(2) Minor additions of articles, materials, supplies, or binding agents to a construction material do not change the categorization of the construction material.

“Domestic content procurement preference” means all iron and steel used in the project are produced in the United States; the manufactured products used in the project are produced in the United States; or the construction materials used in the project are produced in the United States.

“Iron or steel products” means articles, materials, or supplies that consist wholly or predominantly or iron or steel or a combination of both.

“Manufactured products” means:

(1) Articles, materials, or supplies that have been: (i) Processed into a specific form and shape; or (ii) combined with other articles, materials, or supplies to create a product with different properties than the individual articles, materials, or supplies.

(2) If an item is classified as an iron or steel product, a construction material, or a Section 70917(c) material under 2 CFR 184.4(e) and the definitions set forth in 2 CFR 184.3, then it is not a manufactured product. However, an article, material, or supply classified as a manufactured product under 2 CFR 184.4(e) and paragraph (1) of this definition may include components that are construction materials, iron or steel products, or Section 70917(c) materials.

“Predominantly of iron or steel or a combination of both” means that the cost of the iron and steel content exceeds 50 percent of the total cost of all its components. The cost of iron and steel is the cost of the iron or steel mill products (such as bar, billet, slab, wire, plate, or sheet), castings, or forging utilized in the manufacture of the product and a good faith estimate of the cost of iron or steel components.

“Project” means the temporary or permanent construction, alteration, maintenance, or repair of infrastructure in the United States.

“Section 70917(c) materials” cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives.

(a) Steel, iron, and manufactured products used in the Project are subject to 23 U.S.C. 313, as applicable, as implemented by the Federal Highway Administration. The Recipient acknowledges that this agreement is neither a waiver of 23 U.S.C. 313(a) nor a finding under 23 U.S.C. 313(b).

(b) Construction materials used in the Project are subject to the domestic preference requirement at § 70914 of the Build America, Buy America Act, Pub. L. No. 117-58, div. G, tit. IX, subtitle A, 135 Stat. 429, 1294 (2021), as implemented by OMB,

USDOT, and FHWA. The Recipient acknowledges that this agreement is neither a waiver of § 70914(a) nor a finding under § 70914(b).

(c) Under 2 C.F.R. 200.322, as appropriate and to the extent consistent with law, the Recipient should, to the greatest extent practicable under this award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. The Recipient shall include the requirements of 2 C.F.R. 200.322 in all subawards including all contracts and purchase orders for work or products under this award.

18.2 Small and Disadvantaged Business Requirements. The Recipient shall expend all funds under this award in compliance with the requirements at 2 C.F.R. 200.321 including any amendments thereto.

18.3 Engineering and Design Services. The Recipient shall award each contract or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping, or related services with respect to the project in the same manner that a contract for architectural and engineering services is negotiated under the Brooks Act, 40 U.S.C. 1101-1104 as implemented in 23 U.S.C. 112(b)(2), as applicable, or an equivalent qualifications-based requirement prescribed for or by the Recipient and approved in writing by the USDOT.

18.4 Foreign Market Restrictions. The Recipient shall not allow funds provided under this award to be used to fund the use of any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

18.5 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment. The Recipient acknowledges that Section 889 of Pub. L. No. 115-232, 2 C.F.R. 200.216 and 2 C.F.R. 200.471 prohibit the Recipient and all subrecipients from procuring or obtaining certain telecommunications and video surveillance services or equipment under this award.

18.6 Recipient Responsibilities For Subawards. If the Recipient makes a subaward under this award, the Recipient shall comply with the requirements on pass-through entities under 2 C.F.R. parts 200 and 1201, including 2 C.F.R. 200.331–200.333.

18.7 Subaward and Contract Authorization. If the USDOT Office for Subaward Authorization identified in section 5.1 is "FHWA Office of Acquisition and Grants Management," then the Recipient must follow the requirements in 2 C.F.R. 200.308 (f) (6) and 2 C.F.R. 200.333, as applicable, for the subaward of any SS4A Grant work under the Project-Specific Agreement. Approvals under 2 CFR 200.308(f)(6) do not apply to the procurement acquisition of goods and services.

18.8 Minimum Wage Rates. The Recipient shall include, in all contracts in excess of $2,000 for work on the Project that involves labor, provisions establishing minimum rates of

wages, to be predetermined by the United States Secretary of Labor, in accordance with 23 U.S.C. 113, that contractors shall pay to skilled and unskilled labor, and such 19 of 33 minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

ARTICLE 19
COSTS, PAYMENTS, AND UNEXPENDED FUNDS

19.1 Limitation of Federal Award Amount. Under this award, the USDOT shall not provide funding greater than the amount obligated on the SS4A Grant cover page, Item 11, Federal Funds Obligated. The Recipient acknowledges that USDOT is not liable for payments exceeding that amount, and the Recipient shall not request reimbursement of costs exceeding that amount.

19.2 Projects Costs. This award is subject to the cost principles at 2 C.F.R. part 200 subpart E, including provisions on determining allocable costs and determining allowable costs.

19.3 Timing of Project Costs.

(a) The Recipient shall not charge to this award costs that are incurred after the period of performance.

(b) The Recipient shall not charge to this award costs that were incurred before the effective date of award of this agreement, unless there has been an approval pre-award costs under 2 C.F.R. 200.458. pre-award costs under 2 C.F.R. 200.458.

19.4 Recipient Recovery of Federal Funds. The Recipient shall make all reasonable efforts, including initiating litigation, if necessary, to recover Federal funds if the USDOT determines, after consultation with the Recipient, that those funds have been spent fraudulently, wastefully, or in violation of Federal laws, or misused in any manner under this award. The Recipient shall not enter a settlement or other final position, in court or otherwise, involving the recovery of funds under the award unless approved in advance in writing by the USDOT.

19.5 Unexpended Federal Funds. Any Federal funds that are awarded at section 10.1 but not expended on allocable, allowable costs remain the property of the United States.

19.6 Timing of Payments to the Recipient. When reimbursement is used, the Recipient shall not request reimbursement of a cost before the Recipient has entered an obligation for that cost.

19.7 Payment Method.

(a) If the USDOT Payment System identified in section 5.2 is “DELPHI eInvoicing,” then the Recipient shall use the DELPHI eInvoicing System to request reimbursement or

advance payment under this award unless the USDOT agreement officer provides written approval for the Recipient to use a different request and payment method.

(b) The USDOT may deny a payment request that is not submitted using the method identified in section 5.2.

19.8 Information Supporting Expenditures

(a) If the USDOT Payment System identified in section 5.2 is "DELPHI eInvoicing," then when requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit the SF 270 (Request for Advance or Reimbursement), shall identify the Federal share and the Recipient's share of costs, and shall submit supporting cost detail to clearly document all costs incurred. As supporting cost detail, the Recipient shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, and travel.

(b) If the Recipient submits a request for reimbursement that the USDOT determines does not include or is not supported by sufficient detail, the USDOT may deny the request or withhold processing the request until the Recipient provides sufficient detail.

19.9 Reimbursement Frequency. If the USDOT Payment System identified in section 5.2 is "DELPHI eInvoicing," then the Recipient shall not request reimbursement more frequently than monthly.

ARTICLE 20
LIQUIDATION, ADJUSTMENTS, AND FUNDS AVAILABILITY

20.1 Liquidation of Recipient Obligations.

(a) The Recipient shall liquidate all obligations of award funds under this agreement not later than the earlier of (1) 120 days after the end of the period of performance or (2) the statutory availability to eligible entities date, which shall be 5 years after the date on which the grant is provided.

(b) Liquidation of obligations and adjustment of costs under this agreement follow the requirements of 2 C.F.R. 200.344–200.346.

ARTICLE 21
AGREEMENT MODIFICATIONS

21.1 Bilateral Modifications. The parties may amend, modify, or supplement this agreement by mutual agreement in writing signed by the USDOT and the Recipient. Either party may request to amend, modify, or supplement this agreement by written notice to the other party.

21.2 Unilateral Contact Modifications.

(a) The USDOT may update the contacts who are listed in sections 4.4 by written notice to all of the Recipient contacts who are listed in section 4.3.

21.3 USDOT Unilateral Modifications.

(a) The USDOT may unilaterally modify this agreement to comply with Federal law, including the Program Statute.

(b) To unilaterally modify this agreement under this section 21.3(a), the USDOT must provide a notice to the Recipient that includes a description of the modification and state the date that the modification is effective.

21.4 Other Modifications. The parties shall not amend, modify, or supplement this agreement except as permitted under sections 21.1, 21.2, or 21.3. If an amendment, modification, or supplement is not permitted under section 21.1, not permitted under section 21.2, and not permitted under section 21.3, it is void.

ARTICLE 22
[RESERVED]

ARTICLE 23
[RESERVED]

ARTICLE 24
FEDERAL FINANCIAL ASSISTANCE, ADMINISTRATIVE, AND NATIONAL POLICY REQUIREMENTS

24.1 Uniform Administrative Requirements for Federal Awards. The Recipient shall comply with the obligations on non-Federal entities under 2 C.F.R. parts 200 and 1201.

24.2 Federal Law and Public Policy Requirements.

(a) The Recipient shall ensure that Federal funding is expended in full accordance with the United States Constitution, Federal law, and statutory and public policy requirements: including but not limited to, those protecting free speech, religious liberty, public welfare, the environment, and prohibiting discrimination; and Recipient will cooperate with Federal officials in the enforcement of Federal law, including cooperating with and not impeding U.S. Immigration and Customs Enforcement (ICE) and other Federal offices and components of the Department of Homeland Security in the enforcement of Federal immigration law.

(b) Pursuant to Executive Order 14173, Ending Illegal Discrimination And Restoring Merit-Based Opportunity, the Recipient agrees that its compliance in all respects with all

applicable Federal anti-discrimination laws is material to the government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

(c) Pursuant to Executive Order 14173, Ending Illegal Discrimination And Restoring Merit-Based Opportunity, by entering into this agreement, the Recipient certifies that it does not operate any programs promoting diversity, equity, and inclusion (DEI) initiatives that violate any applicable Federal anti-discrimination laws.

(d) The failure of this agreement to expressly identify Federal law applicable to the Recipient or activities under this agreement does not make that law inapplicable.

24.3 Federal Freedom of Information Act.

(a) The USDOT is subject to the Freedom of Information Act, 5 U.S.C. 552.

(b) The Recipient acknowledges that the Technical Application and materials submitted to the USDOT by the Recipient related to this agreement may become USDOT records subject to public release under 5 U.S.C. 552.

24.4 History of Performance. Under 2 C.F.R 200.206, any Federal agency may consider the Recipient's performance under this agreement when evaluating the risks of making a future Federal financial assistance award to the Recipient.

24.5 Whistleblower Protection.

(a) The Recipient acknowledges that it is a "grantee" within the scope of 41 U.S.C. 4712, which prohibits the Recipient from taking certain actions against an employee for certain disclosures of information that the employee reasonably believes are evidence of gross mismanagement of this award, gross waste of Federal funds, or a violation of Federal law related this this award.

(b) The Recipient shall inform its employees in writing of the rights and remedies provided under 41 U.S.C. 4712, in the predominant native language of the workforce.

24.6 External Award Terms and Obligations.

(a) In addition to this document and the contents described in article 29, this agreement includes the following additional terms as integral parts:

(1) Appendix A to 2 C.F.R. part 25: System for Award Management and Universal Identifier Requirements;

(2) Appendix A to 2 C.F.R. part 170: Reporting Subawards and Executive Compensation;

(3) 2 C.F.R part 175: Award Term for Trafficking in Persons; and

(4) Appendix XII to 2 C.F.R. part 200: Award Term and Condition for Recipient Integrity and Performance Matters.

(b) The Recipient shall comply with:

(1) 49 C.F.R. part 20: New Restrictions on Lobbying;

(2) 49 C.F.R. part 21: Nondiscrimination in Federally-Assisted Programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964;

(3) 49 C.F.R. part 27: Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance; and

(4) Subpart B of 49 C.F.R. part 32: Governmentwide Requirements for Drug-free Workplace (Financial Assistance).

24.7 Incorporated Certifications. The Recipient makes the statements in the following certifications, which are incorporated by reference:

(1) Appendix A to 49 CFR part 20 (Certification Regarding Lobbying).

ARTICLE 25
ASSIGNMENT

25.1 Assignment Prohibited. The Recipient shall not transfer to any other entity any discretion granted under this agreement, any right to satisfy a condition under this agreement, any remedy under this agreement, or any obligation imposed under this agreement.

ARTICLE 26
WAIVER

26.1 Waivers.

(a) A waiver granted by USDOT under this agreement will not be effective unless it is in writing and signed by an authorized representative of USDOT.

(b) A waiver granted by USDOT under this agreement on one occasion will not operate as a waiver on other occasions.

(c) If USDOT fails to require strict performance of a provision of this agreement, fails to exercise a remedy for a breach of this agreement, or fails to reject a payment during a breach of this agreement, that failure does not constitute a waiver of that provision or breach.

ARTICLE 27
ADDITIONAL TERMS AND CONDITIONS

27.1 Effect of Action Plan or Implementation Plan. Based on information that the Recipient provided to the USDOT, including the Technical Application, at indicated in section 2.5, this agreement designates this award as an Action Plan award or a Implementation award, as defined in the NOFO. The Recipient shall comply with the requirements that accompany that designation on minimum award size, geographic location, and cost sharing.

27.2 Disclaimer of Federal Liability. The USDOT shall not be responsible or liable for any damage to property or any injury to persons that may arise from, or be incident to, performance or compliance with this agreement.

27.3 Environmental Review

(a) In this section, **"Environmental Review Entity"** means:

(1) if the Project is located in a State that has assumed responsibilities for environmental review activities under 23 U.S.C. 326 or 23 U.S.C. 327 and the Project is within the scope of the assumed responsibilities, the State; and

(2) for all other cases, the FHWA.

(b) Except as authorized under section 27.3(c), the Recipient shall not begin final design; acquire real property, construction materials, or equipment; begin construction; or take other actions that represent an irretrievable commitment of resources for the Project unless and until:

(1) the Environmental Review Entity complies with the National Environmental Policy Act, 42 U.S.C. 4321 to 4370-12, and any other applicable environmental laws and regulations; and

(2) if the Environmental Review Entity is not the Recipient, the Environmental Review Entity provides the Recipient with written notice that the environmental review process is complete.

(c) If the Recipient is using procedures for early acquisition of real property under 23 C.F.R. 710.501 or hardship and protective acquisitions of real property 23 C.F.R. 710.503, the Recipient shall comply with 23 C.F.R. 771.113(d)(1).

(d) The Recipient acknowledges that:

(1) the Environmental Review Entity's actions under section 27.3(a) depend on the Recipient conducting necessary environmental analyses and submitting necessary documents to the Environmental Review Entity; and

(2) applicable environmental statutes and regulation may require the Recipient to prepare and submit documents to other Federal, State, and local agencies.

(e) Consistent with 23 C.F.R. 771.105(a), to the extent practicable and consistent with Federal law, the Recipient shall coordinate all environmental investigations, reviews, and consultations as a single process.

(f) The activities described in this agreement may inform environmental decision-making processes, but the parties do not intend this agreement to document the alternatives under consideration under those processes. If a build alternative is selected that does not align information in this agreement, then:

(1) the parties may amend this agreement under section 21.1 for consistency with the selected build alternative; or

(2) if the USDOT determines that the condition at section 16.1(a)(5) is satisfied, the USDOT may terminate this agreement under section 16.1(a)(5).

(g) The Recipient shall complete any mitigation activities described in the environmental document or documents for the Project, including the terms and conditions contained in the required permits and authorizations for the Project.

27.4 Railroad Coordination. If the agreement includes one or more milestones identified as a "Railroad Coordination Agreement," then for each of those milestones, the Recipient shall enter a standard written railroad coordination agreement, consistent with 23 C.F.R. 646.216(d), no later than the deadline date identified for that milestone, with the identified railroad for work and operation within that railroad's right-of-way.

27.5 Relocation and Real Property Acquisition.

(a) The Recipient shall comply with the land acquisition policies in 49 C.F.R. part 24 subpart B and shall pay or reimburse property owners for necessary expenses as specified in that subpart.

(b) The Recipient shall provide a relocation assistance program offering the services described in 49 C.F.R. part 24 subpart C and shall provide reasonable relocation payments and assistance to displaced persons as required in 49 C.F.R. part 24 subparts D–E.

(c) The Recipient shall make available to displaced persons comparable replacement dwellings in accordance with 49 C.F.R. part 24.

27.6 Equipment Disposition.

(a) In accordance with 2 C.F.R. 200.313 and 1201.313, if the Recipient or a subrecipient acquires equipment under this award, then when that equipment is no longer needed for the Project that entity shall request disposition instructions from the FHWA.

(b) In accordance with 2 C.F.R. 200.443(d), the distribution of the proceeds from the disposition of equipment must be made in accordance with 2 C.F.R. 200.310–200.316 and 2 C.F.R. 1201.313.

(c) The Recipient shall ensure compliance with this section 27.6 for all tiers of subawards under this award.

ARTICLE 28
MANDATORY AWARD INFORMATION

28.1 Information Contained in a Federal Award. For 2 C.F.R. 200.211:

(1) the "Federal Award Date" is the date of this agreement, as defined under section 30.2;

(2) the "Assistance Listings Number" is 20.939 and the "Assistance Listings Title" is "Safe Streets and Roads for All Grant Program"; and

(3) this award is not for research and development.

ARTICLE 29
CONSTRUCTION AND DEFINITIONS

29.1 Attachments. This agreement includes the following attachments as integral parts:

Attachment A	Performance Measurement Information
Attachment B	Changes from Application
Attachment C	[RESERVED]
Attachment D	[RESERVED]
Attachment E	Labor and Workforce
Attachment F	Critical Infrastructure Security and Resilience

29.2 Exhibits. The following exhibits, which are in the document titled "Exhibits to FHWA Grant Agreements Under the Fiscal Year 2022 SS4A Grant Program", dated March 17, 2025, and available at https://www.transportation.gov/grants/ss4a/grant-agreements, are part of this agreement.

Exhibit A	Applicable Federal Laws and Regulations
Exhibit B	Additional Standard Terms
Exhibit C	Quarterly Project Progress Reports and Recertifications: Format and Content
Exhibit D	Form for Subsequent Obligation of Funds

29.3 Construction. If a provision in the exhibits or the attachments conflicts with a provision in articles 1-28, then the provision in articles 1-28 prevails. If a provision in the

attachments conflicts with a provision in the exhibits, then the provision in the attachments prevails.

29.4 Integration. This agreement constitutes the entire agreement of the parties relating to the SS4A grant program and awards under that program and supersedes any previous agreements, oral or written, relating to the SS4A grant program and awards under that program.

29.5 Definitions. In this agreement, the following definitions apply:

"**Program Statute**" means the IIJA section 24112 and statutory text under the heading "Safe Streets and Roads for All Grants" in title I of division J of the Infrastructure Investment and Jobs Act, Pub. L. No. 117-58 (November 15, 2021), and all other provisions of that act that apply to amounts appropriated under that heading.

"**Project**" means the project proposed in the Grant Application, as modified by the negotiated provisions of this agreement, including article 3 and Attachments A–D.

"**SS4A Grant**" means an award of funds that were made available under the NOFO.

"**Grant Application**" means the application identified in section 2.1, including Standard Form 424 and all information and attachments submitted with that form through Grants.gov.

ARTICLE 30
AGREEMENT EXECUTION AND EFFECTIVE DATE

30.1 Counterparts. This agreement may be executed in counterparts, which constitute one document. The parties intend each countersigned original to have identical legal effect.

30.2 Effective Date. The agreement will become effective when all parties have signed it. The date of this agreement will be the date this agreement is signed by the last party to sign it. This instrument constitutes a SS4A Grant when the USDOT's authorized representative signs it.

EXHIBIT "F"

U.S. DEPARTMENT OF TRANSPORTATION

EXHIBITS TO FHWA GRANT AGREEMENTS UNDER THE FISCAL YEAR 2022 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

February 8, 2023
Revised: March 17, 2025

EXHIBIT A
APPLICABLE FEDERAL LAWS AND REGULATIONS

By entering into this agreement for a FY 2022 Safe Streets and Roads for All Grant, the Recipient assures and certifies, with respect to this Grant, that it will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Project. Performance under this agreement shall be governed by and in compliance with the following requirements, as applicable, to the type of organization of the Recipient and any applicable sub-recipients. The applicable provisions to this agreement include, but are not limited to, the following:

General Federal Legislation

a. Federal Fair Labor Standards Act – 29 U.S.C. 201, et seq.
b. Hatch Act – 5 U.S.C. 1501, et seq.
c. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 – 42 U.S.C. 4601, et seq.
d. National Historic Preservation Act of 1966 - Section 106 – 54 U.S.C. 306108
e. Archeological and Historic Preservation Act of 1974 – 54 U.S.C. 312501, et seq.
f. Native American Graves Protection and Repatriation Act – 25 U.S.C. 3001, et seq.
g. Clean Air Act, P.L. 90-148, as amended – 42 U.S.C. 7401, et seq.
h. Section 404 of the Clean Water Act, as amended – 33 U.S.C. 1344
i. Section 7 of the Endangered Species Act, P.L. 93-205, as amended – 16 U.S.C. 1536
j. Coastal Zone Management Act, P.L. 92-583, as amended – 16 U.S.C. 1451, et seq.
k. Flood Disaster Protection Act of 1973 - Section 102(a) – 42 U.S.C. 4012a
l. Age Discrimination Act of 1975 – 42 U.S.C. 6101, et seq.
m. American Indian Religious Freedom Act, P.L. 95-341, as amended
n. Drug Abuse Office and Treatment Act of 1972, as amended – 21 U.S.C. 1101, et seq.
o. The Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 U.S.C. 4541, et seq.
p. Sections 523 and 527 of the Public Health Service Act of 1912, as amended – 42 U.S.C. 290dd through 290dd-2
q. Architectural Barriers Act of 1968 – 42 U.S.C. 4151, et seq.
r. Power Plant and Industrial Fuel Use Act of 1978, P.L. 100-42 - Section 403 – 42 U.S.C. 8373
s. Contract Work Hours and Safety Standards Act – 40 U.S.C. 3701, et seq.
t. Copeland Anti-kickback Act, as amended – 18 U.S.C. 874 and 40 U.S.C. 3145
u. National Environmental Policy Act of 1969 – 42 U.S.C. 4321, et seq.
v. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 U.S.C. 1271, et seq.
w. Federal Water Pollution Control Act, as amended – 33 U.S.C. 1251-1376
x. Single Audit Act of 1984 – 31 U.S.C. 7501, et seq.
y. Americans with Disabilities Act of 1990 – 42 U.S.C. 12101, et seq.
z. Title IX of the Education Amendments of 1972, as amended – 20 U.S.C. 1681 through 1683 and 1685 through 1687
aa. Section 504 of the Rehabilitation Act of 1973, as amended – 29 U.S.C. 794
bb. Title VI of the Civil Rights Act of 1964 – 42 U.S.C. 2000d, et seq.
cc. Title IX of the Federal Property and Administrative Services Act of 1949 – 40 U.S.C. 1101 -1104, 541, et seq.
dd. Limitation on Use of Appropriated Funds to Influence Certain Federal Contracting and

Financial Transactions – 31 U.S.C. 1352
ee. Freedom of Information Act – 5 U.S.C. 552, as amended
ff. Magnuson-Stevens Fishery Conservation and Management Act – 16 U.S.C. 1855
gg. Farmland Protection Policy Act of 1981 – 7 U.S.C. 4201, et seq.
hh. Noise Control Act of 1972 – 42 U.S.C. 4901, et seq.
ii. Fish and Wildlife Coordination Act of 1956 – 16 U.S.C. 661, et seq.
jj. Section 9 of the Rivers and Harbors Act and the General Bridge Act of 1946 – 33 U.S.C. 401 and 525
kk. Section 4(f) of the Department of Transportation Act of 1966 – 49 U.S.C. 303
ll. Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended – 42 U.S.C. 9601, et seq.
mm. Safe Drinking Water Act – 42 U.S.C. 300f to 300j-26
nn. Wilderness Act – 16 U.S.C. 1131-1136
oo. Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 – 42 U.S.C. 6901, et seq.
pp. Migratory Bird Treaty Act – 16 U.S.C. 703, et seq.
qq. The Federal Funding Transparency and Accountability Act of 2006, as amended (Pub. L. 109–282, as amended by section 6202 of Public Law 110–252)
rr. Cargo Preference Act of 1954 – 46 U.S.C. 55305
ss. Section 889 of the John D. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232
tt. Bringing in and harboring certain aliens – 8 U. S. C. 1324
uu. Aiding or assisting certain aliens to enter – 8 U. S. C. 1327

Executive Orders

a. Executive Order 11990 – Protection of Wetlands
b. Executive Order 11988 – Floodplain Management
c. Executive Order 12372 – Intergovernmental Review of Federal Programs
d. Executive Order 12549 – Debarment and Suspension
e. Executive Order 14005 – Ensuring the Future is Made in All of America by All of America's Workers
f. Executive Order 14025 – Worker Organizing and Empowerment
g. Executive Order 14149 - Restoring Freedom of Speech and Ending Federal Censorship
h. Executive Order 14154 - Unleashing American Energy
i. Executive Order 14151 - Ending Radical and Wasteful Government DEI Programs and Preferencing
j. Executive Order 14168 - Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government
k. Executive Order 14173 - Ending Illegal Discrimination and Restoring Merit-Based Opportunity

General Federal Regulations

a. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards – 2 C.F.R. Parts 200, 1201
b. Non-procurement Suspension and Debarment – 2 C.F.R. Parts 180, 1200
c. Investigative and Enforcement Procedures – 14 C.F.R. Part 13
d. Procedures for predetermination of wage rates – 29 C.F.R. Part 1
e. Contractors and subcontractors on public building or public work financed in whole or

part by loans or grants from the United States – 29 C.F.R. Part 3

f. Labor standards provisions applicable to contracts governing federally financed and assisted construction (also labor standards provisions applicable to non-construction contracts subject to the Contract Work Hours and Safety Standards Act) – 29 C.F.R. Part 5
g. Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and federally assisted contracting requirements) – 41 C.F.R. Parts 60, et seq.
h. New Restrictions on Lobbying – 49 C.F.R. Part 20
i. Nondiscrimination in Federally Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964 – 49 C.F.R. Part 21, including any amendments thereto
j. Uniform relocation assistance and real property acquisition for Federal and Federally assisted programs – 49 C.F.R. Part 24
k. Nondiscrimination on the Basis of Sex in Education Programs or Activities Receiving Federal Financial Assistance – 49 C.F.R. Part 25
l. Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance – 49 C.F.R. Part 27
m. DOT's implementation of DOJ's ADA Title II regulations compliance procedures for all programs, services, and regulatory activities relating to transportation under 28 C.F.R. Part 35
n. Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation – 49 C.F.R. Part 28
o. Denial of public works contracts to suppliers of goods and services of countries that deny procurement market access to U.S. contractors – 49 C.F.R. Part 30
p. Governmentwide Requirements for Drug-Free Workplace (Financial Assistance) – 49 C.F.R. Part 32
q. DOT's implementing ADA regulations for transit services and transit vehicles, including the DOT's standards for accessible transportation facilities in Part 37, Appendix A – 49 C.F.R. Parts 37 and 38
r. Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs – 49 C.F.R. Part 26, including any amendments thereto (as applicable under section 18.3 of this agreement)

Office of Management and Budget Circulars

a. Any applicable OMB Circular based upon the specific FY 2022 Safe Streets and Roads for All Grant Recipient.

Highway Federal Legislation

a. Agreements relating to the use of an access to rights-of-way—Interstate System, 23 U.S.C. 111
b. Planning, 23 U.S.C. 134 and 135 (except for projects that are not regionally significant that do not receive funding under Title 23 or Chapter 53 of Title 49)
c. Tolls, 23 U.S.C. 301 (to the extent the recipient wishes to toll an existing free facility that has received Title 23 funds in the past); except as authorized by 23 U.S.C. 129 and 166.
d. Efficient Environmental Reviews - 23 U.S.C. 139
e. Policy on lands, wildlife and waterfowl refuges, and historic sites - 49 U.S.C. 303

Federal Highway Regulations

a. Planning – 23 C.F.R. Part 450 (except for projects that are not regionally significant that do not receive funding under Title 23 or Chapter 53 of Title 49)
b. National Highway System Design Standards – 23 C.F.R. Part 625
c. Location and Hydraulic Design of Encroachments on Flood Plains – 23 C.F.R. Part 650 Subpart A
d. Manual on Uniform Traffic Control Devices – 23 C.F.R. Part 655
e. Length, Width and Weight Limitations – 23 C.F.R. Part 658
f. Environmental Impact and Related Procedures – 23 C.F.R. Part 771
g. Parks, Recreation Areas, Wildlife and Waterfowl Refuges, and Historic Sites (Section 4(f)) – 23 C.F.R. Part 774
h. Permitting Requirements under the National Pollutant Discharge Elimination System – 40 C.F.R. Part 122

Specific assurances required to be included in the FY 2022 Safe Streets and Roads for All Grant agreement by any of the above laws, regulations, or circulars are hereby incorporated by reference into this agreement.

EXHIBIT B
ADDITIONAL STANDARD TERMS

TERM B.1
TITLE VI ASSURANCE
(Implementing Title VI of the Civil Rights Act of 1964, as amended)

ASSURANCE CONCERNING NONDISCRIMINATION IN FEDERALLY-ASSISTED PROGRAMS AND ACTIVITIES RECEIVING OR BENEFITING FROM FEDERAL FINANCIAL ASSISTANCE

(Implementing the Rehabilitation Act of 1973, as amended, and the Americans With Disabilities Act, as amended)

49 C.F.R. Parts 21, 25, 27, 37 and 38

The United States Department of Transportation (USDOT)

Standard Title VI/Non-Discrimination Assurances

DOT Order No. 1050.2A

By signing and submitting the Technical Application and by entering into this agreement under the FY 2022 Safe Streets and Roads for All (SS4A) grant program, the Recipient **HEREBY AGREES THAT**, as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation (DOT), through the Federal Highway Administration (FHWA), it is subject to and will comply with the following:

Statutory/Regulatory Authorities

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq*., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 C.F.R. Part 21, including any amendments thereto (entitled *Non-discrimination In Federally-Assisted Programs Of The Department Of Transportation—Effectuation Of Title VI Of The Civil Rights Act Of 1964*);
- 28 C.F.R. section 50.3 (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);

The preceding statutory and regulatory cites hereinafter are referred to as the "Acts" and "Regulations," respectively.

General Assurances

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

> *"No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity," for which the Recipient receives Federal financial assistance from DOT, including the FHWA.*

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI and other Non-discrimination requirements (The Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these non-discrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

Specific Assurances

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally assisted FY 2022 SS4A grant program:

1. The Recipient agrees that each "activity," "facility," or "program," as defined in §§ 21.23 (b) and 21.23 (e) of 49 C.F.R. Part 21, including any amendments there to, will be (with regard to an "activity") facilitated, or will be (with regard to a "facility") operated, or will be (with regard to a "program") conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.

2. The Recipient will insert the following notification in all solicitations for bids, Requests For Proposals for work, or material subject to the Acts and the Regulations made in connection with the FY 2022 SS4A Grant and, in adapted form, in all proposals for negotiated agreements regardless of funding source:

   "*The Recipient, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.*"

3. The Recipient will insert the clauses of Appendix A and E of this Assurance in every contract or agreement subject to the Acts and the Regulations.

4. The Recipient will insert the clauses of Appendix B of this Assurance, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a Recipient.

5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.

6. That where the Recipient receives Federal financial assistance in the form, or for the acquisition of real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.

7. That the Recipient will include the clauses set forth in Appendix C and Appendix D of this Assurance, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:

    a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
    b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the Assurance obligates the Recipient, or any transferee for the longer of the following periods:

    a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or
    b. the period during which the Recipient retains ownership or possession of the property.

9. The Recipient will provide for such methods of administration for the program as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.

10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this ASSURANCE, the Recipient also agrees to comply (and require any sub-recipients, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing the FHWA's access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by the FHWA. You must keep records, reports, and submit the material for review upon request to FHWA, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

The Recipient gives this ASSURANCE in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal-aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. Department of Transportation under the FY 2022 SS4A grant program. This ASSURANCE is binding on the Recipient, other recipients, sub-recipients, contractors, subcontractors and their subcontractors', transferees, successors in interest, and any other participants in the FY 2022 SS4A grant program.

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21, including any amendments thereto.

3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.

4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.

5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

    a. withholding payments to the contractor under the contract until the contractor complies; and/or
    b. cancelling, terminating, or suspending a contract, in whole or in part.

6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as

the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX B

CLAUSES FOR DEEDS TRANSFERRING UNITED STATES PROPERTY

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of Specific Assurance 4:

NOW, THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the Recipient will accept title to the lands and maintain the project constructed thereon in accordance with the Infrastructure Investment and Jobs Act, Pub. L. No. 117-58 (Nov. 15, 2021), the Consolidated Appropriations Act, 2022, Pub. L. No. 117-103 (Mar. 15, 2022), 49 U.S.C. § 6702, the Regulations for the Administration of FY 2022 SS4A grant program**,** and the policies and procedures prescribed by the Federal Highway Administration (FHWA) of the U.S. Department of Transportation, including any amendments thereto, in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the Recipient all the right, title and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto Recipient and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and will be binding on the Recipient, its successors and assigns.

The Recipient, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that the Recipient will use the lands and interests in lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, including any amendments thereto, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended[, and (3) that in the event of breach of any of the above-mentioned non-discrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said land, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this instruction].*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to make clear the purpose of Title VI.)

APPENDIX C

CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE ACTIVITY, FACILITY, OR PROGRAM

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the Recipient pursuant to the provisions of Specific Assurance 7(a):

A. The (Recipient, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:

    1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (Recipient, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, Recipient will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*

C. With respect to a deed, in the event of breach of any of the above Non-discrimination covenants, the Recipient will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the Recipient and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX D

CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by Recipient pursuant to the provisions of Specific Assurance 7(b):

A. The (Recipient, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (Recipient, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.

B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Non-discrimination covenants, Recipient will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*

C. With respect to deeds, in the event of breach of any of the above Non-discrimination covenants, Recipient will there upon revert to and vest in and become the absolute property of Recipient and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq*., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 C.F.R. Part 21, including any amendments thereto.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq*.), as amended, (prohibits discrimination on the basis of disability); and 49 C.F.R. Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq*.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 C.F.R. Parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. § 1681 et seq).

TERM B.2
CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS -- PRIMARY COVERED TRANSACTIONS

2 C.F.R. Parts 180 and 1200

These assurances and certifications are applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost $25,000 or more – as defined in 2 C.F.R. Parts 180 and 1200.

By signing and submitting the Technical Application and by entering into this agreement under the FY 2022 SS4A grant program, the Recipient is providing the assurances and certifications for First Tier Participants and Lower Tier Participants in the FY 2022 SS4A Grant, as set out below.

1. Instructions for Certification – First Tier Participants:

a. The prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

e. The terms "covered transaction," "civil judgment," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 C.F.R. Parts 180 and 1200. "First Tier Covered Transactions" refers to any covered transaction between a Recipient or subrecipient of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a Recipient or subrecipient of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers to any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or

contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the System for Award Management website (https://www.sam.gov/), which is compiled by the General Services Administration.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment, including a civil settlement, rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

2. Instructions for Certification - Lower Tier Participants:

(Applicable to all subcontracts, purchase orders and other lower tier transactions requiring prior FHWA approval or estimated to cost $25,000 or more - 2 C.F.R. Parts 180 and 1200)

a. The prospective lower tier participant is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances.

d. The terms "covered transaction," "civil settlement," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 C.F.R. Parts 180 and 1200. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations. "First Tier Covered Transactions" refers to any covered transaction between a Recipient or subrecipient of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a Recipient or subrecipient of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is

erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the System for Award Management website (https://www.sam.gov/), which is compiled by the General Services Administration.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion -- Lower Tier Participants:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

TERM B.3
REQUIREMENTS REGARDING DELINQUENT TAX LIABILITY OR A FELONY CONVICTION UNDER ANY FEDERAL LAW

As required by sections 744 and 745 of Title VII, Division E of the Consolidated Appropriations Act, 2023, Pub. L. No. 117-328 (Dec. 29, 2022), and implemented through USDOT Order 4200.6, the funds provided under this award shall not be used to enter into a contract, memorandum of understanding, or cooperative agreement with, make a grant to, or provide a loan or loan guarantee to, any corporation that:

(1) Has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, where the awarding agency is aware of the unpaid tax liability, unless a Federal agency has considered suspension or debarment of the corporation and made a determination that suspension or debarment is not necessary to protect the interests of the Government; or

(2) Was convicted of a felony criminal violation under any Federal law within the preceding 24 months, where the awarding agency is aware of the conviction, unless a Federal agency has considered suspension or debarment of the corporation and made a determination that suspension or debarment is not necessary to protect the interests of the Government.

The Recipient therefore agrees:

1. **Definitions.** For the purposes of this exhibit, the following definitions apply:

   "**Covered Transaction**" means a transaction that uses any funds under this award and that is a contract, memorandum of understanding, cooperative agreement, grant, loan, or loan guarantee.

   "**Felony Conviction**" means a conviction within the preceding 24 months of a felony criminal violation under any Federal law and includes conviction of an offense defined in a section of the United States Code that specifically classifies the offense as a felony and conviction of an offense that is classified as a felony under 18 U.S.C. 3559.

   "**Participant**" means the Recipient, an entity who submits a proposal for a Covered Transaction, or an entity who enters into a Covered Transaction.

   "**Tax Delinquency**" means an unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.

2. **Mandatory Check in the System for Award Management.** Before entering a Covered Transaction with another entity, a Participant shall check the System for Award Management (the "**SAM**") at http://www.sam.gov/ for an entry describing that entity.

3. **Mandatory Certifications.** Before entering a Covered Transaction with another entity, a Participant shall require that entity to:

    (1) Certify whether the entity has a Tax Delinquency; and

    (2) Certify whether the entity has a Felony Conviction.

4 **Prohibition.** If

    (1) the SAM entry for an entity indicates that the entity has a Tax Delinquency or a Federal Conviction;

    (2) an entity provides an affirmative response to either certification in section 3; or

    (3) an entity's certification under section 3 was inaccurate when made or became inaccurate after being made

    then a Participant shall not enter or continue a Covered Transaction with that entity unless the USDOT has determined in writing that suspension or debarment of that entity are not necessary to protect the interests of the Government.

5. **Mandatory Notice to the USDOT.**

    (a) If the SAM entry for a Participant indicates that the Participant has a Tax Delinquency or a Felony Conviction, the Recipient shall notify the USDOT in writing of that entry.

    (b) If a Participant provides an affirmative response to either certification in section 1, the Recipient shall notify the USDOT in writing of that affirmative response.

    (c) If the Recipient knows that a Participant's certification under section 1 was inaccurate when made or became inaccurate after being made, the Recipient shall notify the USDOT in writing of that inaccuracy.

6. **Flow Down.** For all Covered Transactions, including all tiers of subcontracts and subawards, the Recipient shall:

    (1) require the SAM check in section 2;

    (2) require the certifications in section 3;

    (3) include the prohibition in section 4; and

    (4) require all Participants to notify the Recipient in writing of any information that would require the Recipient to notify the USDOT under section 5.

TERM B.4
RECIPIENT POLICY TO BAN TEXT MESSAGING WHILE DRIVING

(a) *Definitions.* The following definitions are intended to be consistent with the definitions in DOT Order 3902.10, Text Messaging While Driving (Dec. 30, 2009) and Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving (Oct. 1, 2009). For clarification purposes, they may expand upon the definitions in the executive order.

For the purpose of this Term B.4, "**Motor Vehicles**" means any vehicle, self-propelled or drawn by mechanical power, designed and operated principally for use on a local, State or Federal roadway, but does not include a military design motor vehicle or any other vehicle excluded under Federal Management Regulation 102-34-15.

For the purpose of this Term B.4, "**Driving**" means operating a motor vehicle on a roadway, including while temporarily stationary because of traffic congestion, a traffic signal, a stop sign, another traffic control device, or otherwise. It does not include being in your vehicle (with or without the motor running) in a location off the roadway where it is safe and legal to remain stationary.

For the purpose of this Term B.4, "**Text messaging**" means reading from or entering data into any handheld or other electronic device (including, but not limited to, cell phones, navigational tools, laptop computers, or other electronic devices), including for the purpose of Short Message Service (SMS) texting, e-mailing, instant messaging, obtaining navigational information, or engaging in any other form of electronic data retrieval or electronic data communication. The term does not include the use of a cell phone or other electronic device for the limited purpose of entering a telephone number to make an outgoing call or answer an incoming call, unless this practice is prohibited by State or local law. The term also does not include glancing at or listening to a navigational device that is secured in a commercially designed holder affixed to the vehicle, provided that the destination and route are programmed into the device either before driving or while stopped in a location off the roadway where it is safe and legal to remain stationary.

For the purpose of this Term B.4, the "**Government**" includes the United States Government and State, local, and tribal governments at all levels.

(b) *Workplace Safety.* In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving (Oct. 1, 2009) and DOT Order 3902.10, Text Messaging While
Driving (Dec. 30, 2009), the Recipient, subrecipients, contractors, and subcontractors are encouraged to:

(1) adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers including policies to ban text messaging while driving—

(i) Company-owned or -rented vehicles or Government-owned, leased or rented vehicles; or

(ii) Privately-owned vehicles when on official Government business or when performing any work for or on behalf of the Government.

(2) Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as—

(i) Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and

(ii) Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

(c) *Subawards and Contracts.* To the extent permitted by law, the Recipient shall insert the substance of this exhibit, including this paragraph (c), in all subawards, contracts, and subcontracts under this award that exceed the micro-purchase threshold, other than contracts and subcontracts for the acquisition of commercially available off-the-shelf items.

EXHIBIT C
QUARTERLY PROJECT PROGRESS REPORTS AND RECERTIFICATIONS: FORMAT AND CONTENT

1. Purpose. The purpose of the Quarterly Project Progress Reports and Recertifications under this agreement for the FY 2022 SS4A grant program are to ensure that the project scope, schedule, and budget will be maintained to the maximum extent possible.

2. Format and Content. The Recipient shall produce a quarterly cost, schedule, and status report that contains the sections enumerated in the following list. At the discretion of the USDOT, modifications or additions can be made to produce a quarterly reporting format that will most effectively serve both the Recipient and the USDOT. Some projects will have a more extensive quarterly status than others. For smaller projects, the USDOT may determine that the content of the quarterly reports will be streamlined and project status meetings will be held on a less-frequent basis. The first quarterly progress report should include a detailed description and, where appropriate, drawings of the items funded.

(a) Project Overall Status. This section provides an overall status of the project's scope, schedule and budget. The Recipient shall note and explain any deviations from the scope of work, the schedule, or the budget that are described in this agreement.

(b) Project Significant Activities and Issues. This section provides highlights of key activities, accomplishments, and issues occurring on the project during the previous quarter. Activities and deliverables to be reported on should include meetings, audits and other reviews, design packages submitted, advertisements, awards, construction submittals, construction completion milestones, submittals related to any applicable Recovery Act requirements, media or Congressional inquiries, value engineering/constructability reviews, and other items of significance.

(c) Action Items/Outstanding Issues. This section should draw attention to, and track the progress of, highly significant or sensitive issues requiring action and direction in order to resolve. The Recipient should include administrative items and outstanding issues that could have a significant or adverse effect on the project's scope, schedule, or budget. Status, responsible person(s), and due dates should be included for each action item/outstanding issue. Action items requiring action or direction should be included in the quarterly status meeting agenda. The action items/outstanding issues may be dropped from this section upon full implementation of the remedial action, and upon no further monitoring anticipated.

(d) Project Scope Overview. The purpose of this section is to provide a further update regarding the project scope. If the original scope contained in the grant agreement is still accurate, this section can simply state that the scope is unchanged.

(e) Project Schedule. An updated master program schedule reflecting the current status of the program activities should be included in this section. A Gantt (bar) type chart is probably the most appropriate for quarterly reporting purposes, with the ultimate format to be agreed upon between the Recipient and the USDOT. It is imperative that the master program schedule be integrated, i.e., the individual contract milestones tied

to each other, such that any delays occurring in one activity will be reflected throughout the entire program schedule, with a realistic completion date being reported. Narratives, tables, and/or graphs should accompany the updated master program schedule, basically detailing the current schedule status, delays and potential exposures, and recovery efforts. The following information should also be included:

- Current overall project completion percentage vs. latest plan percentage.
- Completion percentages vs. latest plan percentages for major activities such as right-of-way, major or critical design contracts, major or critical construction contracts, and significant force accounts or task orders. A schedule status description should also be included for each of these major or critical elements.
- Any delays or potential exposures to milestone and final completion dates. The delays and exposures should be quantified, and overall schedule impacts assessed. The reasons for the delays and exposures should be explained, and initiatives being analyzed or implemented in order to recover the schedule should be detailed.

(f) Project Cost. An updated cost spreadsheet reflecting the current forecasted cost vs. the latest approved budget vs. the baseline budget should be included in this section. One way to track project cost is to show: (1) Baseline Budget, (2) Latest Approved Budget, (3) Current Forecasted Cost Estimate, (4) Expenditures or Commitments to Date, and (5) Variance between Current Forecasted Cost and Latest Approved Budget. Line items should include all significant cost centers, such as prior costs, right-of-way, preliminary engineering, environmental mitigation, general engineering consultant, section design contracts, construction administration, utilities, construction packages, force accounts/task orders, wrap-up insurance, construction contingencies, management contingencies, and other contingencies. The line items can be broken-up in enough detail such that specific areas of cost change can be sufficiently tracked and future improvements made to the overall cost estimating methodology. A Program Total line should be included at the bottom of the spreadsheet. Narratives, tables, and/or graphs should accompany the updated cost spreadsheet, basically detailing the current cost status, reasons for cost deviations, impacts of cost overruns, and efforts to mitigate cost overruns. The following information should be provided:

- Reasons for each line item deviation from the approved budget, impacts resulting from the deviations, and initiatives being analyzed or implemented in order to recover any cost overruns.

- Transfer of costs to and from contingency line items, and reasons supporting the transfers.

- Speculative cost changes that potentially may develop in the future, a quantified dollar range for each potential cost change, and the current status of the speculative change. Also, a comparison analysis to the available contingency amounts should be included, showing that reasonable and

sufficient amounts of contingency remain to keep the project within the latest approved budget.

- Detailed cost breakdown of the general engineering consultant (GEC) services (if applicable), including such line items as contract amounts, task orders issued (amounts), balance remaining for tasks, and accrued (billable) costs.

- Federal obligations and/or disbursements for the project, compared to planned obligations and disbursements.

(g) Federal Financial Report (SF-425). The Federal Financial Report (SF-425) is a financial reporting form used throughout the Federal Government Grant system. Recipients shall complete this form and attach it to each quarterly Project Progress and Monitoring Report. The form is available at https://www.grants.gov/forms/post-award-reporting-forms.html.

(h) Certifications.

i. A certification that the Recipient is in compliance with 2 C.F.R. 200.303 (Internal Controls) and 2 C.F.R. Part 200, Subpart F (Audit Requirements).

ii. The certification required under 2 C.F.R. 200.415(a).

EXHIBIT D
FORM FOR SUBSEQUENT OBLIGATION OF FUNDS

The USDOT and **[recipient name]** entered a grant agreement for the **[project name]** that was executed by the USDOT on **[date of USDOT signature on original agreement]** (the "**Agreement**").

This instrument obligates **[$XXX]** for **[insert portion of project listed in the Agreement]**.

[Recipient name] states that:

(1) the Agreement accurately describe the Project's activities;

(2) for each completion date listed in the Agreement, the Recipient's estimate for that milestone is not more than six months after the date listed in the Agreement;

(3) comparing the Project's current budget with the amounts listed in the Agreement, the "Non-Federal Funds" amount has not decreased and the total eligible project costs amount has not decreased; and

(4) under the terms of article 21 of the General Terms and Conditions, the Recipient is not presently required to request a modification to the Agreement.

[Recipient name] acknowledges that USDOT is acting in reliance on the Recipient's statements above.

By: _____

Date

Signature of Recipient's Authorized Representative

[insert name]

Name

[insert title]

Title

The USDOT has determined that all applicable Federal requirements for obligating these funds are satisfied.

By: _____

Date — Signature of USDOT's Authorized Representative

[insert name]

Name

[insert title]

Title

EXHIBIT "G"

SS4A Grant Application Documents

Sedco Boulevard

ROADWAY SAFETY IMPROVEMENTS PROJECT

SEPTEMBER 15, 2022

Prepared for the U.S. Department of Transportation
Office of the Secretary
FY 2022 Safe Streets and Roads for All (SS4A) Program
Implementation Grant Application
Submitted by the City of Wildomar

Assistance Listing #20.939

TABLE OF CONTENTS

KEY INFORMATION TABLE IV

OVERVIEW 1

PROJECT LOCATION 1

RESPONSE TO CRITERIA 3

Safety Impacts 3

Corridor Assessment 3

Safety Impact Assessment 4

Implementation Costs 5

Equity, Engagement, and Collaboration 5

Community Outreach 5

Environmental Equity Analysis 6

Historically Disadvantaged Communities 7

Effective Practices and Strategies 8

Climate Change, Sustainability, and Economic Competitiveness 8

PROJECT READINESS 9

Project Timeline 9

Project Right-of-Way 9

Required Approvals 9

Previous Projects and Cross-Jurisdictional Activities 10

LIST OF FIGURES

Figure 1: Project Concept 1

Figure 2: Project Location within City of Wildomar 2

Figure 3: Bicycle Project Prioritization 2

Figure 4: Summary of Responses Received by Location 6

Figure 5: CalEnviroScreen 4.0 Index near Project Location 7

Figure 6: Project Location and Historically Disadvantaged Communities 7

LIST OF TABLES

Table 1: Project Prioritization Score 3

Table 2: Caltrans Local Roadway Safety Manual Countermeasures 8

Table 3: Project Timeline 9

ATTACHMENTS

Attachment 1 – Project Budget

Attachment 2 – List of Prioritized Projects from Wildomar ATP

KEY INFORMATION TABLE

Information item	Response
Application Name	Sedco Boulevard Roadway Safety Improvements Project
Lead Applicant	City of Wildomar, California
If Multijurisdictional, additional eligible entities jointly applying	N/A
Roadway Safety Responsibility	City of Wildomar, California
Population in Underserved Communities	100% (Project Census Tract 464.04)
State(s) in which activities are located	California
Costs by State	$2,218,531.02
Funds to Underserved Communities	$2,218,531.02
Cost total for eligible activity (A) supplemental action plan activities in support of an existing Action Plan	$0.00
Cost total for eligible activity (B) conducting planning, design, and development activities for projects and strategies identified in an Action Plan	$135,000.00
Cost total for eligible activity (C) carrying out projects and strategies identified in an Action Plan	$2,638,163.77
Action Plan or Established Plan Link	https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_9894739/File/Government/Departments/Public%20Works/Wildomar%20LRSP%20Report%20(Adopted%209.14.22).pdf

OVERVIEW

The City of Wildomar is seeking United States Department of Transportation (USDOT) funding through the Safe Streets for All (SS4A) program to support the Sedco Boulevard Roadway Safety Improvements project. This project will improve the safety and connectivity of Wildomar's roadway network by adding Class II bike lanes, improving sidewalks, and installing three roundabouts along a segment that links between two planned bicycle corridors. The roundabout installations will function as a traffic calming measure to encourage slower speeds and further support multi-modal mobility.

The City of Wildomar, California is located in Riverside County, approximately 40 miles south of the county seat of Riverside. It is a historically rural community with significant opportunities to improve the amenities of its roadway network. The City is committed to improving roadway safety for all users, adopting a citywide Active Transportation Plan in June 2021 and also completing a Mobility Element that places significant emphasis on non-motorized roadway users, which is expected to be adopted as part of the next General Plan update in 2023.

PROJECT LOCATION

The proposed project will add Class II bike lanes, crosswalks, and roundabouts along a 0.19-mile segment of Sedco Boulevard between Wildomar Trail and Lakeview Terrace. The project site is located in the Sedco Hills neighborhood of the City. The area is mostly rural and residential, with commercial uses nearby.

Figure 1: Project Concept

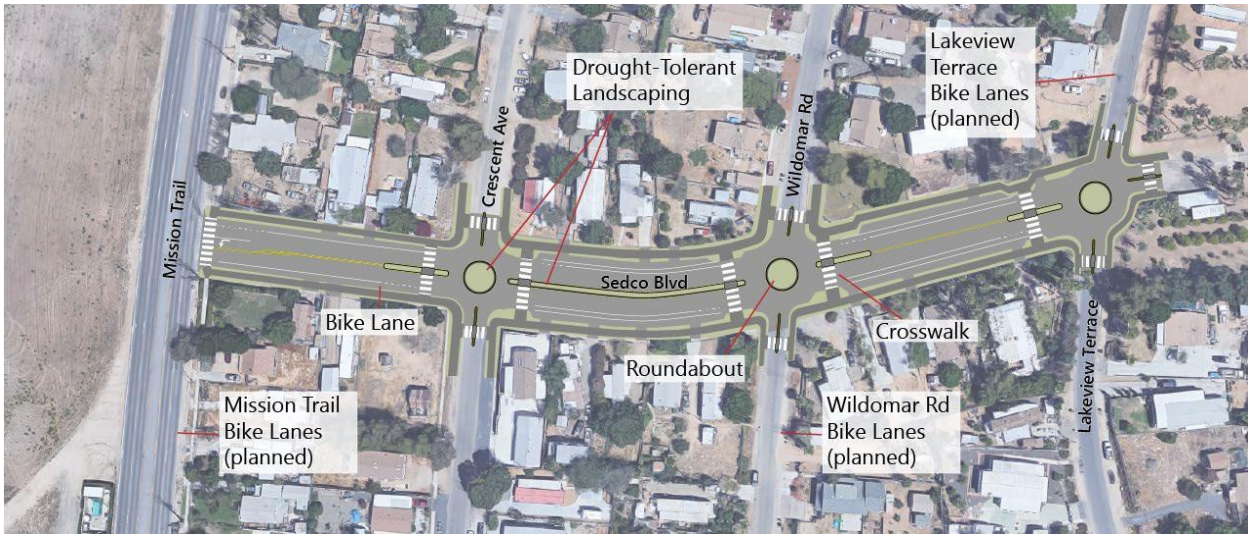


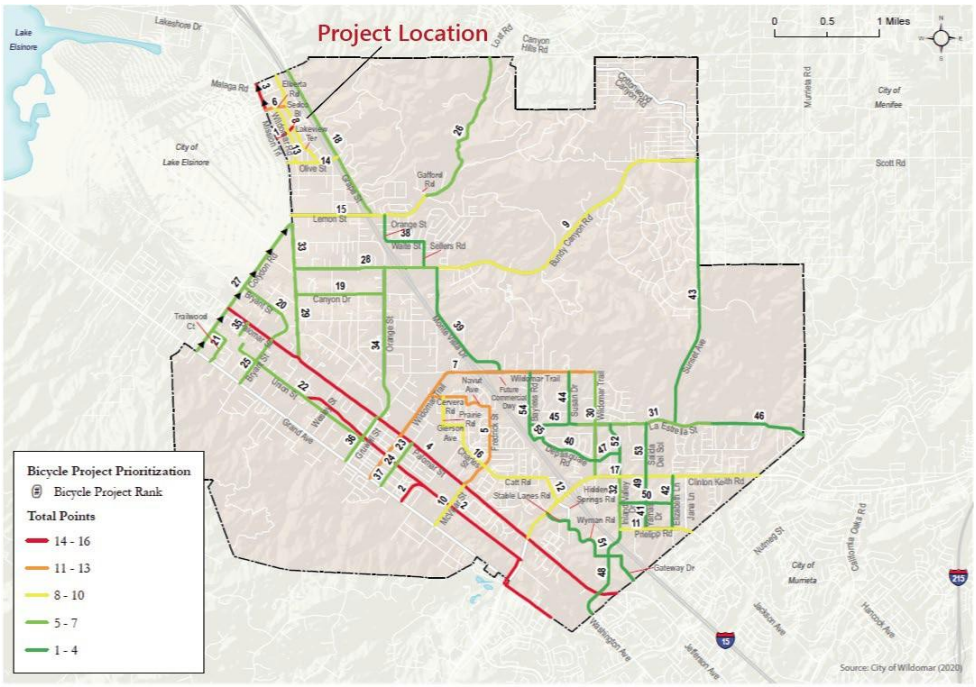
Figure 2 shows the Project Location in the context of the City of Wildomar. A detailed location map, showing nearby destinations, context within the local road network, and countywide/statewide context is attached as the Project Location Map for this project.

Figure 2: Project Location within City of Wildomar

Source: City of Wildomar Active Transportation Plan

Currently, Sedco Boulevard contains a median along most of its length and sidewalks along the segment between Wildomar Trail and Wildomar Road. However, the sidewalks are in need of improvement to become wider, more accessible, and free of obstruction. The roadway does not have striping or bike lanes. Intersections at Crescent Avenue, Wildomar Road, and Lakeview Terrace have two-way stop controls without marked crosswalks.

Figure 3: Bicycle Project Prioritization



Source: City of Wildomar Active Transportation Plan

The City of Wildomar Active Transportation Plan (ATP) designates priority corridors for bicycle improvement projects through a scoring system, the results of which are shown in **Figure 3**. Factors that go into this prioritization are: propensity (trip generators and attractors), collision history, public health (based on CalEnviroScreen scores), disadvantaged communities (based on Caltrans ATP criteria), and City staff input. Based on this criteria, the Sedco Boulevard Roadway Improvements project ranks number one in the City. A more detailed description of each category is found in **Table 1** in the Response to Criteria. The total list of potential projects and their prioritization scores is available in **Attachment 2**.

The project is intended to link between planned bicycle corridors on Wildomar Trail, Wildomar Road, and Lakeview Terrace. All of these corridors run north-south and provide connections to other parts of the City.

RESPONSE TO CRITERIA

SAFETY IMPACTS

Like most cities in Southern California, Wildomar is growing and evolving. With this growth comes changes in travel patterns and behaviors, resulting in additional transportation and recreational needs. The project location currently does not have roadway striping, bike lanes, marked crosswalks, or consistent sidewalk coverage; in its current form, it may not be equipped to handle future demand in a manner conducive to the roadway safety expectations within the City.

Corridor Assessment

The City of Wildomar Active Transportation Plan (ATP) includes a project prioritization process, which seeks to identify which bicycle and pedestrian projects are likely to have the greatest benefit for community members' safety and comfort while they walk or cycle in Wildomar. Projects are scored in a point-system rubric with categories in propensity (trip generators and attractors, with additional points assessed for school proximity and regional significance), collision history, public health (based on CalEnviroScreen scores), disadvantaged communities (based on Caltrans ATP criteria), and City staff input. The total list of potential projects and their prioritization scores is available in **Attachment 2**. The total possible points that a project may receive is 21 points; the Sedco Boulevard Bike Lanes & Roundabouts project received 16 points, the highest of any potential bicycle or pedestrian project listed in the ATP.

Table 1: Project Prioritization Score

Criteria	Description	Score
Propensity	Values calculated using a propensity model. An average weighted propensity model score was calculated for each project by intersecting the project extents with the propensity model coverage. For bicycle facility projects: • Low propensity (70.8 points and below) = 0 points • Medium-Low propensity (72.0 – 81.2 points) = 1 point	3

	• Medium-High propensity (82.6 – 102.7 points) = 2 points • Highest propensity (103.4 points and above) = 3 points	
School Proximity	Scoring is based on the number of schools in proximity to each project. The number of schools located within 1,000 feet of the project or along the corridor were identified. • No school present = 0 point • One school present = 2 points • Two or more schools present = 4 points	0
Regional Significance	Assigns a point value of zero or two based on whether or not the project is located along a segment of the Murrieta Creek Trail, regional trail, or connects to an adjacent jurisdiction. • Project does not have regional significance = 0 points • Project has regional significance = 2 points	2
Collision History	This criterion assigns a point value ranging from zero to five, based on bicycle or pedestrian collisions within the last five years along the project extent. For bicycle facility projects: • No collisions along proposed project extent = 0 points • 0.63 – 1.47 bicycle collisions per mile = 2 points • 2.09 bicycle collisions per mile or greater (or fatal collision) = 5 points	5
CalEnviroScreen (CES) score	CES is based upon a composite index by census tract which seeks to identify places burdened by multiple sources of pollution and vulnerable populations (defined by health risks and socio-economic characteristics) across the state of California. • Low CES score (30% and below) = 0 points • Medium CES score (31% - 50%) = 1 point • High CES score (51% and above) = 2 points	2
Disadvantaged Communities (DAC)	This criterion assigns a point value of zero or two based on whether or not the project is located within a disadvantaged community as defined by Caltrans' Active Transportation Program. • Project is not within an DAC = 0 points • Project is within an DAC = 2 points	2
Staff Input Score	City of Wildomar Staff have unique knowledge of the project area. It is recommended that City staff review the proposed projects and provide insights as to whether or not each project should receive additional points based upon City goals and objectives, or how they align with other programed capital improvement projects and planning documents. • Points based on Staff input = 0 – 3	2
Total	**21 possible points**	**16**

Safety Impact Assessment

The proposed project includes Class II bicycle lanes, crosswalks, and roundabouts. The Caltrans Local Roadway Safety Manual version 1.6, dated April 2022, lists Collision Reduction Factors (CRFs) of 35% for bicycle lanes, 25% for crosswalks at uncontrolled

locations, and 12 – 78% for roundabout conversion from a two-way stop. While the proposed roundabouts function as a traffic calming measure to increase bicycle safety, roundabouts also have the benefit of reducing right-angle and left-turn collisions.

Implementation Costs

The total estimated project cost is **$2,773,163.77**. A fully itemized project budget is available as **Attachment 1**.

EQUITY, ENGAGEMENT, AND COLLABORATION

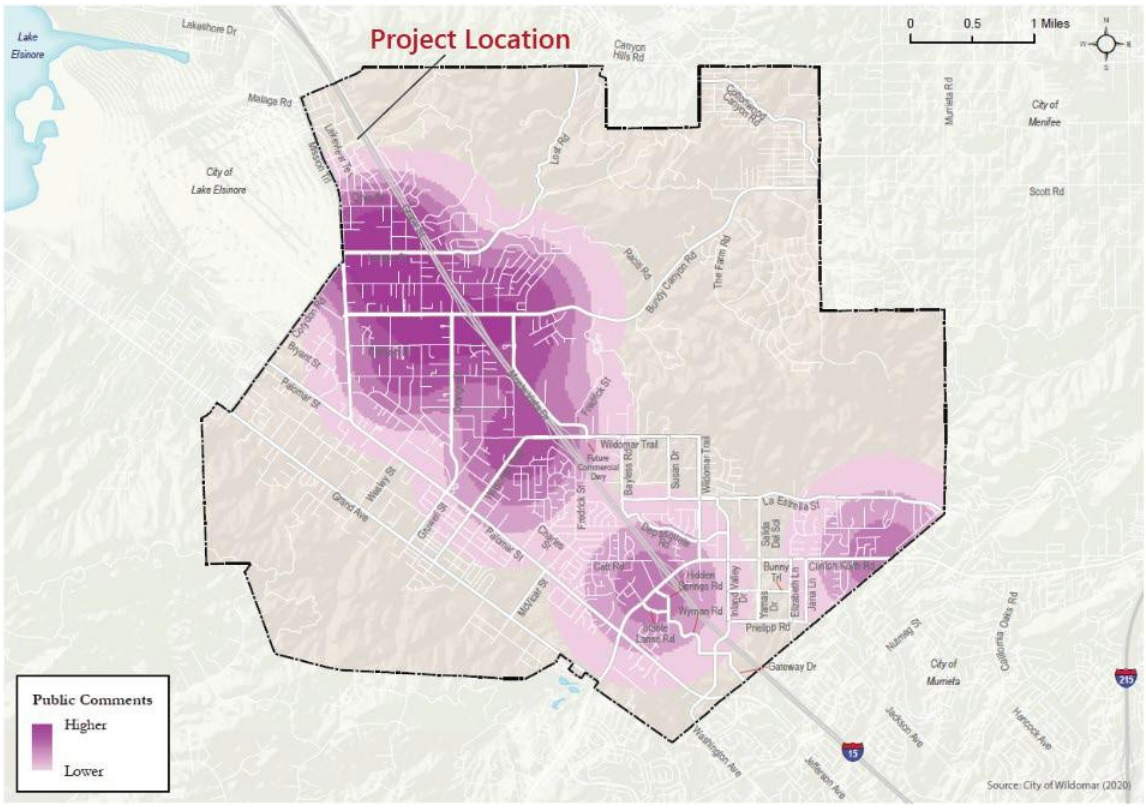
Community Outreach

The City of Wildomar has conducted a variety of outreach activities in the process of creating the groundwork for its future transportation network. The Wildomar Local Roadway Safety Plan (LRSP), which functions as the Safe Streets for All (SS4A) Action Plan for the City of Wildomar, incorporates the input from local agencies and from the general public through a community workshop held in April 2022. Some of the topics that generated the most feedback included pedestrian/bicycle concerns and speeding. One participant expressed concern about lines-of-sight; this concern can be alleviated with better designated bicycle space on streets and the implementation of roundabouts. Input from community members was directly influential to the development of the LRSP.

The City of Wildomar Active Transportation Plan (ATP), which establishes the need for this project, incorporates community feedback through outreach activities and a Technical Advisory Committee. Public outreach in support of the Wildomar ATP involved multiple engagement methods, including a webpage, a fact sheet, a questionnaire available electronically online and in print, walk audits, a pop-up event, two virtual workshops, and a Go Human event that provided a full-scale temporary installation of walking and biking improvements for community members to experience.

During outreach, respondents placed stickers on a printed map and electronic pins on the online map to indicate places where they feel most comfortable walking and biking in Wildomar, as well as locations where they feel uncomfortable walking and biking. **Figure 4** shows results from the feedback.

Figure 4: Summary of Responses Received by Location



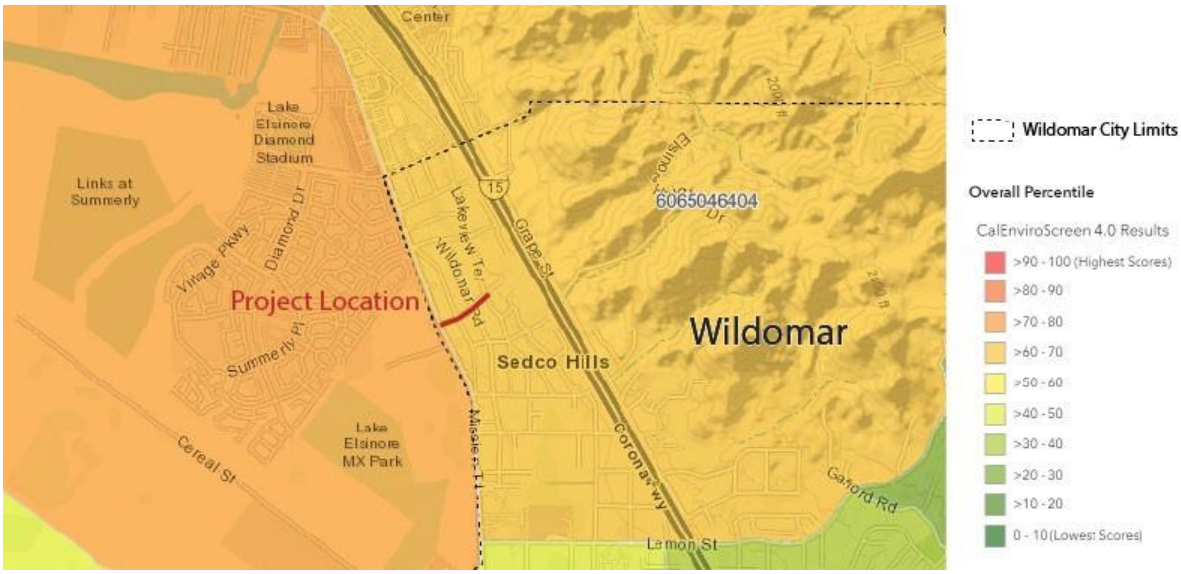
Source: City of Wildomar Active Transportation Plan

The northwest corner of Wildomar received the most comments, which is in the area of the Sedco Boulevard Roadway Safety Improvements project. The project itself is in an area of moderate response volume, and provides connections to areas with the highest response volume. While this analysis does not reveal the nature of the responses, it indicates that this is an area of high interest and activity.

Environmental Equity Analysis

CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution. It uses a variety of metrics to produce a composite score that indicates the amount of burden faced by a community due to environmental factors. Wildomar's census tracts range from the 25th percentile to the 60th percentile. The project location, Sedco Hills, has the highest disadvantaged score percentile of anywhere in the City. This means that CalEnviroScreen indicators more adversely affect Sedco Hills than 60 percent of California's census tracts. **Figure 5** shows the project location with respect to CalEnviroScreen index results.

Figure 5: CalEnviroScreen 4.0 Index near Project Location

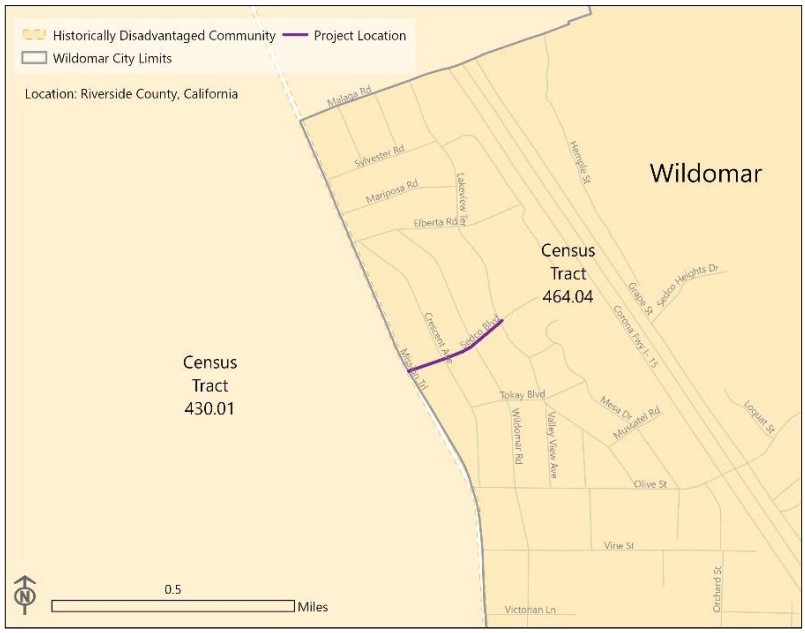


Source: California OEHHA

Historically Disadvantaged Communities

The project is located, in its entirety, in a Historically Disadvantaged Community (HDC), as designated by the U.S. Department of Transportation. **Figure 6** shows the project location (within Census Tract 464.04) as it lies relative to HDC census tracts, showing that all census tracts in the project area are considered Historically Disadvantaged Communities.

Figure 6: Project Location and Historically Disadvantaged Communities



Data source: U.S. Department of Transportation

EFFECTIVE PRACTICES AND STRATEGIES

This project promotes a Safe System Approach to improving roadway safety in Wildomar. The countermeasures employed in the project promote two safety elements in the National Roadway Safety Strategy: Safer Roads and Safer Speeds. Bicycle lanes, sidewalk improvements, and crosswalk improvements will make conditions safer for cyclists and pedestrians by increasing their visibility, mitigating the potential for human error. Roundabouts will serve as a traffic calming measure to slow traffic down to safer speeds.

The Caltrans Local Roadway Safety Manual (LRSM) version 1.6, dated April 2022, establishes a list of roadway safety countermeasures that the State of California considers effective and competitive for funding. The Collision Reduction Factors from the LRSM are shown below.

Table 2: Caltrans Local Roadway Safety Manual Countermeasures

LRSM CM #	Countermeasure Name	Collision Reduction Factor
R32PB	Install bike lanes	LRSM: 35% FHWA: 0 – 53%
NS20PB	Install pedestrian crossing at uncontrolled locations (signs and markings only)	LRSM: 25% FHWA: 25%
NS05	Convert intersection to roundabout (from 2-way stop or Yield control)	LRSM: Varies FHWA: 12 – 78%

Source: Caltrans Local Roadway Safety Manual version 1.6

These findings demonstrate the effectiveness of the proposed countermeasures in this project.

The project supports the following actions and activities identified in the U.S. Department of Transportation National Roadway Safety Strategy:

- Promote safer speeds in all roadway environments through a combination of thoughtful, context-appropriate roadway design.
- Design can help to make roads and streets "self-enforcing," offering drivers contextual encouragement – via lane width, intersection design, pedestrian and bicyclist infrastructure, and other features – to drive at safer speeds.

CLIMATE CHANGE, SUSTAINABILITY, AND ECONOMIC COMPETITIVENESS

The Sedco Boulevard Roadway Safety Improvements project is intended to increase the usage of alternative travel modes. In this manner, it seeks to reduce motor vehicle-related pollution and greenhouse gas emissions. The project will increase the safety of active transportation modes, which are considered lower-carbon travel modes. Measures to decrease traffic speed and increase walkability may support responsible land use by incentivizing compact development.

The project is planned to include landscaping in the medians and centers of roundabouts. The City is committed to incorporating native plant species and drought-tolerant

landscaping design. Stormwater retention capabilities will be incorporated into this design, such as through the use of bioswales, which will reduce runoff pollution.

The project seeks to increase mobility and expand connectivity by serving as a vital link in the City of Wildomar's proposed bicycle network, connecting the major north-south corridors of Mission Trail and Lakeview Terrace. By increasing pedestrian and bicycle access to nearby businesses, the project can promote economic growth in the City of Wildomar by directing customers who may otherwise look to larger big-box shopping centers that are further away.

PROJECT READINESS

The City has prepared a project timeline that intends for a construction completion between by April 2026.

PROJECT TIMELINE

The project timeline is shown in **Table 3**.

Table 3: Project Timeline

Project Activity	Duration
Execute SS4A Grant Agreement	January 2023 – December 2023
Environmental/Right of Way/Design	January 2024 – June 2025
Bid/Award	August 2025 – October 2025
Project Construction	November 2025 – April 2026
Closeout & Reporting	May 2026 – July 2026

PROJECT RIGHT-OF-WAY

The project is intended to take place fully on City of Wildomar right-of-way. The City owns 80 feet of right-of-way width between Mission Trail and Crescent Avenue, and 100 feet of right-of-way width between Crescent Avenue and Lakeview Terrace.

REQUIRED APPROVALS

The project is expected to receive a Notice of Exemption for CEQA requirements and a Categorical Exemption for NEPA requirements.

The project may require a Haul Permit and/or an Encroachment Permit from the City of Lake Elsinore, which shares Mission Trail with the City of Wildomar along a center-line split. The City of Wildomar's ability to work with the City of Lake Elsinore is demonstrated in the "Previous Projects and Cross-Jurisdictional Activities" section below.

As the project exceeds one acre, it will require a Construction Permit from the California State Water Resources Control Board, but it may qualify for a waiver as the project is under five acres.

Special approvals are not anticipated to be required for tree removal or utility relocation.

PREVIOUS PROJECTS AND CROSS-JURISDICTIONAL ACTIVITIES

In 2019, the City completed Phase 1 of the Mission Trail/Sedco Sidewalk project, a Community Development Block Grant-funded project constructing curb, gutter, sidewalk, bus stops, and driveway approaches on the east side of Mission Trail from Olive Street to Sedco Boulevard. The project was completed on time and under budget. In 2020, the City completed Phase 2 of the Mission Trail/Sedco Sidewalk project, extending the Phase 1 improvements from Sedco Boulevard to Elberta Avenue with Community Development Block Grant funds. The project was also completed on time and under budget. Each phase of the project was coordinated seamlessly with the City of Lake Elsinore, who shares the west side of Mission Trail with the City of Wildomar. The Sedco Boulevard ATP project would tie directly into these recently completed public improvements in the city's Disadvantaged Community area.

The City of Wildomar currently has a project underway along Palomar Street and Clinton Keith Road that incorporates bioswale drainage, a feature that is strongly considered for this project.

FUNDING / COOPERATIVE AGREEMENT

Sedco MDP Line C, Stage 1
Project No. 3-0-00143

This Funding / Cooperative Agreement ("Agreement"), dated as of _____, is entered into by the Riverside County Flood Control and Water Conservation District, a body corporate and politic ("DISTRICT"), and the City of Wildomar, a municipal corporation ("CITY"). DISTRICT and CITY are collectively referred to herein as "Parties" and individually as "Party". The Parties hereto agree as follows:

RECITALS

A. DISTRICT has budgeted for and CITY has plans to design and construct Sedco MDP Line C, Stage 1 ("SEDCO LINE C"). Upon construction completion, SEDCO LINE C will control sediment/debris and reduce street and community flooding in the area; and

B. SEDCO LINE C, includes approximately 1,000 LF of underground storm drain that will collect runoff from Sedco Boulevard between Lake Terrace and Mission Trail to convey the 100-year flows, as shown in concept in blue on Exhibit "A", attached hereto and made a part hereof and as shown in DISTRICT's Drawing No. 3-0231. At its downstream terminus, SEDCO LINE C will discharge into a floodplain. At its upstream terminus SEDCO LINE C terminates with a concrete bulkhead for future extension; and

C. Associated with the construction of SEDCO LINE C are certain inlets, connector pipes and storm drains that are thirty-six inches or less in diameter within CITY-held rights of way, hereinafter called "APPURTENANCES"; and

D. SEDCO LINE C and APPURTENANCES are hereinafter called "PROJECT"; and

E. CITY is willing to assume the lead role for PROJECT and, therefore, will provide the administrative, technical, managerial and support services necessary to plan, design and construct PROJECT; and

F. CITY desires that DISTRICT include certain unavoidable utility relocations as part of DISTRICT's financial contribution to construct PROJECT. "UTILITY RELOCATIONS" is defined as the unavoidable relocation of utilities not owned by CITY that (a) conflict with the construction of PROJECT; and (b) cannot be relocated by others under CITY's franchise authority. These certain unavoidable UTILITY RELOCATIONS shall be included in the public works construction contract for PROJECT; and

G. Due to the Parties' mutual interest in PROJECT, DISTRICT wishes to support CITY's efforts by providing a financial contribution to implement PROJECT; and

H. DISTRICT is willing to provide a financial contribution toward PROJECT in Fiscal Years 2026-2030 and shall be as follows, subject to the not to exceed amount provided in Recital J below and the provisions described in Section III.19; and

I. DISTRICT's financial contributions to PROJECT shall be as follows:

i. One hundred percent of design proposal cost to offset costs associated with engineering design, hydrology and hydraulics, geo-technical analysis and potholing required to complete the design of PROJECT; California Environmental Quality Act ("CEQA") determination; preparation, application and acquisition of the environmental clearance and permits if required for PROJECT; the actual costs associated with regulatory permits and other typical ancillary costs related to the preparation of improvement plans ("DESIGN CONTRIBUTION"). However, DESIGN CONTRIBUTION shall not include the fees associated with the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"); and

ii. In the event that CITY chooses to hire an engineering consulting firm to prepare the improvement plans (defined in Section I.4.), DISTRICT is also willing to contribute an additional ten percent of design proposal cost to offset CITY's administrative costs associated with design contract administration ("DESIGN ADMIN"); and

iii. Up to one hundred percent of the actual costs not to exceed appraised value and estimated escrow and closing costs (as determined by DISTRICT) for right of way acquisition and rights of entry for PROJECT ("ROW ACQUISITION COST"); and

iv. Up to one hundred percent of the lowest responsible bid contract price for construction of PROJECT and the costs associated with UTILITY RELOCATIONS ("BID PRICE"); and

v. Up to an additional ten percent of BID PRICE to offset CITY's administrative costs associated with construction, contract administration and other typical ancillary costs related to the delivery of PROJECT ("CONSTRUCTION ADMINISTRATION CONTRIBUTION"); and

vi. Up to an additional ten percent of BID PRICE for construction contract change orders ("CONSTRUCTION CHANGE ORDERS CONTRIBUTION"); and

J. Altogether, DESIGN CONTRIBUTION, DESIGN ADMIN, ROW ACQUISITION COST, BID PRICE, CONSTRUCTION ADMINISTRATION CONTRIBUTION and CONSTRUCTION CHANGE ORDERS CONTRIBUTION are hereinafter called "TOTAL DISTRICT CONTRIBUTION". TOTAL DISTRICT

CONTRIBUTION for PROJECT shall not exceed a total of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883); and

K. CITY agrees to fund and secure all remaining costs of PROJECT that exceeds TOTAL DISTRICT CONTRIBUTION, as set forth herein; and

L. CITY desires DISTRICT to ultimately accept ownership and responsibility for operation and maintenance of SEDCO LINE C. Therefore, DISTRICT must review and approve CITY's plans and specifications for PROJECT and subsequently inspect the construction of PROJECT; and

M. DISTRICT and CITY acknowledge it is in the best interest of the public to proceed with the construction of PROJECT at the earliest possible date; and

N. The purpose of this Agreement is to memorialize the mutual understandings by and between CITY and DISTRICT with respect to the design, construction, inspection, ownership, operation and maintenance of PROJECT and the payment of TOTAL DISTRICT CONTRIBUTION.

NOW, THEREFORE, in consideration of the preceding Recitals and the mutual covenants hereinafter contained, the Parties hereto mutually agree that the above Recitals are true and correct and incorporated into the terms of this Agreement and as follows:

SECTION I

CITY shall:

1. Pursuant to the CEQA, act as Lead Agency and assume responsibility for preparation, circulation and adoption of all necessary and appropriate CEQA documents pertaining to the construction, operation and maintenance of PROJECT.

2. Upon execution of this Agreement, issue a first invoice to DISTRICT (Attn: Special Projects Section) for fifty percent of DESIGN CONTRIBUTION, subject to and provided that TOTAL DISTRICT CONTRIBUTION shall not exceed the total amount of One

Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883) for PROJECT.

3. Provide DISTRICT an opportunity to review and approve the PROJECT engineering design cost proposal and associated design schedule. As PROJECT design progresses, CITY shall update said design schedule as requested by DISTRICT.

4. Prepare or cause to be prepared the necessary plans, bid documents and specifications for PROJECT, hereinafter called "IMPROVEMENT PLANS", in accordance with the applicable DISTRICT and CITY standards, and submit to DISTRICT (Attn: Special Projects Section) for its review, comment and approval prior to advertising PROJECT for construction bids. CITY shall not permit any change to, or modification of DISTRICT approved and CITY approved IMPROVEMENT PLANS without DISTRICT's prior written permission and consent.

5. Make reasonable efforts during the preparation of IMPROVEMENT PLANS to avoid utility conflicts associated with UTILITY RELOCATIONS.

6. Keep an accurate accounting of all PROJECT costs associated with the TOTAL DISTRICT CONTRIBUTION as set forth in Recital J and provide this accounting along with future invoices to DISTRICT. The final accounting of construction costs shall include a detailed breakdown of all costs, including, but not limited to, payment vouchers, approved change orders and other such construction contract documents to establish the actual costs associated with PROJECT and will be included when invoicing DISTRICT.

7. Prior to advertising PROJECT for public works construction contract, secure all necessary permits, approvals or agreements required by any federal, state and local resource or regulatory agencies pertaining to the construction, operation and maintenance of PROJECT. Such documents may include, but are not limited to, a Section 404 permit issued by the U.S. Army Corps of Engineers, a Section 401 Water Quality Certification issued by the California Regional Water Quality Control Board ("CRWQCB"), a Streambed Alteration

Agreement issued by the California Department of Fish and Wildlife and a National Pollutant Discharge Elimination System Permit issued by the State Water Resources Control Board or CRWQCB and Western Riverside County Regional Conservation Authority ("REGULATORY PERMITS"). CITY shall also provide DISTRICT an opportunity to review, comment on and approve, as appropriate, all applications for REGULATORY PERMITS prior to submitting the application to the applicable regulatory agencies.

8. Ensure REGULATORY PERMITS, including any subsequent renewal or amendments thereto, will not (i) unreasonably impede DISTRICT's ability to perform all necessary operation and maintenance activities for SEDCO LINE C, as determined by DISTRICT, or (ii) include any stipulations that would result in additional mitigation obligations being placed upon DISTRICT for maintenance operations within PROJECT's right of way.

9. Assume sole responsibility for compliance with the requirements of all REGULATORY PERMITS, including any amendments thereto, pertaining to the construction, operation and maintenance of PROJECT, except to the extent that any non-compliance is caused by DISTRICT or its contractors, agents or employees.

10. Comply with all mitigation measures, including all applicable provisions of CEQA, MSHCP and any CITY established conditions of approval for PROJECT.

11. Be responsible for any and all additional regulatory, mitigation, and/or litigation costs, and/or mitigation measures to PROJECT resulting from this Agreement and/or permits.

12. Following the signing of improvement plans by all Parties, issue a second invoice to DISTRICT (Attn: Special Projects Section) for (i) the remainder of DESIGN CONTRIBUTION and, if applicable, (ii) DESIGN ADMIN. The invoice shall include an accounting of all design costs associated with the preparation of plans and specifications for PROJECT, a copy of the signed improvement plans, including and if applicable, the associated

design contract administration cost. TOTAL DISTRICT CONTRIBUTION shall not exceed the total amount of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883) for PROJECT.

13. At its sole cost and expense, prepare or cause to be prepared, all rights of way, rights of entry, encroachment permits, acquire all parcels and easements documents, legal and plats, aerial topography and survey control, including any requests for waivers and variances from policies ("RIGHTS OF WAY"), deemed necessary for the construction, operation and maintenance of SEDCO LINE C and submit to DISTRICT (Attn: Real Estate Services) for its review and approval.

14. Prior to advertising PROJECT for public works construction contract, secure at its sole cost and expense, all necessary permits, licenses, agreements, approvals, RIGHTS OF WAY, rights of entry and construction easements, necessary to construct, inspect, operate and maintain PROJECT.

15. Secure all necessary appraisals (not to exceed appraised value and estimated escrow and closing costs as determined by DISTRICT) for rights of way acquisition and rights of entry documents ("ROW ACQUISITION") for PROJECT and provide DISTRICT the opportunity to review and approve ROW ACQUISITION documents prior to CITY's formal offer.

16. At the time of providing IMPROVEMENT PLANS as set forth in Section I.4. and prior to soliciting of bids for the construction of PROJECT pursuant to Section I.15., ensure DISTRICT is provided with duly executed easement(s) to the public for flood control and drainage purposes, including ingress and egress, or grant deed(s) of fee title where appropriate, for the rights of way deemed necessary by DISTRICT for the construction, inspection, operation and maintenance of SEDCO LINE C. The easement(s) or grant deed(s) shall be in a form

approved by DISTRICT and shall be executed by all legal and equitable owners of the property described in the easement(s) or grant deed(s).

17. Prior to advertising PROJECT for public works construction contract, provide DISTRICT an opportunity to make a determination on all REGULATORY PERMITS, RIGHTS OF WAY and ROW ACQUISITION documents. DISTRICT approval of IMPROVEMENT PLANS may be withheld when, in the sole judgment of DISTRICT's General Manager–Chief Engineer, the REGULATORY PERMITS, RIGHTS OF WAY or ROW ACQUISITION documents unreasonably constrain, inhibit or impair DISTRICT's ability to operate and maintain SEDCO LINE C.

18. Upon DISTRICT's review and approval of ROW ACQUISITION, pursuant to Section I.15, issue a third invoice to DISTRICT (Attn: Special Projects Section) for ROW ACQUISITION COST, subject to and provided that TOTAL DISTRICT CONTRIBUTION shall not exceed the total amount of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883).

19. Prior to awarding a public works construction contract for PROJECT, provide DISTRICT seven calendar days following construction bid opening to review and approve or reject bids for construction of PROJECT. CITY shall follow State law and its Municipal Code related to public works contracts.

20. Advertise, award and administer a public works construction contract for PROJECT of the bids pursuant to the applicable provisions of the California Public Contract Code. At the time of advertising for bids, provide DISTRICT with a copy of IMPROVEMENT PLANS and any subsequent addenda thereto.

21. Provide DISTRICT with written notice (Attn: Special Projects Section) that CITY has awarded a public works construction contract for PROJECT. The written notice shall

include CITY contractor's actual bid amounts for PROJECT, setting forth the lowest responsible bid contract amount.

22. At the time of providing written notice of the award of a construction contract as set forth in Section I.21, issue a fourth invoice to DISTRICT (Attn: Special Projects Section) for the payment of BID PRICE, subject to and provided that TOTAL DISTRICT CONTRIBUTION shall not exceed the total amount of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883) for PROJECT.

23. Within thirty days of CITY awarding PROJECT construction contract, pay the Western Riverside County Regional Conservation Authority the mitigation fee for PROJECT, per 2004 Implementing Agreement for the Western Riverside County MSHCP.

24. Prior to commencing construction of PROJECT, procure or cause to be procured insurance coverages during the term of this Agreement. CITY shall require its PROJECT construction contractor(s) to furnish original certificate(s) of insurance and original certified copies of endorsements and, if requested, certified original policies of insurance, including all endorsements and any and all other attachments. Prior to CITY issuing a Notice to Proceed to its construction contractor(s) to begin construction of PROJECT, an original Certificate of Insurance evidencing the required insurance coverage shall be provided to DISTRICT. At minimum, the procured insurance coverages should adhere to DISTRICT's required insurance provided in Exhibit "B", attached hereto and made a part hereof.

25. Prior to commencing construction of PROJECT, schedule and conduct a mandatory pre-construction meeting between CITY, CITY's construction manager, CITY's construction contractor(s), DISTRICT and other affected entities. CITY shall notify DISTRICT (Attn: Special Projects Section) in writing at least twenty days prior to conducting the pre-construction meeting.

26. Prior to commencing construction of PROJECT, furnish DISTRICT (Attn: Special Projects Section) with a set of final mylars of IMPROVEMENT PLANS, including all necessary georeferenced digital files in formats specified by DISTRICT and CITY. All digital files shall comply with DISTRICT's Computer-Aided Design (CAD) requirements and coordinate system specifications. DISTRICT and CITY shall have full rights to use, modify and reproduce the plans for any purpose related to the PROJECT.

27. Furnish DISTRICT, at the time of providing written notice of intent to start construction as set forth in Section I.25, with a construction schedule which shall show the order and dates in which CITY or CITY's contractor proposes to carry on the various parts of work, including estimated start and completion dates.

28. Not permit any change to, or modification of, DISTRICT and CITY approved IMPROVEMENT PLANS that would result in a change of functionality or maintainability of PROJECT without DISTRICT's prior written permission and consent. Failure to do so shall be deemed a material breach of this Agreement and shall authorize and constitute authority for DISTRICT, at its sole discretion, to provide written notice to CITY that DISTRICT is unable to: a) perform its obligations hereunder, and b) to accept responsibility for ownership, operation and maintenance of SEDCO LINE C due, either in whole or in part, to said breach of this Agreement.

29. Construct or cause to be constructed PROJECT pursuant to a CITY administered public works contract in accordance with IMPROVEMENT PLANS approved by DISTRICT and CITY.

30. Require its construction contractor(s) to comply with all Cal/OSHA safety regulations, including regulations concerning confined space and maintain a safe working environment for all CITY and DISTRICT employees on the site.

31. Relocate or cause to be relocated, at its sole cost and expense, all conflicting CITY owned utilities. CITY shall also order the relocation of all other utilities installed by permit or franchise within CITY rights of way which conflict with the construction of PROJECT.

32. Require its construction contractor(s) to furnish DISTRICT (Attn: Contract Management Section) with a confined space procedure specific to PROJECT. The procedure shall comply with requirements contained in California Code of Regulations, Title 8, Section 5158, Other Confined Space Operations, Section 5157, Permit Required Confined Space and District Confined Space Procedures, SOM-18. The procedure shall be provided to DISTRICT no less than twenty days prior to requesting that DISTRICT perform a final inspection for acceptance of PROJECT. The procedure shall be reviewed and approved by DISTRICT prior to conducting the final inspection.

33. Inspect PROJECT construction or cause PROJECT's construction to be inspected by its construction manager and pay all costs associated therewith. In the event CITY wishes to utilize DISTRICT's construction inspection, materials testing and construction survey services, CITY shall provide DISTRICT with a written request (Attn: Special Projects Section) for such services. However, CITY will continue to serve as construction contract manager.

34. Perform all survey and construction staking work as needed for PROJECT as specified herein.

35. Furnish, or cause its construction manager to furnish, all construction survey and materials testing services necessary to ensure PROJECT construction is accomplished in accordance with DISTRICT and CITY approved IMPROVEMENT PLANS.

36. Grant DISTRICT, by execution of this Agreement, the right to enter upon property owned or controlled by CITY where necessary and convenient for the purpose of gaining access to, and performing inspection service for, the construction of PROJECT.

37. Within two weeks of completing PROJECT construction, provide DISTRICT with written notice (Attn: Construction Management Section) that PROJECT construction is substantially complete and request that DISTRICT conduct a final inspection of SEDCO LINE C.

38. Upon completion of PROJECT construction, provide DISTRICT with a copy of CITY's Recorded Notice of Completion. The recorded Notice of Completion shall be accompanied by the final accounting of all PROJECT construction costs as set forth in Section I.6. The final accounting of construction costs shall include, but not limited to, payment vouchers, approved change orders and other such construction contract documents as may be necessary to establish the actual cost of construction for DISTRICT and CITY approved IMPROVEMENT PLANS.

39. Upon completion of PROJECT construction, accept ownership and sole responsibility for the operation and maintenance of APPURTENANCES upon (i) CITY inspection of PROJECT in accordance with Section I.33., (ii) CITY acceptance of PROJECT construction as being complete, (iii) DISTRICT acceptance of SEDCO LINE C construction as being complete and (iv) CITY receipt of stamped and signed record drawings of SEDCO LINE C plans as set forth in Section II.18.

40. Following CITY's acceptance of SEDCO LINE C for ownership, operation and maintenance and prior to DISTRICT's acceptance of ownership and responsibility for the operation and maintenance of SEDCO LINE C pursuant to Section II.16., SEDCO LINE C shall be in a satisfactorily maintained condition as solely determined by DISTRICT. If, subsequent to the inspection and, in the sole discretion of DISTRICT, SEDCO LINE C is not in an acceptable condition, corrections shall be made at CITY's sole expense.

41. At the time of providing a Notice of Completion as set forth in Section I.38., and if applicable, issue a fifth invoice to DISTRICT (Attn: Special Projects Section) for

CONSTRUCTION ADMINISTRATION CONTRIBUTION and CONSTRUCTION CHANGE ORDERS CONTRIBUTION, subject to and provided that TOTAL DISTRICT CONTRIBUTION shall not exceed One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883) for PROJECT.

42. Upon completion of PROJECT construction but prior to DISTRICT's acceptance of SEDCO LINE C for ownership, operation and maintenance, provide DISTRICT (Attn: Construction Management Section) with (i) soil compaction report(s) – stamped and wet signed by the geotechnical engineer and (ii) concrete testing report(s) – stamped and wet signed by a civil engineer registered in the State of California necessary to establish that SEDCO LINE C was constructed in accordance with DISTRICT-approved and CITY-approved IMPROVEMENT PLANS.

43. Upon completion of PROJECT construction, but prior to DISTRICT acceptance of SEDCO LINE C for ownership, operation and maintenance, CITY shall convey or cause to be conveyed to DISTRICT the flood control easement(s) or grant deed(s) of fee title, where appropriate, as deemed necessary by DISTRICT for the operation and maintenance of SEDCO LINE C. The easement(s) or grant deed(s) shall be in a form approved by DISTRICT and shall be executed by all legal and equitable owners of the property(ies) described in the easement(s) or grant deed(s).

44. At the time of recordation of the conveyance document(s) as set forth in Section I.16., furnish DISTRICT with policies of title insurance, each in the amount of not less than (i) fifty percent of the estimated fee value, as determined by DISTRICT, for each easement parcel to be conveyed to DISTRICT or (ii) one hundred percent of the estimated fee value, as determined by DISTRICT for each fee parcel to be conveyed to DISTRICT, guaranteeing DISTRICT's interest in said property as being free and clear of all liens, encumbrances,

assessments, easements, taxes and leases (recorded or unrecorded), except those which, in the sole discretion of DISTRICT, are deemed acceptable.

45. Upon completion of PROJECT construction but prior to DISTRICT's acceptance of SEDCO LINE C and CITY's acceptance of APPURTENANCES for ownership, operation and maintenance pursuant to Section I.42., provide or cause its civil engineer of record or construction civil engineer of record, duly registered in the State of California, to provide DISTRICT and CITY with redlined "record drawings" of IMPROVEMENT PLANS. After DISTRICT approval of the redlined "record drawings", CITY's engineer shall utilize Bluebeam Studio to transfer the redlined changes onto the electronic version of the IMPROVEMENT PLANS. Once the updates have been incorporated, the engineer shall review, stamp and sign the electronic IMPROVEMENT PLANS as "record drawings".

46. Upon DISTRICT acceptance of PROJECT construction as being complete, accept sole responsibility for the adjustment of all PROJECT manhole rings and covers located within CITY rights of way which must be performed at such time(s) that the finished grade along and above the underground portions of PROJECT are improved, repaired, replaced or changed. It being further understood and agreed that any such adjustments shall be performed at no cost to DISTRICT.

47. Refund to DISTRICT, at the time of providing a Notice of Completion as set forth in Section I.41., any unexpected portions of TOTAL DISTRICT CONTRIBUTION.

SECTION II

DISTRICT shall:

1. Act as a Responsible Agency under CEQA, taking all necessary and appropriate action to comply with CEQA for PROJECT.

2. Within thirty business days of receiving CITY's first invoice to DISTRICT, pay CITY for fifty percent of DESIGN CONTRIBUTION as set forth in Section I.2., subject to

and provided that TOTAL DISTRICT CONTRIBUTION shall not exceed the total amount of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883) for PROJECT.

3. At its sole cost and expense, review, comment and make a determination on CITY's PROJECT engineering design cost proposal and associated design schedule as set forth in Section I.3.

4. Review IMPROVEMENT PLANS in accordance with the applicable DISTRICT and CITY standards and approve IMPROVEMENT PLANS prior to advertising PROJECT for construction bids as set forth in Section I.4.

5. At its sole cost and expense, review, comment and make a determination, as appropriate, on all applications for REGULATORY PERMITS prior to CITY submitting the applications to the applicable regulatory agencies as set forth in Section I.7. DISTRICT may withhold approval of IMPROVEMENT PLANS when, in the sole judgment of DISTRICT's General Manager–Chief Engineer, REGULATORY PERMITS unreasonably constrains, inhibits or impairs DISTRICT's ability to operate and maintain SEDCO LINE C.

6. Within thirty business days of receiving CITY's second invoice to DISTRICT, pay CITY for the remaining fifty percent of DESIGN CONTRIBUTION following the signing of IMPROVEMENT PLANS as set forth in Section I.12., subject to and provided that TOTAL DISTRICT CONTRIBUTION shall not exceed the total amount of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883) for PROJECT.

7. At its sole cost and expense, review, comment and approve, as appropriate, all RIGHTS OF WAY and ROW ACQUISITION necessary for the construction, operation and maintenance of PROJECT pursuant to Sections I.13. and I.15

8. Record, or cause to be recorded, the easement(s) or grant deed(s) provided by CITY pursuant to Section I.43.

9. Within thirty business days of receiving CITY's third invoice to DISTRICT, pay CITY for ROW ACQUISITION COST as set forth in Section I.18., subject to and provided that TOTAL DISTRICT CONTRIBUTION shall not exceed the total amount of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883)for PROJECT.

10. Within seven calendar days following CITY's public works construction bid opening, review and approve or reject bids for construction of PROJECT. DISTRICT may only reject bids found by DISTRICT to be unreasonably high. DISTRICT shall not unreasonably withhold approval of contract.

11. Within thirty business days of receiving CITY's fourth invoice to DISTRICT, pay CITY for BID PRICE as set forth in Section I.22., subject to and provided that TOTAL DISTRICT CONTRIBUTION shall not exceed the total amount of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883) for PROJECT.

12. Conduct periodic inspections of SEDCO LINE C construction for quality control purposes at its sole cost and provide any comments to CITY's designated PROJECT construction inspector.

13. In the event CITY wishes to utilize DISTRICT's construction inspection, materials testing and construction survey services and CITY provides DISTRICT with a written request for such services, DISTRICT shall provide a timely response whether or not they have the resources to perform such services. If DISTRICT wishes to provide such services, DISTRICT shall provide all necessary construction inspection, materials testing and construction survey services for PROJECT and assist CITY as needed with the administration of PROJECT's

construction contract. DISTRICT hereby agrees to pay all DISTRICT costs associated with the inspection of PROJECT construction, as set forth herein.

14. Upon receipt of CITY's Notice of Completion that PROJECT construction is substantially complete, conduct a final inspection of SEDCO LINE C.

15. Pay CITY, within thirty business days after receipt of CITY's fifth invoice, for CONSTRUCTION ADMINISTRATION CONTRIBUTION and if applicable, CONSTRUCTION CHANGE ORDERS CONTRIBUTION, as set forth in Section I.41., subject to and provided that TOTAL DISTRICT CONTRIBUTION does not exceed a total sum of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883) for PROJECT.

16. Prior to DISTRICT acceptance of ownership and responsibility for the operation and maintenance of SEDCO LINE C, SEDCO LINE C shall be in a satisfactorily maintained condition as solely determined by DISTRICT. If, subsequent to the inspection and, in the sole discretion of DISTRICT, SEDCO LINE C is not in an acceptable condition, corrections shall be made at sole expense of CITY.

17. Accept ownership and responsibility for the operation and maintenance of SEDCO LINE C from CITY once all of the following takes place (i) DISTRICT's inspection of SEDCO LINE C in accordance with Section II.12., (ii) DISTRICT's acceptance of SEDCO LINE C construction as being complete, (iii) DISTRICT's receipt of CITY's recorded Notice of Completion as set forth in Section I.38., (iv) DISTRICT's receipt of appropriate engineering documentation as set forth in Section I.42., (v) DISTRICT's acceptance of all necessary rights of way, easements or grant deeds as set forth in Section I.43. and (vi) DISTRICT's receipt of policies of title insurance for the rights of way, easements or grant deeds as set forth in Section I.44.

18. Provide CITY with a reproducible duplicate copy of "record drawings" of IMPROVEMENT PLANS upon (i) DISTRICT acceptance of PROJECT construction as being

complete and (ii) DISTRICT receipt of stamped and signed "record drawings" of IMPROVEMENT PLANS as set forth in Section I.45.

SECTION III

It is further mutually agreed:

1. All Recitals set forth above are hereby incorporated herein by reference as if set forth fully in the body of this Agreement.

2. Notwithstanding any other provision herein this Agreement TOTAL DISTRICT CONTRIBUTION shall not exceed a total sum of One Million Four Hundred Seventy-Six Thousand Eight Hundred Eighty-Three Dollars ($1,476,883) for PROJECT and shall be used by CITY solely for the purpose of the design and construction of said PROJECT as set forth herein. No additional funding whatsoever shall be provided by DISTRICT for any subsequent PROJECT modifications, extensions or repairs.

3. In the event the actual construction cost for PROJECT is less than BID PRICE, CITY shall refund the difference to DISTRICT within thirty days of filing the Notice of Completion for PROJECT.

4. In the event CITY's construction contractor does not complete the construction of PROJECT in accordance with DISTRICT standards, CITY shall complete the PROJECT utilizing the bonds and insurances secured for PROJECT.

5. DISTRICT, the County of Riverside, the State of California or any of their duly authorized representatives shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Agreement. CITY agrees to maintain such records for possible audit for a minimum of three years after final payment. CITY agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records.

6. CITY shall indemnify, defend and hold harmless, and require its

construction contractor(s) to indemnify, defend and hold harmless, the Riverside County Flood Control and Water Conservation District, County of Riverside, its agencies, districts, special districts and departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as "Indemnitees") from any liability whatsoever, based or asserted upon any acts, omissions or services of CITY or CITY's construction contractor(s), its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including, but not limited to, property damage, bodily injury or death, or any other element of any kind or nature whatsoever arising from the performance of CITY or CITY's construction contractor(s), their officers, employees, subcontractors, agents or representatives ("Indemnitors") from this Agreement. CITY or CITY's construction contractor(s) shall defend, at its sole expense, all costs and fees, including, but not limited to, attorney fees, cost of investigation, defense, and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

7. With respect to any action or claim subject to indemnification herein by CITY, CITY shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle or compromise any such action or claim without the prior consent of DISTRICT and the County of Riverside; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CITY's indemnification to Indemnitees as set forth herein.

8. CITY's obligation hereunder shall be satisfied when CITY has provided to DISTRICT and the County of Riverside the appropriate form of dismissal relieving DISTRICT and the County of Riverside from any liability for the action or claim involved.

9. The specified insurance limits required in this Agreement shall in no way limit or circumscribe CITY's obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

10. In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code Section 2782. Such interpretation shall not relieve CITY from indemnifying the Indemnitees to the fullest extent allowed by law.

11. DISTRICT shall indemnify, defend, save and hold harmless CITY (including its officers, elected and appointed officials, employees, agents, representatives, independent contractors and subcontractors) from any liabilities, claim, damage, proceeding or action, present or future, based upon, arising out of or in any way relating to DISTRICT's (including its officers, Board of Supervisors, elected and appointed officials, employees, agents, representatives, independent contractors and subcontractors) acts or omissions related to this Agreement, performance under this Agreement, or failure to comply with the requirements of this Agreement, to the extent arising out of such DISTRICT acts or omissions.

12. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

13. This Agreement is to be construed in accordance with the laws of the State of California.

14. Any action at law or in equity brought by any of the Parties hereto for the purpose of enforcing a right or rights provided for by the Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California and the Parties hereto waive all provisions of law providing for a change of venue in such proceedings to any other county.

15. Neither CITY nor DISTRICT shall assign this Agreement without the written consent of the other Party. Any attempt to delegate or assign any interest herein shall be deemed void and of no effect.

16. This Agreement is made and entered into for the sole protection and benefit of the Parties hereto. No other person or entity shall have any right of action based upon the provisions of this Agreement.

17. Any and all notices sent or required to be sent to the Parties of this Agreement will be mailed by first class mail, postage prepaid, to the following addresses:

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT 1995 Market Street Riverside, CA 92501 Attn: Contracts Services Section	CITY OF WILDOMAR 23873 Clinton Keith Road Suite 110 Wildomar, CA 92595 Attn: Director of Public Works

18. This Agreement is the result of negotiations between the Parties hereto and the advice and assistance of their respective counsel. The fact that this Agreement was prepared as a matter of convenience by DISTRICT shall have no import or significance. Any uncertainty or ambiguity in this Agreement shall not be construed against DISTRICT because DISTRICT prepared this Agreement in its final form.

19. Any waiver by DISTRICT or CITY of any breach by any other Party of any provision of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or any other provision hereof. Failure on the part of DISTRICT or CITY to require from any other Party exact, full and complete compliance with any of the provisions of this Agreement shall not be construed as in any manner changing the terms hereof or stopping DISTRICT or CITY from enforcing this Agreement.

20. The obligations of DISTRICT are limited by and contingent upon the availability of DISTRICT funds for DISTRICT's financial contribution toward PROJECT as set forth herein. In the event that such funds are not forth coming for any reason, DISTRICT shall

immediately notify CITY in writing. Agreement shall be deemed terminated and have no further force and effect immediately upon receipt of DISTRICT's notification by CITY.

21. This Agreement is intended by the Parties hereto as a final expression of their understanding with respect to the subject matter hereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous agreements and understandings, oral or written, in connection therewith. This Agreement may be changed or modified only upon the written consent of the Parties hereto.

22. No alternation or variation of the terms of this Agreement shall be valid unless made in writing and signed by both Parties, and no oral understanding or agreement not incorporated herein shall be binding on either Party hereto.

23. Nothing in the provisions of this Agreement is intended to create duties or obligations to or rights in third parties not parties to this.

24. DISTRICT approvals under this Agreement will not be unreasonably withheld, conditioned or delayed.

25. Neither Party shall be deemed in default for delays caused by events beyond its reasonable control, including acts of God, extreme weather, pandemics, utility delays, or delays caused by third-party permitting agencies. Schedules shall be reasonably adjusted to reflect such delays.

26. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. Each Party of this Agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17) for executing this Agreement. The Parties further agree that the electronic signatures of the Parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic

signature means an electronic sound, symbol or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to CUETA as amended from time to time. CUETA authorizes use of an electronic signature for transactions and contracts among Parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the Party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the Parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

//

//

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on

_____.
(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

By _____
JASON E. UHLEY
General Manager-Chief Engineer

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

By _____
KAREN SPIEGEL, Chair
Riverside County Flood Control and Water Conservation District Board of Supervisors

APPROVED AS TO FORM:

MINH H. TRAN
County Counsel

By _____
KRISTINE BELL-VALDEZ
Supervising Deputy County Counsel

ATTEST:

KIMBERLY RECTOR
Clerk of the Board

By _____
Deputy

(SEAL)

Funding/Cooperative Agreement with City of Wildomar
Sedco MDP Line C, Stage 1
Project No. 3-0-00143
02/09/26
AMR:MER:blj

RECOMMENDED FOR APPROVAL:

By _____
CHRIS MANN
City Manager

CITY OF WILDOMAR

By _____
CARLOS MARQUEZ
City Mayor

APPROVED AS TO FORM:

By _____
THOMAS D. JEX
City Attorney

ATTEST:

By _____
JANET MORALES GARCIA, CMC
City Clerk

(SEAL)

Funding/Cooperative Agreement with City of Wildomar
Sedco MDP Line C, Stage 1
Project No. 3-0-00143
02/09/26
AMR:MER:blj

Sedco MDP Line B

VILLAGE PKWY

LAKE ELSINORE - MISSION TRAILS STORM DRAIN

CITY OF WILDOMAR
CITY OF LAKE ELSINORE

Sedco MDP
Line C

MISSION TRL

LAKEVIEW TERRACE

SEDCO BLVD

GRAPE ST

15
I-15

MESA DR

VALLEY VIEW AVE

SEDCO MASTER DRAINAGE
PLAN - LINE D AND D-1

OLIVE ST

ORCHARD ST

Exhibit A

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

Sedco MDP Line C

Supervisorial District 3

N
W E
S

EXHIBIT B

DISTRICT's Insurance Requirements is as follows:

CITY's contractor(s) shall not commence operations until DISTRICT has been furnished with original certificate(s) of insurance and original certified copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section.

Without limiting or diminishing CITY's contractor(s) obligation to indemnify or hold DISTRICT harmless, CITY contractor(s) shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the DISTRICT herein refers to the Riverside County Flood Control and Water Conservation District, the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insureds.

A. Workers' Compensation:
If CITY contractor(s) has employees as defined by the State of California, CITY contractor(s) shall maintain statutory Workers' Compensation Insurance(Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than $1,000,000 per person per accident. Policy shall be endorsed to waive subrogation in favor of DISTRICT.

B. Commercial General Liability:
Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of CITY's contractor(s) performance of its obligations hereunder. Policy shall name the DISTRICT as Additional Insured. Policy's limit of liability shall not be less than $2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:
If CITY's contractor(s) vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then CITY contractor(s) shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than $1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit. Policy shall name the DISTRICT as Additional Insureds.

EXHIBIT B

D. Pollution and Asbestos Liability:

CITY's contractor(s) shall obtain, at its sole expense and keep in effect during the term of the contract, Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) covering CITY's contractor(s) liability for a third-party bodily injury and property damage arising from pollution conditions caused by the CITY's contractor(s) while performing their operations under the contract. The insurance coverage shall apply to sudden and accidental pollution events. Any coverage restriction as to time limit for discovery of a pollution incident and/or a time limit for notice to the insurer must be accepted by the DISTRICT. The insurance coverage shall also respond to cleanup cost. This coverage may be written in combination with the commercial general liability insurance or professional liability insurance.

CITY's contractor(s) shall maintain Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate. The policy shall be endorsed to state that the general aggregate limit of liability shall apply separately to this contract. Any self-insured retention/deductible amount shall be submitted to the DISTRICT for review and approval. If CITY's contractor(s) maintains broader coverage and/or higher limits than the minimums shown above, the DISTRICT requires and shall be entitled to the broader coverage and/or higher limits maintained by CITY's contractor(s). Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the DISTRICT.

In the event, CITY's contractor(s) encounters materials on the site that is believed to be asbestos or polychlorinated biphenyl (PCB) which has not been rendered harmless, CITY's contractor(s) shall immediately stop work in the area affected and report the condition to the DISTRICT in writing. The work in the affected area shall not thereafter be resumed except by written agreement of the DISTRICT and CITY, if in fact the material is asbestos or polychlorinated biphenyl (PCB) and has not been rendered harmless. The work in the affected area shall be resumed in the absence of asbestos or polychlorinated biphenyl (PCB), or when it has been rendered harmless, by written agreement of the DISTRICT and CITY.

CITY's construction contractor(s) shall not be required to perform without consent any work relating to asbestos or polychlorinated biphenyl (PCB).

E. Professional Liability:

CITY contractor(s) shall cause any architect or engineer retained by CITY contractor(s) in connection with the performance of CITY's contractor(s) obligations under this Agreement to maintain Professional Liability Insurance providing coverage for the performance of their work included within this Agreement, with a limit of liability of not less than $1,000,000 per occurrence and

$2,000,000 annual aggregate. CITY contractor(s) shall require that, if such Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement and that such architect or engineer shall purchase at such architect or engineer's sole expense either 1) an Extended Reporting Endorsement (also known as Tail Coverage); or 2)Prior Dates Coverage from a new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that such architect or engineer has maintained continuous coverage with the same or original insurer. Coverage provided under items: 1), 2) or 3) shall continue for the term specified in the insurance policy as long as the law allows.

F. General Insurance Provisions – All Lines:

a. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A.M. BEST rating of not less than an A: VIII (A: 8) unless such requirements are waived, in writing, by the DISTRICT Risk Manager. If the DISTRICT's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

b. The CITY contractor(s) must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds $500,000 per occurrence each such retention shall have the prior written consent of the DISTRICT Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention deemed unacceptable to the DISTRICT, and at the election of the DISTRICT's Risk Manager, CITY's contractor(s) carriers shall either: 1) reduce or eliminate such self-insured retention with respect to this Agreement with DISTRICT, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

c. CITY contractor(s) shall cause their insurance carrier(s) to furnish DISTRICT with 1) a properly executed original certificate(s) of insurance and certified original copies of endorsements effecting coverage as required herein; and 2) if requested to do so orally or in writing by the DISTRICT Risk Manager, provide original certified copies of policies including all endorsements and all attachments thereto, showing such insurance is in full force and effect.

Further, said certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that a minimum of thirty (30) days written notice shall be given to the DISTRICT prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. If CITY contractor(s) insurance carrier(s) policies does not meet the minimum notice requirement found herein, CITY contractor(s) shall cause CITY's contractor(s) insurance carrier(s) to furnish a 30-day Notice of Cancellation Endorsement.

d. In the event of a material modification, cancellation, expiration or reduction in coverage, this Agreement shall terminate forthwith, unless DISTRICT receives, prior to such effective date, another properly executed original certificate of insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto, evidencing coverages set forth herein and the insurance required herein is in full force and effect. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the certificate of insurance.
e. It is understood and agreed by the parties hereto that CITY's contractor(s)insurance shall be construed as primary insurance, and DISTRICT's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.
f. If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services or there is a material change in the equipment to be used in the performance of the scope of work which will add additional exposures (such as the use of aircraft, watercraft, cranes, etc.); or the term of this Agreement, including any extensions thereof, exceeds five (5) years, DISTRICT reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverages currently required herein, if, in the DISTRICT Risk Manager's reasonable judgment, the amount or type of insurance carried by CITY contractor(s) has become inadequate.
g. CITY contractor(s)shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.
h. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to DISTRICT.
i. CITY contractor(s)agrees to notify DISTRICT of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.14
Meeting Date: May 13, 2026

SUBJECT: Acceptance of Public Improvements of Plot Plan No. 13-0089 - Villa Siena Apartment Project

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Carlos Geronimo, Principal Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PLOT PLAN NO. 13-0089 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

SUMMARY:
Villa Siena Properties, LLC, has completed public improvements for Plot Plan No.13-0089, known as the Villa Siena Apartments, located on Prielipp Road between Elizabeth Lane and Jana Lane (APN 380-290-029). The City is now ready to accept the improvements into the maintained road system and release the bonds associated with the Public Improvement Agreements.

BACKGROUND:
Plot Plan No.13-0089 (Villa Siena, Attachment A and Attachment B) is a residential apartment complex development located on Prielipp Road between Elizabeth Lane and Jana Lane. the development is known as Villa Siena (Project). The Project was approved by the City of Wildomar on November 12, 2015. As part of the conditions of development for the project, the developer, Villa Siena Properties, LLC (Developer), was required to construct certain public improvements. These improvements included improvements to Prielipp Road, Elizabeth Lane, and Jana Lane along the Project boundaries. A Public Improvement Agreement for the Project between the City of Wildomar and the Developer was executed and recorded on February 28, 2022. The Public Improvement Agreement identifies the Developer's obligations to complete the public improvements and provides the City with bonds for the public improvements.

DISCUSSION:
The Developer has completed the required public improvements and the City's Public Works/Engineering Department has completed the inspections of the public improvements. Staff is recommending that the improvements be accepted at this time and that a Notice of Completion (Attachment C) be filed. Upon acceptance, the improvements will become part of the City's maintained assets. The improvements will automatically enter into a one-year warranty period as required by the Public Improvement Agreement. In addition, upon

acceptance of the Public Improvements the City of Wildomar will release the improvement securities related to this project in accordance with the Public Improvement Agreements as follows:

Security Type	Time of Release	Percentage
Faithful Performance Security	After Council acceptance. City will hold 10% for one year as warranty and release the 10% after the warranty period expires and any warranty issues are resolved.	90% now 10% after one-year warranty
Labor and Material (Payment) Security	180 days after Council acceptance, provided no claims have been filed.	100%
Monument Security	After Council acceptance.	100%

ACCOUNT CODE:
CFD 2022-1, Zone 1

FISCAL IMPACT:
The City will be responsible to maintain the public improvements built by the Developer. Costs associated with maintenance may be paid from a combination of fund sources including the Highway User Tax (HUTA Gas Tax), Measure A, Measure AA, and Community Facilities District 2022-1 (Services).

ATTACHMENTS:
Resolution
A - Location Map
B - CFD Maintenance Exhibit
C - Notice of Completion

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PLOT PLAN NO. 13-0089 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

WHEREAS, Villa Siena Properties, LLC. proposed development of Plot Plan No. 13-0089 which included, in part, the construction of public improvements; and

WHEREAS, on November 12, 2015, the City of Wildomar approved Plot Plan No. 13-0089; and

WHEREAS, on February 28, 2022, the City of Wildomar executed the Public Improvement Agreement for Plot Plan No. 13-0089; and

WHEREAS, Villa Siena Properties, LLC. provided a Faithful Performance Security and Materials Security, and a Warranty Security (part of the Faithful Performance Security) in accordance with the Public Improvement Agreement; and

WHEREAS, Villa Siena Properties, LLC. has completed the public improvements in Prielipp Road, Elizabeth Lane, and Jana Lane right-of-way and in accordance with City Standards and the City is ready to accept the improvements for maintenance;

NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Wildomar City Council, in regular session assembled on May 13, 2026, the following:

1. The City Council accepts the completed required public improvements and as part of the City maintained road system, subject to the conditions of the Public Improvement Agreement for Plot Plan No. 13-0089; and

2. The City Engineer is authorized to prepare a Notice of Completion, and the City Clerk is authorized to file a Notice of Completion with the Riverside County Recorder.

3. The City Engineer is authorized to release the securities identified in the Public Improvement Agreement.

PASSED, APPROVED, AND ADOPTED this 13th day of May, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

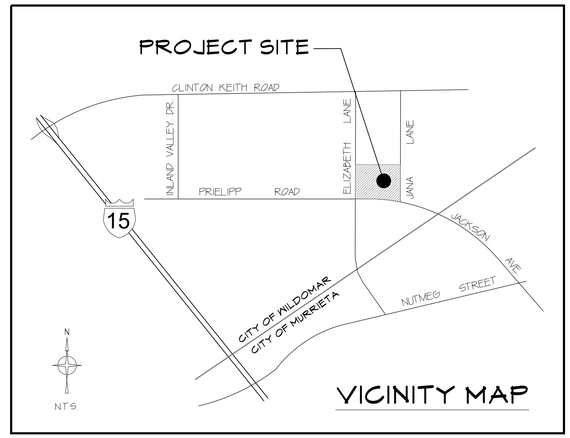
_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

ATTACHMENT A

Site Location Map for Villa Siena (Plot Plan No. 13-0089)



C.F.D. MAINTENANCE AREA

LANDSCAPE AREA

± 11,712 S.F.

THE CITY WILL BE RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A MAINTENANCE PROGRAM THAT WILL BE RESPONSIBLE FOR ALL IRRIGATION AND LANDSCAPE MANAGEMENT WHERE SHOWN AS REQUIRED BY THE STATE AND LOCAL AGENCIES WITHIN THE AREA DESIGNATED.

CITY WELCOME SIGN

MASONRY MONUMENT WITH LIGHT

STREET LIGHTS = 7 COUNT

STORM DRAIN INLET

STORM DRAIN

CFD MAINTENANCE EXHIBIT

BACARA - PLOT PLAN: 13-0089

FOREMOST PACIFIC GROUP

CITY OF WILDOMAR DECEMBER 15, 2021

N

SCALE: 1" = 40'-0"

0 40 80 120 160

GRAPHIC SCALE IN FEET

PROFESSIONAL DESIGN ASSOCIATES
Landscape Architects
1702 W. Arrow Highway
Upland, California 91786-4257
(909) 949-6218 / fax (909) 985-2645

NO FEE DOCUMENT
Government Code §6103
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF WILDOMAR
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
Attn: City Clerk

The Above Space For Recorder's Use Only

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the Public Improvement Agreement between the City of Wildomar, California, and Villa Siena Properties, LLC, whose mailing address is 27271 Las Ramblas, Ste 100, Mission Viejo, California 92601, Developer of Plot Plan 13-0089, requires the Developer to complete the construction of public street improvements, storm drain, street lights, and landscaping along the project's frontage streets in the City of Wildomar, California.

The street, storm drain, and street lights, and landscaping improvements were completed by said Developer on April 29, 2026, according to plans and specifications and to the satisfaction of the City Engineer of the City of Wildomar, and that said work was accepted by the City of Wildomar at 23873 Clinton Keith Rd., Suite 110, Wildomar, California 92595 as owner of the public improvements, at a regular meeting thereof held on the 13h day of May, 2026, by Resolution No. 2026-__.

That upon said contract, Westchester Fire Insurance Company was surety for the bond(s) given by the said company as required by law.

Dated at the City of Wildomar, this 13th day of May, 2026.

Jason B. Farag
Public Works Director/City Engineer

VERIFICATION

I, the undersigned, say: I am the _____ the declarant of the foregoing notice of completion; I
("President of," "Manager of," "A partner of," "Owner of", etc…)
have read said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 20__, at Wildomar, California.

_____
(Personal signature of the individual who is swearing that the contents of the notice of completion are true)

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.15
Meeting Date: May 13, 2026

SUBJECT: Amending the Background Check Policy for Commissioners and Committee Members

SUBMITTED BY: Janet Morales Garcia, City Clerk

PREPARED BY: Janet Morales Garcia

ACTION:
Adopt the amended Background Check Policy for Commissioners and Committee Members.

SUMMARY:
This item adds an option for Commissioners and Committee members to request a copy of their background check.

BACKGROUND:
The city currently appoints members to various advisory bodies, including the Planning Commission, Measure Z Oversight Advisory Committee, and Measure AA Oversight Advisory Committee. Members often represent the city in community settings and have access to city facilities, staff, and sensitive information. On October 13, 2025, the City Council adopted a policy stipulating that all commission and committee appointments are conditional pending successful completion of a background check.

DISCUSSION:
Background checks involve obtaining criminal records for applicants. Under the Investigative Consumer Reporting Agencies Act, the criminal records the city obtains are generally considered Investigative Consumer Reports.

The law requires that the city allow the consumer to receive a copy of any prepared consumer report. Although the law does not explicitly apply to non-employees, it is likely that it could apply; therefore, staff is recommends that the City Council approve the amended policy allowing applicants to receive a copy of the report if they choose. The added language is located under section "I. Applicant Rights" in the attached policy.

FISCAL IMPACT:
Minimal cost to print and mail the reports.

ATTACHMENTS:
1. Background Check Policy- Amendment.pdf

City of Wildomar
Background Check Policy for Commissioners and Committee Members
Amended May 13, 2026

I. PURPOSE

The purpose of this policy is to establish uniform procedures for conducting background checks on individuals selected to serve on the City of Wildomar's ("City") Commissions and Committees. The intent of this policy is to define, describe and address the procedure of background checks to promote transparency and ensure that individuals serving in advisory and decision-making roles meet standards of ethical conduct and responsibility.

II. AUTHORITY

This policy is adopted pursuant to the City's general authority to regulate the qualifications of its appointed officials. The policy shall be interpreted consistent with relevant requirements under the California Fair Chance Act (Government Code §12952) and other applicable privacy, labor, and California laws. This policy is adopted pursuant to City Council Resolution approved on October 13, 2025, and shall remain in effect until amended or repealed by the City Council.

III. APPLICABILITY

This policy applies to all applicants who are selected to serve on a City Commission or Committee. Temporary, ceremonial, or ad-hoc advisory groups may be exempt if determined by the City Council.

IV. REQUIREMENTS

a. **Background Checks**: All applicants shall be subject to the same criminal background checks that prospective city employees are subject to as a condition of employment. Failure to submit to the required criminal background check within the time prescribed shall result in the automatic rejection of the subject applications and/or forfeiture of the applicant's appointment status.

b. **Conditional Appointment:** All appointments shall be conditional upon successful completion of a background check.

c. **Scope of Check:** Criminal history through the California Department of Justice (DOJ) and Federal Bureau of Investigation (FBI) via Live Scan Fingerprinting.

d. **Authority:** Results shall be reviewed by the City Clerk in consultation with the City Attorney. Results will be reported to the City Council and the applicant as either "qualified" or "not qualified".

V. DISQUALIFYING FACTORS

Criminal Convictions – A person may be ineligible to serve as a member of any advisory board or commission if he or she has been convicted of any state or federal felony offense or any crime of moral turpitude. Moral turpitude includes dishonesty (e.g., fraud, perjury) as well as crimes involving other sorts of moral depravity, such as child molestation.

Prior to disqualifying any member of any advisory board or commission, the City shall notify the applicant or current member of any advisory board or commission, in writing, of its decision to disqualify. The City shall identify the conviction and provide conviction report/writings.

The applicant or current member of any advisory board or commission shall have five business days to respond with additional information. Applicants may also submit evidence challenging accuracy of report or of rehabilitation or mitigating circumstances.

After reviewing all the information that has been provided to the City, the City Manager or designee will conduct a reassessment and issue a final determination letter.

VI. APPLICANT RIGHTS

a. All applicants shall be informed in writing of the background check requirements before appointment. A signed authorization is required prior to initiating a background check. Results shall remain confidential in accordance with California State law.

b. The city will not automatically provide a copy of the report obtained by the DOJ or FBI. All background check information will be kept confidential to the maximum extent possible and required under applicable law and will be disclosed only to those with a valid need to know. The City complies with all applicable federal, state, and local laws regarding background checks. Applicants may request a copy of their background check directly from the DOJ or FBI. Applicants may receive a copy of the report if they choose.

VII. RECORD RETENTION

Background check records shall be maintained by the Human Resources Department or City Clerk in a secure manner and in compliance with Government Code §34090 et seq. and applicable retention schedules. Records shall not be disclosed except as required by law.

VIII. EFFECTIVE DATE

This policy shall apply to all appointments made on or after October 13, 2025, and shall remain in effect until modified or repealed by the City Council

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.16
Meeting Date: May 13, 2026

SUBJECT: Measure AA Oversight Advisory Committee Appointment

SUBMITTED BY: Janet Morales Garcia, City Clerk

ACTION:
Appoint Don Saunders to the Measure AA Oversight Advisory Committee for the term ending January 2027.

SUMMARY:
The Committee is comprised of five members and serves as established by the City Council. Its role is to ensure that all revenues received from the voter-approved one-cent transactions and use tax (Measure AA) are spent on permissible uses as outlined in City of Wildomar Ordinance 161 and City Municipal Code Chapter 3.22.

BACKGROUND:
On March 1, 2026, Committee Member Carlos Hernandez resigned, resulting in one unscheduled vacancy on the Measure AA Oversight Advisory Committee. Pursuant to Resolution No. 2024-80, the City utilizes a formal application and review process for volunteer committee appointments. Applicants must submit a City application and participate in a public meeting interview with the Finance Committee. Following the interview process, the Finance Committee forwards its recommendations to the City Council for final consideration and appointment.

DISCUSSION:
On March 16, 2026, the City issued a notice of vacancy for the one position. At the close of the recruitment period, one application was received from the following resident:

Don Saunders

Since there was only one application, there was no need to meet with the Finance Committee. Staff recommends that the City Council appoint Don Saunders for a term ending in January 2027. Upon City Council approval, the candidate will undergo a background check. Upon successful completion, the candidate will be sworn in at the May 28, 2026, Measure AA Oversight Advisory Committee meeting.

FISCAL IMPACT:
None.

ATTACHMENTS:
1. Resolution No. 2024-80
2. Application - Saunders, Don - redacted

RESOLUTION NO. 2024 - 80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, REPEALING RESOLUTION NO. 2019-12 AND APPROVING A RESOLUTION ESTABLISHING THE ORGANIZATION, OBJECTIVES AND RESPONSIBILITIES OF A WILDOMAR MEASURE AA CITIZEN'S OVERSIGHT ADVISORY COMMITTEE AND COMMITTEE MEMBER VOLUNTEERS DESCRIPTION

WHEREAS, on November 6, 2018 Wildomar residents voted on a one-cent transactions and use tax (Measure AA) to assist in the funding of public safety services, road improvements, and other general municipal services; and

WHEREAS, the election results were certified by the Riverside County Register of Voters on November 6, 2018 and Measure AA, needing a simple majority vote, was approved with a Yes vote count of 58.67%; and

WHEREAS, Measure AA establishes a Citizen's Oversight Advisory Committee consisting of five members, who shall be residents of the City, to independently review and advise upon the City's expenditure of proceeds Measure AA tax revenues; and

WHEREAS, at a public meeting held on February 13, 2019, the City Council adopted Resolution No. 2019-12, establishing the Measure AA Citizen's Oversight Advisory Committee; and

WHEREAS, the City Council of the City of Wildomar, desires to amend the Guidelines and Policy and Member Volunteer Information provided in Exhibit A and B of this Resolution; and

WHEREAS, the City Council of the City of Wildomar, does hereby repeal Resolution No. 2019-12.

NOW THEREFORE, the City Council of the City of Wildomar, California, does hereby resolve, determine and order as follows:

Section 1. Establishment of Committee.
Pursuant to Section 3.22.170 of the Wildomar Municipal Code, there is hereby created a citizen's oversight advisory committee which shall be known as the Measure AA Citizen's Oversight Advisory Committee (hereinafter, the "Committee").

Section 2. Duties of Committee.
The duties of the Committee are described in the Guidelines and Policies, Exhibit A.

Section 3. The City Committee Membership.
The Committee shall consist of five members to be appointed by majority vote of the City Council, per the Committee Member Volunteer Description, Exhibit B.

Section 4. Staff Assistance.
The City Manager shall ensure that adequate staff will be allocated to provide necessary technical and clerical assistance to the Committee.

Section 5. Time and Place of Meetings.
The Committee shall establish a regular date, time and place for Committee meetings, which shall be open to the public. Said meetings shall occur no less frequently than twice per calendar year.

Section 6. Repeal of Resolution No. 2019-12.
Resolution No. 2019-12 is hereby repealed.

PASSED, APPROVED AND ADOPTED this 11th day of December, 2024.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Janet Morales, CMC
City Clerk

CITY OF WILDOMAR INCORPORATED July 1, 2008 STATE OF CALIFORNIA

Exhibit A

City of Wildomar
Measure AA Citizen's Oversight Advisory Committee
Guidelines and Policy

MISSION:
To ensure that all revenues received from the voter approved one-cent transactions and use tax (Measure AA) are only spent on permissible uses as outlined in City Municipal Code Chapter 3.22.

GOVERNING AUTHORITY FOR COMMITTEE FORMATION
Section 3.22.170 of the City of Wildomar Municipal Code establishes a citizen's oversight committee for Measure AA:

"3.22.170 – Citizen Oversight Committee.
A. A citizens' oversight committee is hereby established to independently review and advise upon the City's expenditure of proceeds generated by the transactions and use tax. The committee shall meet at least twice each calendar year and more frequently if necessary to discharge the responsibilities of the committee. All meetings of the committee shall be held in accordance with provisions of the Ralph M. Brown Act (Cal. Gov. Code Section 54950 et seq.).

1. The committee shall consist of five members, all whom shall be residents of the City of Wildomar. The City shall initially post and publish notice soliciting applications for persons interested in being members of the committee and shall thereafter repost and republish notice soliciting applications as necessary to fill vacancies on the committee. The City Council shall review all applications for eligibility and at a public meeting appoint five eligible applicants to serve as members of the committee. Each member of the committee shall serve for a term of two years and such service shall be at the pleasure of the City Council. Three members of the committee shall constitute a quorum. Members of the committee shall not receive a stipend for their service. Any additional responsibilities and duties of the committee shall be established by resolution of the City Council.

2. The citizens' oversight committee shall annually review and report on (i) the City's proposed and actual expenditure of proceeds generated by the transaction and use tax and (ii) the independent annual audit required under this article. The committee's report shall be submitted to the City Council for review and discussion at a public meeting of the City Council.

3. The City shall provide such staff resources as are reasonably necessary to assist the committee with the discharge of its duties under this article. The committee shall not have authority to hire or retain its own staff, consultants, or contractors."

ROLES, RESPONSIBILITIES AND DUTIES

A. The responsibilities and duties of the Committee shall be limited to:

1. Review expenditures of Measure AA revenues to ensure the monies have been expended in accordance with the authorized purposes of Measure AA.

2. Understand allowable expenses of Measure AA monies, which is a general purpose tax.

3. Understand municipal revenue collection and distribution from local, state and federal sources.

4. Prepare and submit to the Chief Fiscal Officer of the City an annual public report on the expenditures of Measure AA tax revenues for the previous fiscal year. The Chief Fiscal Officer will then submit the public report to the City Council per Government Code section 50075.3.

5. Receive and review the independent auditor's report as required by Section 3.22.050 for Measure AA revenues and expenditures.

B. The Committee shall not have any budgetary decision authority and shall not allocate financial resources.

C. The Committee shall have no authority to direct, nor shall it direct, City Staff or Officials.

COMMITTEE STRUCTURE:

A. *Appointments*

The Committee shall consist of five members, who shall serve at the pleasure of the City Council. The City shall initially post and publish notice soliciting applications for persons interested in being members of the Committee and shall thereafter repost and republish notice soliciting applications as necessary to fill vacancies on the Committee. The City Council shall review all applications and make appointments to the Committee by majority vote at a public meeting.

B. *Qualification Standards*

Members of the Committee shall be at least 18 years of age and reside within the City limits. The Committee may not include any employee or official of the City, or any vendor, contractor or consultant doing business with the City.

C. *Term*

Committee members shall serve for a term of two years and expire in January of each year. Member's terms are to be staggered. At the Committee's first meeting, members will draw lots to select three members to serve a one-year term; the remaining members will serve a full two-year term.

D. *Chair and Vice-Chair*
The Mayor shall appoint the initial Chair. The Chair shall appoint the initial Vice-Chair. Thereafter, the Committee shall annually elect a Chair and a Vice-Chair, who shall act as Chair only when the Chair is absent.

E. *Compensation*
The Committee members shall serve without compensation.

F. *Meetings*
1. The Committee shall conduct at least two meetings a year.
2. Special meetings may be called by the Committee's chair. Special meetings may also be called by Committee members if three or more members petition the chair for a special meeting.
3. All meetings shall be noticed and shall be open to the public in accordance with the Ralph M. Brown Act, Government Code Section 54950 et seq. Each member of the Committee will be given a current copy of the Ralph M. Brown Act.
4. A majority of the Committee members shall constitute a quorum for the transaction of any business.

G. *Vacancies and Removal*
1. The City Council shall fill any vacancies on the Committee.
2. The City Council may remove any Committee member for any reason, including but not limited to, failure to attend one committee meeting per calendar year without prior notification. Upon a member's removal, his or her seat shall be automatically deemed vacant.

H. *City Support*
The City shall provide to the Committee necessary technical and administrative assistance as follows:

1. Preparation, provision and posting of public notices as required by the Brown Act and in the same manner as noticing City Council meetings.
2. Provision of a meeting room, including any available City audio/visual equipment.
3. Provision of meeting materials, such as agendas, minutes and supporting reports.
4. Retention of Committee records.
5. Properly staff all Committee meetings.
6. Educate committee members on municipal finance.

Exhibit B

City of Wildomar
Measure AA Citizen's Oversight Advisory Committee
Committee Member Volunteer Information

GENERAL INFORMATION

58.67% of the Wildomar residents who voted on November 6, 2018 authorized a general one-cent transactions and use tax. Resulting from this action, Chapter 3.22 was added to the Wildomar municipal code. Within this chapter, Section 3.22.170 establishes a citizens' oversight committee:

"A. A citizens' oversight committee is hereby established to independently review and advise upon the City's expenditure of proceeds generated by the transactions and use tax. The committee shall meet at least twice each calendar year and more frequently if necessary to discharge the responsibilities of the committee. All meetings of the committee shall be held in accordance with provisions of the Ralph M. Brown Act (Cal. Gov. Code Section 54950 et seq.).

1. The committee shall consist of five members, all whom shall be residents of the City of Wildomar. The City shall initially post and publish notice soliciting applications for persons interested in being members of the committee and shall thereafter repost and republish notice soliciting applications as necessary to fill vacancies on the committee. The City Council shall review all applications for eligibility and at a public meeting appoint five eligible applicants to serve as members of the committee. Each member of the committee shall serve for a term of two years and such service shall be at the pleasure of the City Council. Three members of the committee shall constitute a quorum. Members of the committee shall not receive a stipend for their service. Any additional responsibilities and duties of the committee shall be established by resolution of the City Council.

2. The citizens' oversight committee shall annually review and report on (i) the City's proposed and actual expenditure of proceeds generated by the transaction and use tax and (ii) the independent annual audit required under this article. The committee's report shall be submitted to the City Council for review and discussion at a public meeting of the City Council.

3. The City shall provide such staff resources as are reasonably necessary to assist the committee with the discharge of its duties under this article. The committee shall not have authority to hire or retain its own staff, consultants, or contractors."

SELECTION PROCESS

1. All applicants for appointment to the Committee must complete a City *Application for Volunteers* available online or at City Hall.

2. Candidates will be asked to meet with the Finance Subcommittee at a public meeting to discuss their application, interest, and experience. The Finance Subcommittee will then forward its recommendations to the City Council Members for consideration and appointment at a public meeting.

3. Appointments to the Committee must be made by a majority vote of the City Council.

COMMITTEE MEMBER VOLUNTEER DESCRIPTION

Committee Members are appointed to two-year terms by the City of Wildomar City Council and report to the City Manager or his/her designee.

The Committee Member should have the following characteristics to fulfill this volunteer role.

- Resident of the City of Wildomar
- Ability to attend scheduled committee meetings
- Demonstrated skills in successfully working with civic groups and residents
- Have knowledge of and/or experience in Non-Profit or Local Government Finance

The Committee Member's responsibilities could include:

- Review expenditures of Measure AA revenues to ensure the monies have been expended in accordance with Measure AA.
- Understand allowable expenses of Measure AA monies, which is a general purpose tax.
- Understand municipal revenue collection and distribution from local, state and federal sources.
- Prepare and submit to the Chief Fiscal Officer of the City an annual public report on the expenditures of Measure AA tax revenues for the previous fiscal year ending June 30. The Chief Fiscal Officer will then submit the public report to the City Council per Government Code section 50075.3.
- Receive and review the independent auditor's report as required by Sections 3.22.050 for Measure AA revenues and expenditures.
- Attending scheduled committee meetings.
- Completion of Form 700 following appointment.
- Participating in AB 1234 Ethics training.
- Participating in Harassment Prevention Training.

This is not a paid city employee position and no salary, stipends, benefits or other City resources or access to City facilities are provided. Expenses such as vehicle mileage are reimbursable at IRS rates and all expenses must be approved by City management prior to expenditure.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

I, Janet Morales, City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. 2024 – 80 was duly adopted at a regular meeting held on December 11, 2024, by the City Council of the City of Wildomar, California, by the following vote:

AYES: Marquez, Morabito, Mayor Pro Tem DePhillippo, Mayor Moore

NOES: None

ABSTAIN: None

ABSENT: Nigg

Janet Morales, CMC
City Clerk
City of Wildomar

CITY OF WILDOMAR INCORPORATED July 1, 2008 STATE OF CALIFORNIA

Docusign Envelope ID: D6D7EB08-1230-47F7-B015-8796C7072CA1

Volunteer Application
WILDOMAR MEASURE AA
CITIZEN'S OVERSIGHT ADVISORY COMMITTEE

City of Wildomar
23873 Clinton Keith Rd Ste. 201
Wildomar, CA 92595
951.677.7751 (phone)
951.698.1463 (fax)

VOLUNTEER APPLICANT INFORMATION

Last Name: Saunders First Name: Don MI:

Address: [redacted] City: wildomar Zip Code: 92595

Home Phone: Cell Phone: [redacted]

Email Addr [redacted]

QUESTIONAIRE

What type of Volunteer Experiences Have You Had?

Currently, I volunteer as the president of the Wildomar Historical Society, educating the community on the history of Wildomar. I also volunteer helping with the Wildomar Beautification Volunteers when time allows. Previously held appointed positions with the Wildomar Municipal Advisory Council and Riverside County Trails Committee when Wildomar was under County Jurisdiction

Education, Credentials, Government Finance/ Accounting/Auditing Experience:

I have a Bachelor of Science Degree in Business Administration with emphasis in Sales and Marketing. Experienced in successfully managing large sales budgets, managing accounts, and sales teams.

Public Communication Experience:

In my role as President of the Wildomar Historical Society, I regularly communicate with community members and other organizations about the history of our community. In my sales and marketing role, I effectively communicate with accounts and customer product presentations

Project Leadership Skills/Experience:

In my role as a sales manager, I have experience in managing projects, sales budgets, and successfully achieving budgetary guidelines.

Knowledge of Police, Fire, Street Maintenance and Homelessness needs, services and costs:

By attending city meetings and reviewing budget reports, I have a general knowledge of budgetary guidelines and costs for Police, Fire, Street Maintenance, Homelessness needs, and other services

Other Relevant Skills/Information:

I am proficient in utilizing all common computer skills including Word, Excel, and Power Point.

Docusign Envelope ID: D6D7EB08-1230-47F7-B015-8796C7072CA1

Volunteer Acknowledgement

VOLUNTEER CODE OF CONDUCT

As a volunteer I will:

- Perform only those assigned tasks that are within my physical capability and will not undertake any tasks that are beyond my physical capability or ability.
- Not undertake to operate or use vehicles, equipment or tools that I am unfamiliar with or have not been trained to operate properly and safely, and have not received specific authorization to use from my supervisor.
- Observe all safety rules and use provided safety equipment in the performance of my assigned tasks.
- Treat everyone with respect, patience, integrity, courtesy, and dignity.
- Not use profanity, or make humiliating, ridiculing, threatening, or degrading statements.
- Return all City equipment and identification upon request or at end of assignment.

VOLUNTEER ACKNOWLEDGEMENT AND WAIVER

As a Volunteer, I understand that:

- I give the City of Wildomar permission to conduct a thorough background check on me, which may include a review of sex offender registries, criminal history records, and law enforcement records. I understand that volunteer positions may be conditional upon favorable background information as determined by the City of Wildomar.
- The City of Wildomar is not obligated to provide me with a volunteer placement. I also understand that I am not obligated to accept the volunteer position offered.
- Volunteers are expected to immediately inform us if they are unable or unwilling to perform a requested task. Physical requirements of tasks may involve sitting, standing, walking stooping, kneeling, climbing, talking. Listening, reading, handling (lifting, pushing, pulling), objects, handling heavy objects, operation tools, operating power tools, operating vehicles.
- Volunteer positions are charitable contributions to the City of Wildomar without compensation or benefit of any kind or consideration of future employment.
- I have the obligation to notify my supervisor of an injury incurred while volunteering.
- I agree to be subjected to the policies and procedures of the City of Wildomar.
- I am not an employee of the City of Wildomar.
- The City of Wildomar reserves the right to terminate my volunteer status at any time.

VOLUNTEER CONSENT

Your signature below indicates that you have read each of the above items and you agree to be bound by them.

Don	[redacted]		4/2/2026
Applicant Name (print)	*Applicant Signature*		*Date*

Docusign Envelope ID: D6D7EB08-1230-47F7-B015-8796C7072CA1

WILDOMAR MEASURE AA
CITIZEN'S OVERSIGHT ADVISORY COMMITTEE
Supplemental Questionnaire

PRINT NAME: Don

PLEASE TYPE OR PRINT LEGIBLY

This Supplemental Questionnaire will be a tool in the evaluation of your qualifications for this position. Please answer each question in sufficient detail so that we can understand precisely what your **qualifying** experience and accomplishments have been.

A Supplemental Questionnaire is required for Wildomar Measure AA Citizens' Oversight Advisory Committee appointments. Your application will not be considered complete without submittal of both forms.

Please use the space provided for your response. If more space is necessary, one additional page per question may be attached.

[redacted] _____ 4/2/2026

Signature Date

1. Have you participated in local government as a committee member, commissioner, council member, or staff? What was your role and what did you learn from it?

I have over 30 years of experience working with county and city planning departments to ensure that community planning meets the needs of the residents. Prior to moving to Wildomar, I held the following positions: Chino Hills Municipal Advisory Council member and Planning member appointed by the County Supervisor, City of Chino Hills Public Works Commissioner appointed by the City Council, and City of Chino Hills General Plan Advisory Member. After moving to Wildomar, I became a Wildomar Municipal Advisory Council and Planning member appointed by the County Supervisor, as well as a Riverside County Trails Committee member for the District appointed by the County Supervisor.
My experience in local government committees has provided a deep knowledge of how fiscal accountability and fiscal budgeting are an important part of our community viability.

Docusign Envelope ID: D6D7EB08-1230-47F7-B015-8796C7072CA1

2. What is your understanding of the role and responsibilities of the Wildomar Measure AA Citizen's Oversight Advisory Committee?

The Wildomar Measure AA Citizen's Oversight Advisory Committee role is to ensure Measure AA sales tax funds are collected and spent appropriately with transparency. The committee is responsible for reviewing expenditures for Police, Fire, Emergency Services, Street Maintenance, Homelessness programs, and general municipal services. In addition to quarterly reports, the committee reviews an annual report detailing how funds were spent the previous year.

3. Why did you apply for the committee and what do you hope to accomplish by your participation?

I have seen how successful and important Measure AA funds are for our city. As a resident of our city, I want to ensure that the funds generated continue to support our important services, Police, Fire, Emergency Services, Street Maintenance, Homelessness programs, and general municipal services. My goal is to continue to support Measure AA and contribute to the decisions made to enhance the quality of our city by providing safe neighborhoods, well maintained roads, and a desirable place to live.

Docusign Envelope ID: D6D7EB08-1230-47F7-B015-8796C7072CA1

4. What qualities or experience would you bring that would benefit the Wildomar Measure AA Citizen's Oversight Advisory Committee?

Having a strong interest in the qualities the City of Wildomar provides for the residents, I believe I can offer support in reviewing budgets and expenditures to ensure services continue to benefit the community. I understand the importance of funding needed to support services that provide safety and improvements needed to meet the needs of our growing community.

5. What is your experience with governmental service costs (Police, Fire, Street Maintenance, Homelessness or other recurring City Services)?

My experience of governmental service costs revolves around reviewing the city's monthly, quarterly, and annual reporting. As a resident, I have always taken an interest in how governmental expenditure is implemented. I understand the extensive costs for various services. Strategic budgeting and prioritizing must be taken into consideration when funds are allocated.

Docusign Envelope ID: D6D7EB08-1230-47F7-B015-8796C7072CA1

6. What is your experience with governmental financial reports and/or audits?

I understand how Measure AA budget reports and financial reports are implemented and allocated. Although, not having direct audit experience, I understand the importance of financial accountability, public fund management, and compliance verification.

7. Describe your goals and/or interest in being a member of the Committee.

My goal as a member of the Measure AA Citizen's Advisory Committee is to ensure Wildomar continues to be a safe, maintained, and desirable place to live in for all residents. Ensuring fiscal oversight and budgeting to provide support for important services, Police, Fire, Emergency Services, Street Maintenance, Homelessness programs, and other essential municipal services as needed.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.17
Meeting Date: May 13, 2026

SUBJECT: Tri-Party Consulting Service Agreement for the Mission Hills Wildomar Project (PLN-25-0085) Environmental Documentation

SUBMITTED BY: Abdu Lachgar, Principal Planner

PREPARED BY: Abdu Lachgar, Principal Planner

ACTION:
1. Authorize the City Manager to execute a Tri-Party Consultant Services Agreement (Attachment A) between the City of Wildomar, Oliver Investments, and EPD Solutions, Inc. for preparation of environmental documentation for the Mission Hills Wildomar Project; and

2. Authorize the City Manager to execute a Consultant Services Agreement/Contract between the City of Wildomar and EPD Solutions, Inc. for preparation of environmental documentation for the Mission Hills Wildomar Project, based on the proposed scope shown in Attachment B.

BACKGROUND:
On December 19, 2025, the Planning Division received a formal application package (PLN 25-0085) from Oliver Investments to establish the "Mission Hills Wildomar" project. The proposed project includes a 51-lot single-family residential subdivision, and development of park and open space facilities, walls and fences, and necessary infrastructure. The project will include 15 ADUs, including 6 very low income ADUs, 6 moderate income ADUs, and 3 unrestricted ADUs, utilizing the affordable ADUs for a density bonus. The Proposed Project requires environmental documentation and analysis under California Environmental Quality Act (CEQA) for the proposed subdivision and development review entitlements.

DISCUSSION:
In accordance with CEQA and the CEQA Guidelines, the Planning Division has determined that the proposed development project may qualify for an exemption under Section 15183 of the CEQA Guidelines but requires necessary analysis and preparation of documentation. Once this determination was made, staff asked our on-call CEQA consultant (EPD Solutions) to submit a Scope of Work and Budget to prepare the environmental documentation. Once received, the scope of work and budget were sent to the Applicant (Oliver Investments) for review. Based on the information provided, the Applicant has agreed to move forward with the proposal. To move forward, City Council must approve a Tri-Party Services agreement between the City of Wildomar, Oliver Investments, and EPD Solutions, Inc.

The contract agreement for EPD Solutions, Inc. is proposed for a total compensation of a "not-to-exceed" amount of $46,640.00, with the standard City Attorney review fees ($5,303.00), the total cost to prepare the environmental documentation is $51,943.00. Staff review time falls under the entitlement applications and environmental fee already paid by the applicant. In

accordance with the provisions of the agreement, the Applicant is required to deposit 50% of the total cost ($25,971.50) within ten (10) business days after the effective date of the agreement. This will allow EPD Solutions Inc. to begin the process. Further, within thirty (30) business days after the effective date, the applicant is required to deposit the remaining 50% of the cost ($25,971.50). The estimated time frame to prepare and process the environmental documentation is approximately four (4) to six (6) months.

FISCAL IMPACT:
The cost associated with preparation of the environmental documentation is the sole responsibility of the Applicant, thus, there is no fiscal impact to the City's General Fund.

ATTACHMENTS:
Attach A - Wildomar Standard Tri-Party Agreement Form.docx
Attach B - EPD_Proposal_Mission Hills - Como_Final.pdf

TRI-PARTY CEQA DOCUMENT PREPARATION AND DEPOSIT AGREEMENT

This CEQA Document Preparation and Deposit Agreement ("Contract") is made and entered into as of **_____, 2026** by and among the City of Wildomar, a California municipal corporation, ("City"), Tri-Pointe Homes, ("Applicant"), and EPD Solutions, Inc. ("Consultant"). Hereafter, City, Applicant and Consultant may be collectively referred to as the "Parties."

RECITALS

A. The California Environmental Quality Act ("CEQA") [Public Resources Code § 21000 et seq.] makes lead agencies responsible for determining whether an Environmental Impact Report ("EIR"), a Mitigated Negative Declaration ("MND"), or Negative Declaration ("ND"), or exemption is to be required for any project. CEQA also provides that any such EIR, MND, ND, or exemption be prepared directly by, or under contract to, the legal agency.

B. Applicant is applying to the City for one or more land use approvals for that project ("Project") more particularly described in the "Project Description" attached hereto and incorporated herein by reference as Exhibit "A".

C. City is the lead agency under CEQA for the Project. Based on its preliminary review and consultation with Applicant, City has determined that an exemption, pursuant to Section 15183 of the CEQA Guidelines, and supporting analysis and documentation ("CEQA Document") is required for the Project to adequately assess its potentially significant impacts. Pursuant to Public Resources Code § 21080.1(a) City's determination that this particular CEQA Document required for the Project is final and conclusive.

D. Consultant is a qualified environmental and/or land use planning firm. City, in consultation with Applicant, has selected Consultant to prepare the CEQA Document and any related studies, surveys, and reports as may be required to comply with CEQA. Consultant has prepared a "Scope of Work" attached hereto and incorporated herein by reference as Exhibit "A", outlining the breadth of analysis and the tasks to be performed to prepare the CEQA Document.

E. Applicant and Consultant acknowledge that as the lead agency, City is responsible for complying with CEQA and the State CEQA Guidelines ("CEQA Guidelines") [14 Cal. Code Regs. § 15000 et seq], that the City is responsible for the adequacy of its environmental documents, that the City cannot rely on comments from other public agencies or private citizens as a substitute for work CEQA requires, and that this particular CEQA Document must reflect the independent judgment of the City. Applicant and Consultant further acknowledge that as a result of these responsibilities, the CEQA Document is to be prepared and completed to reflect City's independent

judgment, to comply with CEQA and the CEQA Guidelines, and to comport with all applicable professional standards.

F. CEQA authorizes City, as the lead agency, to charge and collect a reasonable fee from Applicant to recover the estimated costs incurred in preparing the CEQA Document and for procedures necessary to comply with CEQA regarding the Project. Applicant acknowledges that it is responsible for the payment of these costs as provided in this Contract.

G. City and Consultant acknowledge that CEQA and the CEQA Guidelines encourage the completion of the CEQA Document within certain time limits and that lead agencies should reduce delay and paperwork in the preparation of CEQA Documents.

H. Based on the foregoing Recitals, Applicant, City, and Consultant now desire to enter into this Contract for the preparation of the CEQA Document determined to be necessary for the Project.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the above recitals and the mutual covenant hereafter set forth, the parties agree as follows:

Article 1.0 Applicants Obligations

1.1 CEQA Document Costs. Applicant shall pay all costs incurred for the preparation and completion of the CEQA Document.

1.2 Consultant Charges. The consultant's estimated charge for services and reimbursable expenses for preparation and completion of the CEQA 15162 Document, including the required technical studies pursuant to that Consultant Services Agreement between Consultant and City, a copy of which is attached hereto as Exhibit B are **$49,795.00**.

1.3 City Charges. The city's estimated administrative charge, including work by the City Attorney, for review and processing of the CEQA Document is **$5,303.00**.

1.4 Deposits. Applicant acknowledges that the Consultant estimated charges, and the City estimated charges are estimates only and the actual costs may be higher. Applicant agrees to pay all Consultant charges and City charges even if those charges exceed the cost estimates provided in this Contract. To ensure timely payment and performance, Applicant shall deposit the Consultant's and City's estimated charges (Total Estimated Cost) with the City as follows:

1.4.1 Initial Deposit. Within ten (10) business days after the Effective Date of this Contract, the Applicant shall deposit **$27,549.00** with the City, being an amount equal to one half (1/2) of the Total Estimated Cost. Within thirty (30) business days after the Effective Date of this Contract, the Applicant shall deposit with the City the remaining

balance of the Total Estimated Cost, which is **$27,549.00**. At the Applicant's discretion, the entire amount may be paid in full at one time.

1.4.2 Subsequent Deposits. The applicant shall be responsible for making subsequent deposits with the City if necessary. At such time as the Initial Deposit is reduced to either ten percent (10%) of its original amount or $5,000, whichever is greater, City shall invoice the Applicant for a subsequent deposit in an amount determined to be sufficient by the City to complete the next logical phase of work on the CEQA Document. Applicant shall deposit the invoiced amount with City within ten (10) business days after receipt of such invoice.

1.4.3 Return of Excess Deposits. Any excess of the amount deposited over the actual cost incurred by City in connection with preparation of the CEQA Document shall be refunded by City to Applicant within 15 days from the date a Notice of Determination in connection with the subject proposed Project is filed with the County Clerk.

1.4.4 No Obligation for City to Complete. Applicant understands and agrees that City shall have no obligation complete the CEQA Document, consider the CEQA Documents for approval, or to pay or incur any costs related thereto, in the event that the Applicant fails to deposit the funds required under Article 1.0 of this Contract. In no event shall City have any responsibility to incur or pay any cost for the preparation and completion of the CEQA Document, or any other activities associated with public review, comment, and consideration (such as preparing, posting, and filing notices, circulating copies of the CEQA Documents, or reviewing and recommending the CEQA Document for approval), except to the extent that Applicant has provided the deposits and funds to pay for such activities as provided under this Contract.

1.5 Communication. Applicant hereby agrees that its officers, employees, contractors, agencies, or other representatives shall not communicate with, or discuss any matters relating to the CEQA Document with the Consultant engaged by City to prepare the CEQA Document without prior approval from the Planning Director or his duly authorized representative. Applicant further agrees that all questions regarding scheduling, content, or distribution of the CEQA Document, or any related matters, shall be addressed to the City staff, not the Consultant. The purpose of this provision is to ensure that the CEQA Document prepared will be objective and prepared on behalf of the City, and not a document prepared for purposes of advocating approval of the private proposed project to which it relates.

1.6 Representations. Applicant understands and acknowledges that, although City shall use reasonable efforts to see that the CEQA Document is completed in compliance with the requirements of CEQA and the State CEQA Guidelines, City does not guarantee, warranty, or in any way represent that the CEQA Document will or would be found legally valid by a court of competent jurisdiction in the event of a legal challenge to the CEQA Document by any litigant, and no term of this Contract is intended to be, or shall be, construed to express or imply such guarantee, warranty, or representation. Applicant further understands and acknowledges that neither City's receipt of the

amounts specified under this Contract from Applicant, nor any other term of this Contract, is intended to be, or shall be, construed to express or imply that City agrees or intends to assume or reimburse the cost of attorney's fees, or any other cost, expense or obligation, that would be incurred in undertaking, in whole or in part, the legal defense to any lawsuit or other legal action challenging the validity of the CEQA Document by any litigant.

1.7 Peer Review. Applicant agrees to pay all costs associated with peer review of any document prepared in connection with the CEQA Document if a valid public controversy arises with respect to the CEQA Document. Peer review shall be conducted by the Applicant hiring an environmental consulting firm approved by the City to critique the adequacy of the CEQA Document (or any technical document pertaining thereto) so that the appropriate approval body can make an informed decision with respect to the environmental effects of the Project. For purposes of this section, a valid public controversy shall mean any of the following:

(1) submission of other differing scientific opinions with respect to the CEQA Document;

(2) submission of credible evidence in opposition to evidence contained within the CEQA Document;

(3) submission of additional credible information which was omitted from the CEQA Document.

Article 2.0 Consultants Obligations

2.1 Preparation of CEQA Document. Consultant shall prepare the CEQA Document identified in Recital C of this Contract (i.e., 15162 Exemption), including the Final 15162/Response to Comments document.

2.2 Attendance at Public Hearings. The Consultant shall attend all public hearings in connection with the subject proposed Project.

2.3 City Documents. The City shall maintain ownership, custody and control over all documents prepared by Consultant including, but not limited to, all CEQA Documents.

2.4 Meetings. Both Applicant and Consultant agree not to hold meetings concerning the subject proposed Project without the City present.

Article 3.0 City Obligations

3.1 Review Materials. The City shall review and analyze all materials submitted in connection with the CEQA Documents as timely as practicable under the circumstances. City shall timely notify and work with Consultant regarding changes or modifications to any CEQA Documents.

3.2 Coordinate Meetings of Parties. The City shall use its best efforts to coordinate and arrange meetings between City, Consultant and Applicant from time to time as the need arises.

3.3 Submit to Approval Body. Upon the satisfactory completion of the CEQA Document and all other City application processing requirements, City shall submit the Project for a hearing to the appropriate approval body of the City.

Article 4.0 Indemnity

4.1 Indemnity. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Article 5.0 General Provisions.

5.1 Attorney's Fees. In the event any action is instituted to enforce the terms of this Contract, including any action to recover damages, to obtain injunctive relief, or to appeal any judgment or order of the court, the prevailing party in such action shall be entitled to entry of judgment for an amount equal to its reasonable attorneys' fees, expert witness fees and costs, and costs of suit in addition to such other relief to which it may be entitled. The provisions of this subsection shall in no way limit the scope of either party's obligations under this Contract.

5.2 Assignment. This Contract and any and all rights, duties and obligations set forth herein shall not be assigned or transferred by any party.

5.3 Amendments. This Contract may be amended only by a document in writing and signed by each of the parties to this Contract.

5.4 Entire Agreement. This Contract contains the entire agreement and understanding between the parties relating to the transaction contemplated hereby and all prior or contemporaneous agreements, understandings, representations and statements oral or written, are merged herein, and shall be of no force or effect. California law shall govern the interpretation and enforcement of this Contract.

5.5 Severability. If any covenant, term or condition of this Contract or any application thereof shall be invalid or unenforceable, the remainder of this Contract shall not be affected thereby.

5.6 Authority. The parties hereto warrant and represent that each has the legal right, power and authority to enter into this Contract and to perform all of its obligations hereunder and that the execution and delivery of this Contract have been duly authorized.

5.7 Effective Date of Contract. This Contract shall not become effective until the date it has been executed by the appropriate authorities of City, Consultant & Applicant.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the effective date set forth above.

"CITY"

City of Wildomar

By:

_____

Chris Mann, City Manager

"APPLICANT"

_____

By:

_____

Applicant Name and Title

CONSULTANT”

EPD Solutions, Inc.

By:

_____

Konnie Dobreva, JD, Vice President of Environmental Planning

ATTEST:

_____

Janet Morales Garcia, CMC
City Clerk

APPROVED AS TO FORM:

_____

Thomas D. Jex, City Attorney

EXHIBIT “A”

Project Description/Consultant Scope of Work and Budget

EXHIBIT “B”

Consultant Services Agreement

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

EPD Solutions Inc.

a California Corporation

AGREEMENT FOR SERVICES
BETWEEN THE CITY OF WILDOMAR, CALIFORNIA
AND EPD Solutions Inc.

This Agreement for Services ("Agreement") is entered into as of this _____ day of _____, 2025 by and between the City of Wildomar, a municipal corporation ("City") and EPD Solutions Inc., a California Corporation ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought from its established on-call CEQA Service Provider list, EPD Solutions Inc. (Consultant), a Scope of Services and Budget to prepare the required Environmental Document for the Westpark Promenade (Tri-Pointe) Project (PLN 26-XXXX) the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Service Provider, following submission of a Scope of Services and Budget for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

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

D. The Parties desire to formalize the selection of Service Provider for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

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

1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for the timeframe outlined in the Scope of Services (Exhibit A) or until the environmental documentation and determination is adopted by the Planning Commission and/or City Council.

2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

Scope of Services. Service Provider agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Service Provider shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Service Provider to continue performing the Services.

3. ADDITIONAL SERVICES.

Service Provider shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

4. D. COMPENSATION AND METHOD OF PAYMENT.

Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "A" "Compensation" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ninety six thousand, three hundred sixty dollars ($96,360), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Each month Service Provider shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges in the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-Service Provider contracts. Sub-Service Provider charges shall be detailed in the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "A" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Service Provider to determine whether the work performed, and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.

Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

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

5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Service Provider's work under this Agreement, either during performance or when completed. City shall reject or finally accept Service Provider's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Service Provider's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Service Provider's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

Except as otherwise provided below, all documents, data, studies, drawings, maps, models, photographs and reports prepared by service provider (collectively, "Documents") under this Agreement are City's property. Service Provider may retain copies of such Documents as desired but will deliver all original materials to City upon City's written notice. City agrees that use of Service Provider's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. Service Provider warrants that all Documents it drafts and completes pursuant to this Agreement constitute original work. Specifically, Service Provider understands and agrees that use of artificial intelligence (AI) tools including, without limitation, ChatGPT, Microsoft's Bing Chat, Google's Bard, and Meta's LLMMA (Large Language Model Meta AI), in the performance of this Agreement does not constitute an original work, i.e., submitting Documents generated by such AI tools to City and representing it as Service Provider's original work constitutes a material breach of this Agreement, constitutes a false claim, and may also violate applicable intellectual property right laws including, without limitation, United States Copyright Law. Accordingly, and notwithstanding any other provision of this Agreement as to ownership, City specifically rejects ownership of such Documents. Service Provider is required to indemnify and defend City to the fullest extent allowed by applicable law should it violate this Section.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement, Service Provider's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

7. SERVICE PROVIDER'S BOOKS AND RECORDS.

Service Provider shall maintain any and all documents and records demonstrating or relating to Service Provider's performance of the Services. Service Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Service Provider pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures.

Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Service Provider's address indicated for receipt of notices in this Agreement.

Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

8. INDEPENDENT CONTRACTOR.

Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Nothing in this Agreement may be construed to be inconsistent with this relationship or status. Service Provider shall not at

any time or in any manner represent that it or any of its agents or employees are agents or employees of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

Service Provider shall perform all Services 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. Service provider shall be solely responsible for the means, methods, techniques, sequences and procedures in performance of Services. The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Any terms within this Agreement regarding City directives apply to a concern the result of Service Provider's provision of service and not the means, methods, or scheduling of the Service Provider's work. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

Neither Service Provider, nor any of Service Provider's officers, employees or agents, shall obtain any privileges or rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Service Provider expressly waives any claim Service Provider may have to any such benefits, privileges or rights.

9. STANDARD OF PERFORMANCE.

Service Provider represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Service Provider shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Service Provider shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Service Provider under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Service Provider's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Service Provider shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Service Provider shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Service Provider to comply with this section.

11. PREVAILING WAGE LAWS

It is the understanding of City and Service Provider that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, "construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

12. NONDISCRIMINATION.

Service Provider shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

13. UNAUTHORIZED ALIENS.

Service Provider hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Service Provider so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Service Provider 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.

14. CONFLICTS OF INTEREST.

Service Provider 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 Service Provider's performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider 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 understands and acknowledges that Service Provider is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Service Provider is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide 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 Service Provider gives City notice of such court order or subpoena.

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

Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Service Provider shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Service Provider, or by any individual or entity for which

Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider.

(c) Indemnification from Sub-Service Providers. Service Provider agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every sub-Service Provider or any other person or entity involved by, for, with or on behalf of Service Provider in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Service Provider fails to obtain such indemnity obligations from others as required herein, Service Provider agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Service Provider and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

17. INSURANCE.

Service Provider agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Service Provider agrees to provide City with copies of required policies upon request.

18. ASSIGNMENT.

The expertise and experience of Service Provider are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Service Provider under this Agreement. In recognition of that interest, Service Provider shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Service Provider's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and

shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Service Provider, in the performance of its duties pursuant to this Agreement, may utilize sub-contractors.

19. CONTINUITY OF PERSONNEL.

Service Provider shall make every reasonable effort to maintain the stability and continuity of Service Provider's staff and sub-contractors, if any, assigned to perform the Services. Service Provider shall notify City of any changes in Service Provider's staff and sub-contractors, if any, assigned to perform the Services prior to and during any such performance.

20. TERMINATION OF AGREEMENT.

City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Service Provider. In the event such notice is given, Service Provider shall cease immediately all work in progress.

Service Provider may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

If either Service Provider or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Service Provider, or City may terminate this Agreement immediately upon written notice.

Upon termination of this Agreement by either Service Provider or City, all property belonging exclusively to City which is in Service Provider's possession shall be returned to City. Service Provider shall furnish to City a final invoice for work performed and expenses incurred by Service Provider, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider for any work performed after the date of default. Instead, the City may give notice to Service Provider of the default and the reasons for the default. The notice shall include the timeframe in which Service Provider may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Service Provider is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Service Provider does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Service Provider's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

22. EXCUSABLE DELAYS.

Service Provider shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Service Provider. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Service Provider in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by telecopier or certified mail, postage prepaid and return receipt requested, addressed as follows:

To City:
City of Wildomar
Attn: City Manager
23873 Clinton Keith Rd., Suite 110
Wildomar, CA 92595

To Service Provider:
_____
_____
_____
_____, CA _____

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Wildomar Municipal Code.

27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Service Provider and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager's contracting authority under the Wildomar Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

29. 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 nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

31. ATTORNEY'S FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Service Provider and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby, and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

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

CITY OF WILDOMAR

_____
Chris Mann
City Manager

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

"SERVICE PROVIDER"
EPD Solutions, INC.
By: EPD Solutions

_____
Name: Konnie Dobreva

Its (Title): Vice President of Environmental Planning

NOTE: SERVICE PROVIDER'S SIGNATURE SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO SERVICE PROVIDER'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF _____

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

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

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A" - CONSULTANT SCOPE OF WORK AND BUDGET

Exhibit B

Insurance Requirements

Service Provider shall procure and maintain, for the duration of the Agreement, 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 Service Provider, its agents, representatives, or employees.

I. 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 $1,000,000 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 Service Provider 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 Service Provider provides written verification it has no employees)

4. Professional Liability (Errors and Omissions) Insurance appropriate to the Service Provider's profession, with limit no less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of Agreement work. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the Agreement of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, the Service Provider must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work. A copy of the claims reporting requirements must be submitted to the City for review.

If the Service Provider 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 higher limits maintained by the Service Provider. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

II. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

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 Service Provider 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 Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

III. Primary Coverage

For any claims related to this Agreement, the Service Provider's insurance coverage shall be primary insurance coverage 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 Service Provider's insurance and shall not contribute with it.

IV. Notice of Cancellation

Service Provider shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Service Provider shall forthwith obtain and submit proof of substitute insurance.

V. Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider 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. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

VI. Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Service Provider to 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.

VII. 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.

VIII. Verification of Coverage

Service Provider shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Service Provider'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.

IX. Subcontractors

Service Provider shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Service Provider shall ensure that City is an additional insured on insurance required from subcontractors.

X. 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.

E | P | D
SOLUTIONS, INC

WHERE EXPERIENCE AND PASSION MEET

Our integrated services offer end-to-end expertise, ensuring the seamless implementation of a cohesive strategy. We deliver the best solutions for the environment, community and economic value.

Due Diligence

Entitlements & Project Management

Environmental Planning

Development & Construction Management

Policy Planning

Technical Services

epdsolutions.com | 949.794.1180
3333 Michelson Drive, Suite 500, | Irvine, CA 92612

Prepared for:

City of Wildomar
23873 Clinton Keith Road, Suite #110
Wildomar, CA 92595
Contact: Robert Flores
Email: rflores@wildomar.gov
Phone: 951-530-7169

Prepared by:

EPD Solutions, Inc.
contracts@epdsolutions.com
Phone: (949) 794-1180

PROJECT OVERVIEW

Project Name:
Mission Hills - Como

Project Location:
southeast of Como Street and
Mission Trail intersection
Wildomar, CA

Managing Jurisdiction:
City of Wildomar

Proposed Services:
Environmental Planning & CEQA Compliance
Technical Services

May 6, 2026

Dear Robert,

Thank you for the opportunity to submit this proposal for California Environmental Quality Act (CEQA) compliance and review of existing technical studies for the proposed Mission Hills - Como residential project. EPD Solutions is excited to collaborate with your team on this project.

Based on our review of the materials provided by the City, our experience and understanding of the environmental issues associated with the proposed project, it is anticipated that all environmental impacts can be mitigated to a less than significant level. The project is also consistent with the existing land use designation and zoning, and is further permitted through State Density Bonus Law, which allows development beyond base zoning standards while maintaining consistency with applicable General Plan and zoning designations. EPD agrees with the City's assessment that preparation of a Section 15183 Checklist would be an appropriate CEQA compliance path.

EPD understands that the required technical studies have already been prepared, and that the scope of services will be limited to review of these existing studies and preparation of the CEQA documentation. Based on our experience with projects in the City, EPD estimates that the CEQA process, including review of existing technical studies and preparation of the Section 15183 Checklist, would take approximately 9 weeks to complete after receiving the notice to proceed, as reflected in the proposed schedule below. EPD remains flexible and prepared to adjust the schedule as needed to align with the City's requirements and project needs.

Thank you for your consideration.

Sincerely,

EPD Solutions, Inc.

Jeremy Krout
President/CEO

METHOD OF APPROACH

PROJECT DESCRIPTION

The project is located southeast of the intersection of Como Street and Mission Trail in the City of Wildomar, encompassing approximately 12.1 acres across APNs 368-030-007, 368-030-055, and 368-030-056. The project site is currently vacant and undeveloped, with no existing structures or infrastructure. Surrounding land uses consist of a mix of residential, commercial, and vacant undeveloped properties. The site is designated Low Density Residential (LDR) under the City of Wildomar General Plan and is currently zoned Rural Residential (R-R).

The proposed development includes a 51-lot single-family residential subdivision, including 6 very low income, 6 moderate income, and 3 unrestricted ADUs, utilizing the affordable ADUs for a density bonus. The project would include four plan types with a maximum of two stories per unit. The project also includes associated improvements such as landscaping, private roadways, parking, common and private open space areas, and utility and stormwater infrastructure. The project will require discretionary approvals from the City of Wildomar, including a Tentative Tract Map, Design Review, and Density Bonus approval.

PROJECT APPROACH

The project is consistent with the City of Wildomar General Plan and is anticipated to qualify for streamlined CEQA review pursuant to Section 15183 of the CEQA Guidelines, tiering from the City's General Plan EIR and its adopted mitigation measures. The General Plan EIR identifies and requires preparation of the supporting technical studies necessary to demonstrate consistency with its analysis and mitigation framework, including the studies identified in this scope of work.

It is our understanding that the technical studies required for the Project, including those needed to demonstrate consistency with the General Plan EIR, have already been prepared. Accordingly, the proposed scope of work will focus on reviewing the existing technical studies for CEQA adequacy and consistency with the General Plan EIR, and incorporating them into the Section 15183 Checklist. Preparation of the Section 15183 Checklist and review of the existing technical studies will be conducted concurrently to streamline and expedite the schedule. In addition, the City of Wildomar requires courtesy consultation with consulting tribes, which includes a 30-day informal consultation period. EPD will prepare and distribute the informal consultation letters to the consulting tribes on behalf of the City.

SCOPE OF WORK

TASK 1. PROJECT INITIATION

Task 1.1. Project Kickoff Meeting

Upon receipt of the signed contract, EPD will facilitate a kickoff meeting with the project team and Lead Agency staff. During this meeting, EPD will define the project scope, objectives, and key deliverables to ensure alignment among all participants.

Team members will be introduced, and their roles and responsibilities will be clarified. The project timeline, milestones, and dependencies will be reviewed to provide a clear roadmap for the project.

Communication protocols, including the frequency of meetings, reporting mechanisms, and escalation procedures, will be established to ensure effective coordination.

EPD will identify potential risks and develop mitigation strategies to address them.

Key topics to be discussed during this meeting may include the following:

1. Outline communication protocols
2. Refine project schedule
3. Confirm existing and past uses of the site
4. Review of project design, including, but not limited to:
    - Preliminary plans and design specifications
    - Phasing information
    - Construction and operational parameters
    - Discuss any other pertinent information that would guide the project description
5. Obtain technical studies completed for the project; and
6. Discuss the preparation of new technical studies, if any, along with any data requirements/needs for initiating technical analyses.
7. Identify relevant community and agency stakeholders.

We will also confer with the City of Wildomar during this early process to discuss the potential environmental impacts of the proposed project. This upfront evaluation of impacts will allow the City of Wildomar to consider project design features that would minimize environmental impacts.

EPD Staff will work closely with City of Wildomar's Staff to ensure the project follows the CEQA pathway that best suits the project. During this collaboration with City of Wildomar's Staff, EPD will identify any opportunities for increased efficiencies in the CEQA process.

Task 1.2. Project Description

Prior to the initiation of the environmental document, EPD will develop a detailed project description. One of the keys to successful CEQA compliance is a clear definition of the project and its components. The project description will be drafted to describe the full scope of project improvements, implementation schedule and phasing, infrastructure requirements, construction process, and any offsite improvements required for implementation and operation of the proposed project, including maps depicting the project footprint.

The budget for this task assumes that the City will supply EPD with all necessary georeferenced and projected technical files and plans. The draft Project Description will be circulated to the City of Wildomar for review and comment. One round of revisions is assumed.

TASK 2. REVIEW OF EXISTING TECHNICAL STUDIES

EPD will review the existing technical studies for CEQA adequacy. The following applicant prepared studies will be provided to EPD for review:

- Preliminary Hydrology Report
- Preliminary WQMP

- Phase I ESA
- Geotechnical Investigation
- Air Quality, Greenhouse Gas, and Energy analyses
- General Biological Assessment and Focused Burrowing Owl Surveys
- VMT Screening Memo

EPD will examine each study's methodologies, data sources, and conclusions, and will identify any disparities in the data and analyses presented. The project description, impact significance thresholds and mitigation measures will be reviewed to determine if they are adequate pursuant to CEQA.

EPD will cross-reference the project description, onsite and offsite improvements, findings and recommendations across different studies to ensure consistency. Upon completion of the initial peer review for CEQA adequacy, EPD will submit comments to City of Wildomar staff and the Applicant team, listing additional information required or necessary revisions to the studies. With City of Wildomar permission, EPD can coordinate directly with the Applicant's subconsultants to clarify comments and expedite the review process.

Upon receiving updated studies, EPD will conduct a second adequacy review and submit a second set of comments, if necessary.

TASK 3. CEQA 15183

Task 3.1. Administrative Draft - 15183

Because the proposed project is consistent with the City of Wildomar's General Plan, the project is expected to qualify for an exemption from CEQA pursuant to Section 15183 of the CEQA Guidelines, which stipulates that a project that is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This path streamlines review by tiering from environmental impact findings made in the General Plan and does not require a public review period or AB 52 consultation. However, based on our experience with similar projects within the City, it is anticipated that courtesy consultation with consulting tribes will be conducted. This would include preparation of informal consultation letters, to be drafted and distributed by EPD on behalf of the City of Wildomar.

Completing the analysis pursuant to CEQA Guidelines Section 15183 would also focus the effort on a narrow range of potentially significant impacts, including those which:

- Are peculiar to the project or the parcel on which the project would be located
- Were not analyzed as significant effects in a prior EIR on the Zoning Action, General Plan, or community plan with which the project is consistent;
- Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
- Are previously identified significant effects which, because of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

To evaluate the project pursuant to the above, EPD will prepare an Initial Study (IS) checklist for the project addressing each of the environmental resource areas and through this effort evaluate the applicability of Section 15183 to the project. EPD will apply the applicable standard environmental checklist to assess any potential environmental impacts.

An administrative draft of the 15183 Checklist and Justification will be provided to the City and with the City's permission, to the project team for review. One round of review is assumed.

Task 3.2. Screencheck Draft - 15183

Comments will be incorporated into an updated Screencheck Draft 15183 Checklist and distributed to the City of Wildomar for review. One round of review for the City of Wildomar is assumed.

Task 3.3. Public Draft - 15183

Section 15183 does not require public circulation of the CEQA document, however, EPD will prepare a Public Draft 15183 Checklist for inclusion in the City of Wildomar's staff report. As part of this task, EPD will also prepare a Mitigation Monitoring and Reporting Program (MMRP) for the project, which will incorporate the General Plan EIR mitigation measures applicable to the project. One round of review is assumed.

TASK 4. MEETINGS AND PUBLIC HEARINGS

Task 4.1. Meetings

To effectively manage the costs of the project, EPD will attend up to 3 hours of conference calls or briefings to update the City on upcoming deliverables and discuss any potential issues that may impact the scope of work for the approximately 9-week duration of the project. EPD will draft agendas in advance of these meetings and deliver minutes via email to the City of Wildomar. The minutes will identify action items and the responsible party to implement said action item. In addition to standing meetings, EPD will be available to the City staff to answer questions, address concerns, or to clarify issues as they arise. If the CEQA schedule extends beyond 9-weeks, an additional budget will likely be required.

Task 4.2. Public Hearings

EPD will attend public hearings held for the proposed Project. These hearings are anticipated to include one Planning Commission hearing. The EPD project manager and the principal-in-charge will be prepared to answer technical questions related to the EIR and relevant comments on the CEQA document that may raised during the public hearings. This task includes hearing attendance, pre-hearing City meetings, and preparation performed by support staff.

TASK 5. CEQA PROJECT MANAGEMENT AND COORDINATION

EPD's CEQA project manager will be Sam Kelley, Assistant Planner, and the principal-in-charge will be Konnie Dobreva, Vice President of Environmental Planning. The CEQA project manager will coordinate closely with the City of Wildomar staff to ensure that the CEQA document and associated documents delivered to the City of Wildomar are legally defensible, accurate, and useful to decision makers considering the approval of the project. The project manager will also coordinate with City of Wildomar staff throughout the process not only to streamline the CEQA process, but to avoid or anticipate any changes that could result in delays.

The project manager will be the key contact for the City of Wildomar, and will be responsible for managing (1) CEQA document task scheduling and assignment, management of resources, monitoring of costs, and schedule adherence; (2) consultation and coordination with local and state agencies relative to the environmental document and the environmental review process; (3) coordination and communications with the City of Wildomar staff to ensure that their policies, procedures, and any applicable codes are complied with and, where applicable, are incorporated into the CEQA document; and (4) ensuring that the environmental review process and the CEQA document satisfy the statutes and guidelines of CEQA and CEQA procedures

This scope of work assumes ongoing project management at an estimated 1 hour/week for the Project Manager and 1 hour/month for the principal-in-charge for the duration of the schedule as estimated in this proposal, excluding public review periods.

PROPOSED SCHEDULE:

Steps	Timeframe	Overall Schedule
Project Kickoff Meeting	1 day	Week 1
Draft Project Description	1 week	Week 1
Review of Existing Technical Studies	2 weeks	Weeks 1-2
EPD Prepares Admin Draft	4 weeks	Weeks 1-4
City Review (CEQA Doc)	2 weeks	Weeks 5-6
EPD Prepares Screencheck Draft	1 week	Week 7
City Review (CEQA Doc)	1 week	Week 8
EPD Prepares Public Draft	3 days	Week 9
Planning Commission Hearing	TBD	TBD

PROPOSED BUDGET

Proposed Scope of Work:
EPD Solutions, Inc. will perform its professional services in the manner identified in the Scope of Services for the identified fixed fees and budgeted items, excluding direct expenses. Services provided on a time and materials basis or additional services will be charged based on the hourly billing rates in the attached EPD Schedule of Fees.

Task #	Tasks	Fee Type	Fee
1.	**Project Initiation**		
1.1	Project Kickoff Meeting	Fixed Fee	$1,140
1.2	Project Description	Fixed Fee	$3,080
2.	**Review of Existing Technical Studies**	Fixed Fee	$5,890
3.	**CEQA 15183**		
3.1	Administrative Draft - 15183	Fixed Fee	$18,360
3.2	Screencheck Draft - 15183	Fixed Fee	$4,440
3.3	Public Draft - 15183	Fixed Fee	$2,760
4.	**Meetings and Public Hearings**		
4.1	Meetings	Not to Exceed	$1,740
4.2	Public Hearings	Not to Exceed	$4,520
5.	**CEQA Project Management and Coordination**	Not to Exceed	$4,210
Estimated Expenses		Not to Exceed	$500
TOTAL			**$46,640**

ASSUMPTIONS

Our cost estimate provided is based on the outlined scope of services, the anticipated schedule, and the following assumptions:

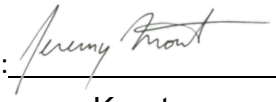
- Validity Period: The cost estimate is valid for up to 60 days from the date of submittal. After this period, the estimate may be subject to revision.
- Task Budget: Costs have been allocated to individual tasks to determine the total project budget. A “Not to Exceed” dollar amount is provided for each task, except where explicitly indicated as a “Fixed Fee.”
- Additional Meetings or Work: If additional meetings, site visits, or services beyond those described in the scope of work are requested or required, amendment `of the budget such as a change order will be necessary to cover such additional work.
- Expense Budget: If an estimated reimbursable expense budget is included, it covers direct project expenses such as mileage, reprographics and deliveries to the agency. Agency fees are not included in the budget.
- Document Review/Revisions: The scope of work assumes a limited number of review cycles of administrative draft versions. Additional review cycles/versions beyond the stated assumptions will be additional work and will constitute additional work, requiring a budget amendment.

- Project Delays: If a delay of 90 days or more occurs due to circumstances beyond our control after project initiation, EPD reserves the right to adjust our budget to account for additional project management needs, updated labor rates, and other related costs.

Thank you again for your consideration and interest in EPD Solutions, Inc. If this proposal and Provision of Agreement are acceptable, please return a signed copy to us prior to the start of work. Should you have any questions, please do not hesitate to contact the EPD Contracts Team at contracts@epdsolutions.com or (949) 794-1180.

AGREED AND ACCEPTED

Provider:
EPD Solutions, Inc.

Signature: 

Name: Jeremy Krout

Title: President/CEO

Date: 5/6/2026

Client:
City of Wildomar

Signature: _____

Name: _____

Title: _____

Date: _____

Billing Contact: _____

Billing Email: _____

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.18
Meeting Date: May 13, 2026

SUBJECT: Bundy Canyon Road Rehab Project and Slurry Seal Project (CIP 057-3, 058-3) Contract Items

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Cameron Luna, Associate Engineer

ACTION:
1. Authorize the City Manager to execute a Memorandum of Understanding (MOU) with the City of Menifee for resurfacing Scott Road/Bundy Canyon Road as part of the City of Wildomar's Bundy Canyon Road Rehab Project (CIP 057-3).

2. Authorize the Public Works Director to execute a three-party Escrow Agreement with Citizens Business Bank and Project Contractor All American Asphalt, as allowed under Public Contract Code Section 22300.

3. Approve a supplemental appropriation of $100,000 in expenditures and increase in revenue budget for Fund 507 to allocate available grant funds to CIP 057-3.

SUMMARY:
Approve a Memorandum of Understanding (MOU) with the City of Menifee as part of the City of Wildomar's Bundy Canyon Road Rehab Project and Slurry Seal Project (CIP 057-3/058-3), authorize the Public Works Director to execute a three-party Escrow Agreement, and approve a budget update for CIP 057-3.

BACKGROUND:
The City of Wildomar administers a Road Rehabilitation and Maintenance Program and a Slurry Seal Program. These programs are implemented as annual projects in the City's approved Five-Year Capital Improvement Program as CIP 057 and CIP 058. On February 10, 2026, the City awarded a construction contract to All American Asphalt for the current fiscal year's road rehab and slurry seal projects (CIP 057-3 and CIP 058-3).

DISCUSSION:
Item 1 – Memorandum of Understanding with the City of Menifee
In January 2026, the City of Menifee (Menifee) contacted the City of Wildomar (Wildomar) regarding a cooperative effort for possible inclusion of the rehabilitation their portion of Scott Road/Bundy Canyon Road, from Sunset Avenue to Murrieta Road, under Wildomar's CIP 057-3/058-3 Contract. The Wildomar Project Area and the Menifee Project Area together form a continuous pavement rehabilitation corridor along Scott Road and Bundy Canyon Road serving both jurisdictions. To allow for the Wildomar CIP Project to resurface the Menifee portion of Scott Road/Bundy Canyon Road, a Memorandum of Understanding (MOU) between the Cities has been proposed to identify roles and responsibilities. A copy of the proposed

MOU is included as Attachment A. As outlined in the MOU, Menifee will agree to pay for their portion of street resurfacing within its jurisdictional boundary upon completion of the improvements. After completion of the Scott Road/Bundy Canyon Road resurfacing improvements, each agency will be responsible to maintain their respective portions of the public street. Staff recommends that the City Council authorize the City Manager to execute the MOU with the City of Menifee. Upon execution, Menifee Staff has communicated with Wildomar their plan to take the MOU to their May 20th City Council meeting for final approval.

Item 2 - Escrow Agreement

When processing progress payments to a construction contractor, the City withholds 5% from each progress payment as a Retention, consistent with the Standard Specifications for Public Works Construction. The retention acts as a security to address any claims made by any subcontractor working on a project. After acceptance of a project, if no claims or liens are filed by a subcontractor within 30 days of acceptance, the City releases the accumulated retention to the contractor. At the expense of the Contractor (AAA), Section 22300 of the Public Contract Code provides that the contractor may request and the owner (City) shall make payment of retentions earned directly to the escrow agent (Citizens Business Bank). At the expense of the contractor, the contractor may direct the investment of the payments into securities and the contractor shall receive the interest earned on the investments upon the same terms provided for in that code section for securities deposited by the contractor. Upon satisfactory completion of the construction contract, the contractor shall receive from the escrow agent all securities, interest, and payments received by the escrow agent from the owner, pursuant to the terms of that code section. AAA has exercised their right to have retention paid to an escrow account and has submitted a three-party Escrow Agreement to facilitate these payments. The agreement is included as Attachment B. Staff recommends that the City Council authorize the Public Works Director to sign the Escrow Agreement on behalf of the City.

Item 3 – Budget Adjustment

In December 2025, the City was notified it would be awarded $375,000 in grant funding under the CalRecycle Rubberized Pavement Grant Program for utilizing Asphalt Rubberized Hot Mix (ARHM) on CIP Projects. At the February 10, 2026, City Council Meeting, the original Project budget at the time of contract award was approved without these grant funds included. On March 6, 2026, Staff received a Notice to Proceed from CalRecycle that it could now incur reimbursable costs in accordance with the grant guidelines. Thus, Staff is now requesting the City Council approve the allocation of the CalRecycle grant funds into the project budget, in the amount of $100,000 from Fund No. 507. City Staff estimates around 6,500 Tons of ARHM will be placed as part of CIP 057-3. By participating in the grant program, the City is eligible to receive a credit of $15/ton for an estimated total of $97,500 from CalRecycle for using ARHM. The updated budget detail sheet for CIP 057-3 is included as Attachment C.

ACCOUNT CODE:
Project: CIP 057-3
Phase: Construction
Budget Amendments:

- CalRecycle (Fund 507)
  Revenues (507-3540) = $100,000
  Expenditures (507-4500-52115) = $100,000

FISCAL IMPACT:

Staff requests that the City Council approve a supplemental appropriation of $100,000 in

revenue and expenditures for Fund 507 for CIP 057-3.

There is no fiscal impact to the City's General Fund.

ATTACHMENTS:
A - Memorandum of Understanding
B - Escrow Agreement
C - Updated Project Budget Detail Sheet

MEMORANDUM OF UNDERSTANDING REGARDING COST SHARING FOR SCOTT BUNDY CANYON RESURFACING PROJECT

THIS MEMORANDUM OF UNDERSTANDING REGARDING COST SHARING FOR SCOTT BUNDY CANYON RESURFACING PROJECT (this "**MOU**") is entered into by and between the City of Menifee, a California municipal corporation ("**Menifee**"), and the City of Wildomar, a California municipal corporation ("**Wildomar**"), as of _____, 2026 (the "**Effective Date**"). Menifee and Wildomar are each sometimes referred to herein as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. On December 23, 2025 Wildomar issued Request for Bids No. CIP 057-3/058-3 related to the resurfacing of a portion of Scott Road and Bundy Canyon Road, shown on Exhibit A, located in Wildomar (the "Wildomar Project Area").

B. Following a competitive bidding process in compliance with applicable California Law, Wildomar awarded the resurfacing contract to All American Asphalt, a California Corporation ("Contractor"), as more specifically described in that certain Public Works Contract dated February 10, 2026 by and between Wildomar and Contractor (the "Contract").

C. A portion of Scott Road and Bundy Canyon Road, shown on Exhibit B, is located in Menifee (the "Menifee Project Area"). The Wildomar Project Area and the Menifee Project Area together form a continuous pavement rehabilitation corridor along Scott Road and Bundy Canyon Road serving both jurisdictions.

D. Menifee seeks to include resurfacing work within the Menifee Project Area as part of the continuous Scott Road/Bundy Canyon Road corridor resurfacing effort under the Contract. The Menifee Scope of Work uses the same general type and character of work contemplated under the Contract for Bundy Canyon Road, including grind, overlay, and striping, as reflected in Menifee-approved plans and specifications that are consistent with the plans and specifications used for the Wildomar Project Area and may include supplemental modifications to address field conditions within Menifee (the "Menifee Scope of Work").

E. The Parties seek to coordinate resurfacing work along the Scott Road/Bundy Canyon Road corridor in a manner that promotes continuity of construction, efficiency, and cost savings, with Wildomar administering the Contract work described in this MOU.

F. The Parties have determined that it is in the public interest for Contractor to perform the Menifee Scope of Work using the existing Contract bid items, unit pricing, project administration, and construction mobilization, subject to Menifee's reimbursement of Wildomar's costs for the Menifee Scope of Work under the terms of this MOU.

NOW, THEREFORE, in consideration of the mutual benefits to be derived from this MOU and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The Parties hereby confirm the accuracy of the foregoing Recitals which are incorporated herein by this reference.

2. Contract Change Order.

   a. Within ten (10) days after Menifee provides any supplemental plan information reasonably necessary to incorporate the Menifee Scope of Work into the existing Contract documents, to Wildomar may approve and execute one or more change orders to incorporate the Menifee Scope of Work into the Contract, provided the work remains of the same general character and nature as the work contemplated under the Contract for Bundy Canyon Road and can be priced using the competitively bid unit prices, bid items, and cost structure set forth in the Contract. Compensation due from Wildomar to Contractor for the Menifee Scope of Work under the change order(s) may not exceed $430,657.70 (the "Not to Exceed Amount").

   b. Menifee, and not Wildomar shall be responsible for inspection and approval of the work specified in the Menifee Scope of Work

   c. The Parties acknowledge that the Menifee Scope of Work remains of the same general character and nature as, and within the scope reasonably contemplated by, the Contract for Bundy Canyon Road. Nothing in this MOU authorizes a material expansion or change in the character of the work under the Contract.

3. Reimbursement of Costs. Within thirty (30) days after receiving a written invoice and supporting documentation from Wildomar identifying amounts due to Contractor for the Menifee Scope of Work, Menifee will reimburse Wildomar for those amounts. Total reimbursement may not exceed the Not-to-Exceed Amount. Menifee's reimbursement obligation remains limited to actual costs attributable to the Menifee Scope of Work incorporated into the Contract under Section 2.

4. Other Contract Costs. Apart from the reimbursement provided pursuant to Section 3 hereof, Wildomar remains fully responsible for all costs associated with the Contract. The Parties intend for Contractor to perform the Menifee Scope of Work solely through Wildomar's administration of the Contract as part of the continuous corridor resurfacing effort described in this MOU, and not through a separate contract award by Menifee.

5. Indemnification & Insurance.

   a. Wildomar shall indemnify, defend, and hold harmless Menifee and its officials, officers, employees, and agents from and against any and all liabilities, causes of actions, claims, demands, damages, injuries, losses, and expenses (each a "claim")

arising out of or in any way relating to the construction, existence, use, operation, maintenance, repair, or failure of project components (1) to the extent Contractor is required to indemnify, defend, or hold Wildomar harmless for such claim under the Contract, and/or (2) to the extent caused by the gross negligence or willful misconduct of Wildomar.

b. Paragraph a. shall not apply if Wildomar, prior to or concurrent with executing the change order required by Section 2, amends the Contract to (1) cause any indemnity, defense, and hold harmless obligations of Contractor under the Contract to also apply for the benefit of Menifee and its officials, officers, employees and agents, (2) cause any additional insured requirements for Contractor requiring Wildomar to be listed as an additional insured to also require Menifee and its officials, officers, employees and agents to be listed as additional insureds, and (3) provide that Menifee is a third party beneficiary of the Contract with respect to the Menifee Scope of Work.

c. To the extent permitted by law, Menifee will indemnify, defend, and hold harmless Wildomar and its officials, officers, employees, and agents against claims attributable to: (1) plans or specifications Menifee provides or approves for the Menifee Scope of Work; (2) Menifee's acts or omissions under this MOU; or (3) allegations that the Menifee Scope of Work exceeds the scope reasonably contemplated by the Contract based on Menifee's approvals or requests, except to the extent caused by Wildomar's gross negligence or willful misconduct.

6. Governing Law, Venue. This MOU is made pursuant to and shall be governed by and construed in accordance with the internal laws of the State of California without reference to conflicts of laws principles. Venue for any action arising out of this MOU shall be vested exclusively in the courts of Riverside County, California.

7. Attorneys' Fees. If an action is commenced between the Parties in connection with the enforcement of any provision of this MOU, the prevailing party in that action shall be entitled to recover its costs and expenses, including reasonable attorneys' fees.

8. Counterparts. This MOU may be executed in any number of counterparts, each of which shall be deemed an original but all of which counterparts shall together constitute one and the same instrument. Delivery of an executed counterpart of this MOU by facsimile or as an email attachment shall have the same binding effect as delivery of an executed original.

9. Amendment. This MOU may be amended only by a written instrument signed by the Parties.

10. Interpretation. The paragraph headings of this MOU are for reference and convenience only, are not made part of this MOU and shall have no effect upon the construction or interpretation of any part hereof. The provisions of this MOU shall be construed in a reasonable manner to implement the purposes of the Parties and of this MOU. This MOU shall be construed as if drafted jointly by the Parties.

11. Authority. The persons executing this MOU on behalf of the Parties warrant that they are duly authorized to execute this MOU on behalf of said Parties and that by so executing this MOU, the Parties hereto are formally bound to the provisions of this MOU.

12. Relationship of the Parties. Nothing in this MOU creates any partnership, joint venture, separate legal entity, joint powers authority, principal-agent relationship, or other similar relationship between the Parties.

13. No Third-Party Beneficiaries. Except as expressly provided in Section 5(b), nothing in this MOU confers enforceable rights or remedies on any non-signatory persons or entity or creates a basis for any such person or entity to recover damages or other sums from either Party.

14. Entire Agreement. This MOU constitutes the entire understanding of the Parties as to the matter contained herein, and no prior written or oral understanding shall be of any force and effect with respect to the matters contained herein.

IN WITNESS WHEREOF, the Parties have executed this MOU on the date(s) set forth below.

CITY OF MENIFEE	**CITY OF WILDOMAR**
Armando G. Villa, City Manager	Chris Mann, City Manager
Attest:	Attest:
Stephanie Roseen, City Clerk	Janet Morales Garcia, City Clerk
Approved as to Form:	Approved as to Form:
Jeffrey T. Melching, City Attorney	Tom Jex, City Attorney

EXHIBIT A

WILDOMAR PROJECT AREA

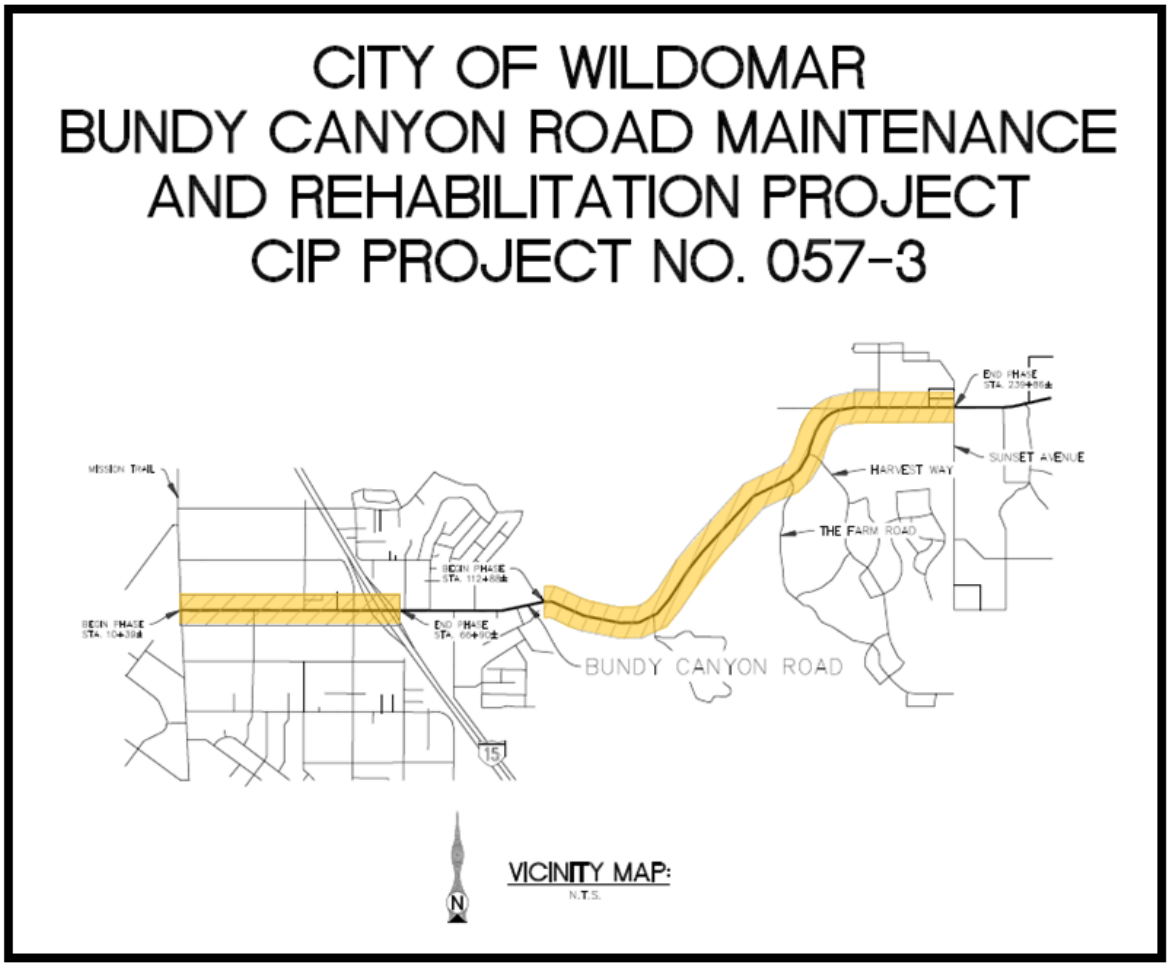
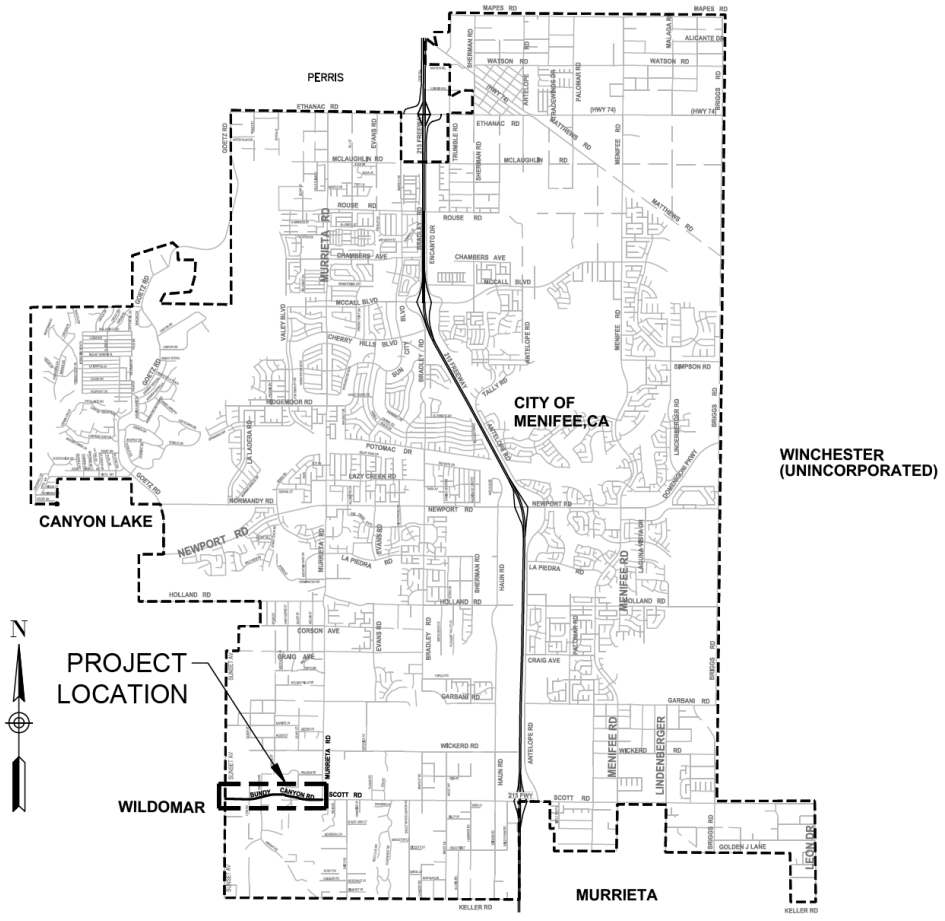


EXHIBIT B

MENIFEE PROJECT AREA



LOCATION MAP

7401

CITIZENS BUSINESS BANK
A Financial Services Company

Escrow Agreement for Deposits in Lieu of Retention

This Escrow Agreement dated 3/11/2026 is made and entered into by and between the CITY OF WILDOMAR hereinafter called "Owner" whose address is 23873 CLINTON KEITH ROAD, SUITE 210 WILDOMAR, CA 92595 and ALL AMERICAN ASPHALT hereinafter called "Contractor" whose address is PO BOX 2229 CORONA, CA 92878 and Citizens Business Bank, N.A. hereinafter called "Escrow Agent" whose address is 505 E COLORADO BLVD PASADENA, CA 91101.

For the consideration hereinafter set forth, the Owner, Contractor and Escrow Agent agree as follows:

1. Pursuant to section 22300 or 10263 of the Public Contract Code of the State of California (with section 22300 applying to public entities generally, and 10263 applying to state public agencies), Contractor has the option to deposit securities with Escrow Agent as a substitute for retention earnings required to be withheld by Owner pursuant to the Construction Contract entered into between the Owner and Contractor for, BUNDY CANYON ROAD REHAB PROJECT, CIP 057-3, AND THE SLURRY SEAL PROJECT, CIP 058-3 in the amount of $2,567,666.02, (hereinafter referred to as the "Contract").

   Alternatively, on written request of the Contractor, the Owner shall make payments of the retention earnings directly to Escrow Agent. When Contractor deposits the securities as a substitution for Contract earnings, Escrow Agent shall notify the Owner within ten (10) calendar days of deposit. The market value of the securities at the time of the substitution shall be at least equal to the cash amount then required to be withheld as retention under the terms of the Contract between the Owner and Contractor. Securities shall be held in the name of OWNER and shall designate the Contractor as beneficial owner.

2. The Owner shall make progress payments to the Contractor for such funds which otherwise would be withheld from progress payments pursuant to the Contract provisions, provided that Escrow Agent holds securities in the form and amount specified above.

3. When the Owner makes payments of retention earned directly to Escrow Agent, Escrow Agent shall hold them for the benefit of the Contractor until such time as the escrow created under this contract is terminated. The Contractor may direct the investment of the payments into securities. All terms and conditions of this agreement and the rights and responsibilities of the parties shall be equally applicable and binding when the Owner pays Escrow Agent directly.

4. Contractor shall be responsible for paying all fees for the expenses incurred by Escrow Agent in administrating the Escrow Account and all expenses of the Owner. These expenses and payment terms shall be determined by the Owner, Contractor and Escrow Agent.

5. The interest earned on the securities or Money Market account(s) held in escrow and all interest earned on that interest shall be for the sole account of the Contractor and shall be subject to withdrawal by Contractor at any time and from time to time without notices to the Owner.

6. Contractor shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to Escrow Agent accompanied by written Authorization from the Owner to Escrow Agent that owner consents to the withdrawal of the amount sought to be withdrawn by Contractor.

7. The Owner shall have a right to draw upon the securities in the event of default by the Contractor. Upon seven (7) days written notice to Escrow Agent from the Owner of the default, Escrow Agent shall immediately convert the securities to cash and shall distribute the cash as instructed by the Owner.

8. Upon receipt of written notification from the Owner certifying that the Contract is final and complete, and that the Contractor has complied with all requirements and procedures applicable to the Contract, Escrow Agent shall release to Contractor all securities and interest on deposit less escrow fees and charges on the escrow account. The escrow shall be closed immediately upon disbursement of all monies and securities and payment of fees and charges.

9. Escrow Agent shall rely on the written notifications from the Owner and the Contractor pursuant to Sections (5) to (8) inclusive, of this agreement and the Owner and Contractor shall hold Escrow Agent harmless from Escrow Agent's release and disbursement of the securities and interest set forth above.

CITIZENS BUSINESS BANK
A Financial Services Company

Escrow Agreement for Deposits in Lieu of Retention

10. The names of the persons who are authorized to give written notice or receive written notice on behalf of the Owner and on behalf of the Contractor in connection with the foregoing, and exemplars of their respective signatures are as follows:

On behalf of Owner:

Title: _____

Name: _____

Signature: _____

Address: _____

City, State, Zip: _____

On behalf of Escrow Agent:

Title: VP SALES & SERVICE MANAGER SBG

Name: CLAUDIA A CUADRA

Signature: _____

Address: 505 E COLORADO BLVD

City, State, Zip: PASADENA, CA 91101

On behalf of Contractor:

Title: TRES.

Name: MICHAEL S. FARIAS

Signature: _____

Address: P.O. BOX 2229

City, State, Zip: CORONA, CA 92878

Please forward payments to Escrow Agent:

Title: VP SALES & SERVICE MANAGER SBG

Name: CLAUDIA A CUADRA

Address: 505 E COLORADO BLVD

City, State, Zip: PASADENA, CA 91101

Direct Phone: 626-568-2096

Reference Account: 6741164998, ESCROW# 2857

At the time Escrow Account is opened, the Owner and Contractor shall deliver to Escrow Agent a fully executed counterpart of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement by their proper officers on the date set forth above.

Owner

Title: _____

Name: _____

Signature: _____

Contractor

Title: _____

Name: _____

Signature: _____

DRAFT

05.13.26
City Council
Meeting Update

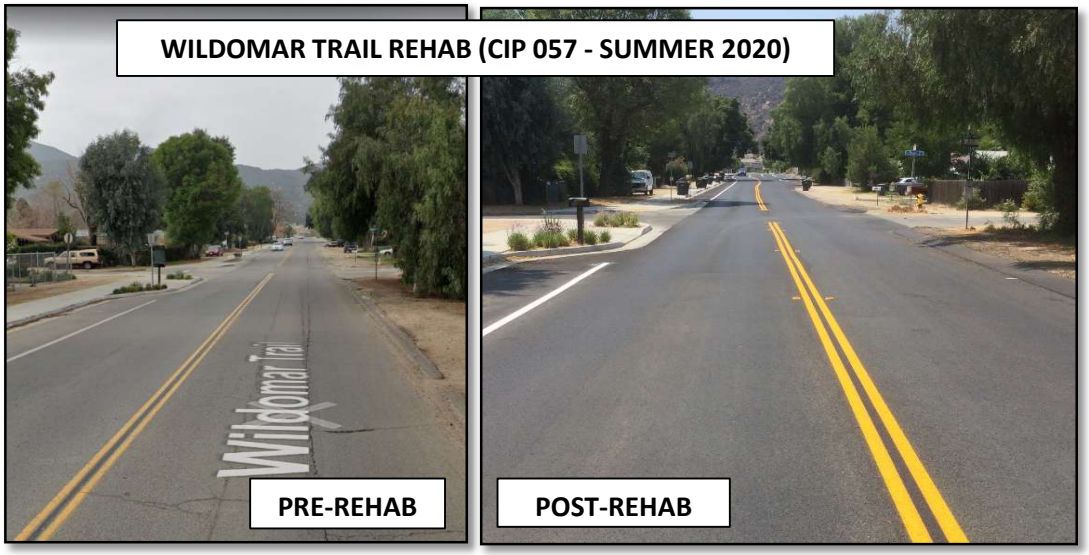
CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 25/26 to FY 29/30

PROJECT SUMMARY					
PROJECT TITLE:	**Pavement Rehabilitation Program**	**CIP NO.:**	057	**DEPT:**	Public Works
LOCATION:	Citywide	**CATEGORY:**	Trans. (Maint.)	**MANAGER:**	Cameron Luna
INITIATED:	FY 18/19				

PROJECT DESCRIPTION AND EXHIBIT

Annual Pavement Rehabilitation Program:

This program provides for the rehabilitation of selected streets based on the City Pavement Management Report, Maintenance Records, and Citizen Input.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROPOSED BUDGET		PROJECTED BUDGET		
					FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	325,000				65,000	65,000	65,000	65,000	65,000
Right-of-Way	-				-	-	-	-	-
Construction	7,962,600				2,962,600	1,250,000	1,250,000	1,250,000	1,250,000
Const Admin/Inspect.	675,000				275,000	100,000	100,000	100,000	100,000
Total Cost:	**$ 8,962,000**				**$ 3,302,600**	**$ 1,415,000**	**$ 1,415,000**	**$ 1,415,000**	**$ 1,415,000**
FUNDING SOURCES									
201 - Measure A	$ 882,600				$ 222,600	$ 165,000	$ 165,000	$ 165,000	$ 165,000
501 - RMRA (SB1)	6,480,000				2,480,000	1,000,000	1,000,000	1,000,000	1,000,000
120 - Measure AA	1,500,000				500,000	250,000	250,000	250,000	250,000
507 - Misc. State Funds	100,000				100,000	-	-	-	-
	-				-	-	-	-	-

APPROVED 02.10.26

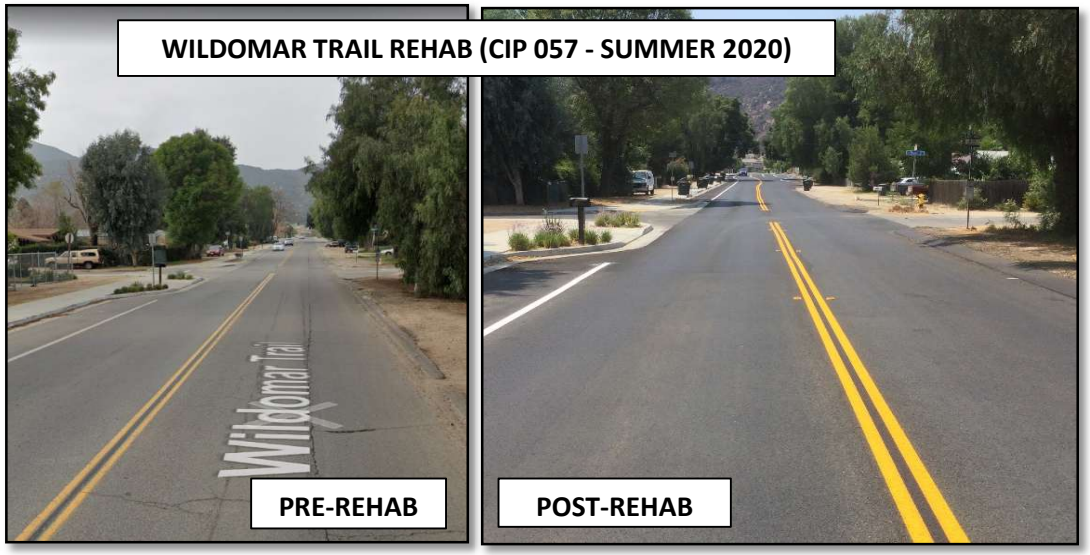
CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 25/26 to FY 29/30

PROJECT SUMMARY					
PROJECT TITLE:	**Pavement Rehabilitation Program**	**CIP NO.:**	057	**DEPT:**	Public Works
LOCATION:	Citywide	**CATEGORY:**	Trans. (Maint.)	**MANAGER:**	Cameron Luna
INITIATED:	FY 18/19				

PROJECT DESCRIPTION AND EXHIBIT

Annual Pavement Rehabilitation Program:

This program provides for the rehabilitation of selected streets based on the City Pavement Management Report, Maintenance Records, and Citizen Input.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROPOSED BUDGET		PROJECTED BUDGET		
					FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	325,000				65,000	65,000	65,000	65,000	65,000
Right-of-Way	-				-	-	-	-	-
Construction	7,862,600				2,862,600	1,250,000	1,250,000	1,250,000	1,250,000
Const Admin/Inspect.	675,000				275,000	100,000	100,000	100,000	100,000
Total Cost:	**$ 8,862,000**				**$ 3,202,600**	**$ 1,415,000**	**$ 1,415,000**	**$ 1,415,000**	**$ 1,415,000**
FUNDING SOURCES									
201 - Measure A	$ 882,600				$ 222,600	$ 165,000	$ 165,000	$ 165,000	$ 165,000
501 - RMRA (SB1)	6,480,000				2,480,000	1,000,000	1,000,000	1,000,000	1,000,000
120 - Measure AA	1,500,000				500,000	250,000	250,000	250,000	250,000
	-				-	-	-	-	-
	-				-	-	-	-	-

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.19
Meeting Date: May 13, 2026

SUBJECT:	Professional Service Agreement with Albert A. Webb & Associates (WEBB) for planning and environmental services for creation of the Old Town Specific Plan
SUBMITTED BY:	Robert Flores, Community Development Director
PREPARED BY:	Robert Flores, Community Development Director

ACTION:
1. Authorize the City Manager or designee to execute a Professional Services Agreement with Albert A. Webb & Associates (WEBB) in the amount not to exceed $459,225 for planning and environmental services for the preparation of the city-initiated Old Town Specific Plan; and

2. Approve a supplemental appropriation for Fund 110 (Cannabis DA) in the amount of $459,225.

SUMMARY:
The Professional Services Agreement with WEBB will provide planning and environmental services for the preparation of a city-initiated specific plan for the Old Town area, helping achieve one of City Council's 2026 goals: *Begin work on historic Old Town Specific Plan.*

BACKGROUND:
In 2012, the City of Wildomar undertook a grant-funded visioning process to identify a community center. Two (2) concepts were considered in the northwest area of the City, including an “Old Town” concept, located within a few blocks from Palomar Street (Old Highway 395) and Wildomar Trail (previously Central Avenue) and the “West Wildomar” Concept, located further north near the intersection of Corydon and Mission Trail.

This effort culminated with a joint City Council and Planning Commission study session on January 23, 2013, and subsequent Council meeting for approval of the final vision plan.

Additionally, in anticipation of a future specific plan as envisioned by the General Plan, the City established an overlay that controls current development under several guiding principles until such time that a specific plan is adopted. The City’s municipal code codifies the “Historic and Downtown District” (HDD) Overlay Zone (or overlay), under Sections 17.25.030, 17.25.040, and 17.59.040 (adopted September 10, 2025). The main purpose of the HDD overlay zone is to establish a preliminary boundary for an area envisioned as the Wildomar Old Town area. The overlay also establishes guiding principles for interim application to current development projects and guidance for a future specific plan.

To help move this effort forward, staff prepared a formal Request for Proposals (RFP) for Professional Services for development of the specific plan for the Old Town area. Proposals

were solicited through the City's PlanetBids account from December 23, 2025 through January 30, 2026.

DISCUSSION:
Proposals were received timely from six (6) firms that were reviewed by Planning and Community Development staff.

The six firms that submitted proposals were:
1. Albert A. Webb & Associates;
2. Michael Baker International;
3. RICK Engineering Company;
4. MIG;
5. Kimley Horn; and
6. Precision Civil Engineering, Inc.;

A staff review panel evaluate the proposals based on specific evaluation criteria included in the RFP, including but not limited to:
- Firm and project team qualifications;
- Understanding of the project (specific plan effort);
- Engagement program;
- Environmental plan;
- Project timing; and
- Fee structure and total cost, etc.

Based on the results of the panel's evaluations, WEBB was determined to be the best qualified firm to perform the services. WEBB's total cost in their proposal is $459,225 for the complete project.
Staff recommends that the City Council authorize the City Manager to execute a Professional Services Agreement between City of Wildomar and Albert A. Webb & Associates.

FISCAL IMPACT:
The Professional Services Agreement with WEBB for planning and environmental services is in the amount of $459,225. A supplemental appropriation is requested for Fund 110 to cover the cost associated with this effort and this agreement.

The Development Agreement Fund 110 is for fees collected from developers which have an agreement with the City which confers private benefits to them. The money from the fees are intended to be used to offset the private benefits by funding commensurate public benefits.

ATTACHMENTS:
Attachment A - Wildomar Form Agreement for Services - OTSP - WEBB.docx
Attachment B - Exhibit A to the Agreement - WEBB_Proposal.pdf

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

ALBERT A. WEBB & ASSOCIATES (WEBB)

AGREEMENT FOR SERVICES
BETWEEN
THE CITY OF WILDOMAR, CALIFORNIA
AND
_____

This Agreement for Services ("Agreement") is entered into as of this ____ day of _____, 20__ ("Effective Date") by and between the City of Wildomar, a municipal corporation ("City") organized under the laws of the State of California, with its principal place of business at 23873 Clinton Keith Road, Suite 110, Wildomar, California 92595 and Albert A. Webb & Associates, a California Corporation with its principal place of business at 3788 McCray Street, Riverside California 92506 ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by a request for proposals the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Service Provider, following submission of a proposal for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. Service Provider represents that it is knowledgeable and is able to provide services to public-sector clients and is familiar with the plans and requirements of City.

D. Pursuant to the City of Wildomar's Municipal Code, City has authority to enter into this Services Agreement and the City Manager has authority to execute this Agreement.

E. The Parties desire to formalize the selection of Service Provider for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

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

SECTION 1. TERM OF AGREEMENT.

The Term of this Agreement is two (2) years**,** commencing on the Effective Date ("Term"). Unless earlier terminated in accordance with Section 20 "Termination of Agreement" of this Agreement, Service Provider shall complete the services within the Term of this Agreement and shall meet any other established schedules and deadlines. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than three (3) additional one-year terms.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Service Provider shall perform the services described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Services"). If Exhibit "A" consists of

Service Provider's proposal, only those portions of the proposal describing the Services to be performed, the schedule for performance, and compensation are incorporated into this Agreement. All other proposal terms are excluded and of no force or effect. In the event of any conflict, the terms of this Agreement shall control.

(b) Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Service Provider shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Service Provider to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Service Provider shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "A" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed four hundred and fifty nine thousand, two hundred and twenty-five thousand dollars ($459,225), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Each month Service Provider shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-Service Provider contracts. Sub-Service Provider charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "A" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Service Provider to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

(d) Payment to Service Provider for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Service Provider.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Service Provider's work under this Agreement, either during performance or when completed. City shall reject or finally accept Service Provider's work within sixty (60) days after the work is submitted to City. City shall reject work by a timely written explanation. Failure to provide written acceptance shall not be deemed acceptance. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Service Provider's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

Except as otherwise provided below, all documents, data, studies, drawings, maps, models, photographs and reports prepared by Service Provider (collectively, "Documents") under this Agreement are City's property. Service Provider may retain copies of such Documents as desired but will deliver all original materials to City upon City's written notice. City agrees that use of Service Provider's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. Service Provider warrants that all Documents it drafts and completes pursuant to this Agreement constitute original work. Specifically, Service Provider understands and agrees that use of artificial intelligence (AI) tools including, without limitation, ChatGPT, Microsoft's Bing Chat, Google's Bard, and Meta's LLaMA (Large Language Model Meta AI), in the performance of this Agreement does not constitute an original work, i.e., submitting Documents generated by such AI tools to City and representing it as Service Provider's original work constitutes a material breach of this Agreement, constitutes a false claim, and may also violate applicable intellectual property right laws including, without limitation, United States Copyright Law. Accordingly, and notwithstanding any other provision of this Agreement as to ownership, City specifically rejects ownership of such Documents. Service Provider is required to indemnify and defend City to the fullest extent allowed by applicable law should it violate this Section.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement, Service Provider's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or

otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

(a) Service Provider shall maintain any and all documents and records demonstrating or relating to Service Provider's performance of the Services. Service Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Service Provider pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Service Provider's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Nothing in this Agreement may be construed to be inconsistent with this relationship or status. Service Provider shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

(b) Service Provider shall perform all Services 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. Service Provider shall be solely responsible for the means, methods, techniques, sequences and procedures in performance of Services. The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Any terms within this Agreement regarding City directives apply to and concern the result of Service Provider's provision of service and not the means, methods, or scheduling of the Service Provider's work. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service

Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

(c) Neither Service Provider, nor any of Service Provider's officers, employees or agents, shall obtain any privileges or rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Service Provider expressly waives any claim Service Provider may have to any such benefits, privileges or rights.

SECTION 9. STANDARD OF PERFORMANCE.

Service Provider represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Service Provider shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Service Provider shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Service Provider under this Agreement. In addition to the general standards of performance set forth in this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" that shall also be applicable to Service Provider's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Service Provider shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Service Provider shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement and such licenses, permits, and approvals shall be maintained throughout the Term of this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Service Provider to comply with this section.

SECTION 11. PREVAILING WAGE LAWS.

Service Provider acknowledges that certain portions of the Services may constitute "public works" within the meaning of California Labor Code § 1720 et seq., depending on how such Services are performed. Service Provider is solely responsible for determining the applicability of California prevailing wage requirements to the Services and, if applicable, for full compliance with all requirements of the California Labor Code, including but not limited to Labor Code §§ 1720–1782, the payment of prevailing wages, registration with the Department of Industrial Relations, and submission of certified payroll records.

Service Provider must require any subconsultants, subcontractors, or any other persons or entities performing any portion of the Services to comply with all applicable prevailing wage requirements.

Service Provider must defend, indemnify, and hold harmless City and its officials, employees, and agents from and against any and all claims, penalties, liabilities, costs, or expenses arising out of or related to the acts or omissions of Service Provider, or any subconsultants, subcontractors, or other persons or entities at any tier engaged in the performance of the Services, in failing to comply with

applicable prevailing wage laws.

SECTION 12. NONDISCRIMINATION.

Service Provider shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Service Provider hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Service Provider so employ such unauthorized aliens for the performance of the Services, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Service Provider 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.

SECTION 14. CONFLICTS OF INTEREST.

(a) Service Provider 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 Service Provider's performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider 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.

(b) City understands and acknowledges that Service Provider is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Service Provider is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law. Service Provider shall not use City's name or insignia, photographs, or any publicity pertaining to the Services in any magazine trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

(b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily

provide 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 Service Provider gives City notice of such court order or subpoena.

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

Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Service Provider shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees, volunteers, and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) that arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials, volunteers, and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider.

(c) Indemnification from Sub-Service Providers. Service Provider agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every

sub-Service Provider or any other person or entity involved by, for, with or on behalf of Service Provider in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Service Provider fails to obtain such indemnity obligations from others as required herein, Service Provider agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Service Provider and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Service Provider agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "B" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Service Provider agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Service Provider are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Service Provider under this Agreement. In recognition of that interest, Service Provider shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Service Provider's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Service Provider, in the performance of its duties pursuant to this Agreement, may utilize sub-contractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Service Provider shall make every reasonable effort to maintain the stability and continuity of Service Provider's staff and sub-contractors, if any, assigned to perform the Services. Service Provider shall notify City of any changes in Service Provider's staff and sub-contractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Service Provider. In the event such notice is given, Service Provider shall cease immediately all work in progress.

(b) Service Provider may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Service Provider or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Service Provider, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Service Provider or City, all property belonging exclusively to City which is in Service Provider's possession shall be returned to City. Service Provider shall furnish to City a final invoice for work performed and expenses incurred by Service Provider, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider for any work performed after the date of default. Instead, the City may give notice to Service Provider of the default and the reasons for the default. The notice shall include the timeframe in which Service Provider may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Service Provider is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Service Provider does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Service Provider's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Service Provider shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Service Provider. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, pandemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Service Provider in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by email or certified mail, postage prepaid and return receipt requested, addressed as follows:

To City: City of Wildomar
Attn: City Manager
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595
Telephone: _____
Email: _____

With Copy to: Burke, Williams & Sorensen, LLP
1770 Iowa Avenue, Suite 240
Riverside, CA 92507
Attn: Thomas D. Jex, City Attorney
Telephone: (951) 801-6612
Email: TJex@bwslaw.com

To Service Provider: _____
_____
_____
_____
Telephone: _____
Email: _____

Notice shall be deemed effective on the date personally delivered or transmitted by email or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service. Email notice shall not require separate written confirmation unless the recipient disputes receipt. Other forms of electronic transmission such as text messages and instant messages are not acceptable manners of notice required hereunder.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Wildomar Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Service Provider and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager's contracting authority under the Wildomar Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. 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 nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" and "B," is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Service Provider and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any

Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

SECTION 35. DATA PROTECTION.

a) Service Provider shall protect, using the most secure means and technology that is commercially available, City-provided data or consumer-provided data acquired in the course and scope of this Agreement, including but not limited to customer lists and customer credit card or consumer data, (collectively, the "City Data"). Service Provider shall notify City in writing as soon as reasonably feasible, and in any event within twenty-four (24) hours, of Service Provider's discovery or reasonable belief of any unauthorized access of City Data (a "Data Breach"), or of any incident affecting, or potentially affecting City Data related to cyber security (a "Security Incident"), including, but not limited to, denial of service attack, and system outage, instability or degradation due to computer malware or virus. Service Provider shall begin remediation immediately. Service Provider shall provide daily updates, or more frequently if required by City, regarding findings and actions performed by Service Provider until the Data Breach or Security Incident has been effectively resolved to City's satisfaction. Service Provider shall conduct an investigation of the Data Breach or Security Incident and shall share the report of the investigation with City. At City's sole discretion, City and its authorized agents shall have the right to lead or participate in the investigation. Service Provider shall cooperate fully with City, its agents and law enforcement.

b) If City is subject to liability for any Data Breach or Security Incident, then Service Provider shall defend, indemnify, and hold harmless City from and against any claims, damages, fines, penalties, costs, and expenses, including reasonable attorney's fees, arising therefrom.

SECTION 36. SAM.GOV CHECK.

To the extent this Agreement is funded, in whole or in part, with federal funds, or otherwise constitutes a procurement or subaward subject to federal law, the requirements of 2 CFR Part 200, Appendix II(H) (Debarment and Suspension), including Executive Orders 12549 and 12689 and 2 CFR Part 180, shall apply. In that event, Service Provider represents that it is not listed on the governmentwide exclusions in the System for Award Management (SAM.gov).

SECTION 37. COUNTERPARTS; ELECTRONIC SIGNATURES.

This Agreement may be executed in any manner of counterparts, all of which shall constitute one and the same instrument, and any Party hereto may execute this Agreement, by signing and delivering one or more counterparts. Each Party agrees that this Agreement and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

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

CITY OF WILDOMAR

_____

Chris Mann
City Manager

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

"Service Provider": Albert A. Webb and Associates

By: _____ By: _____

Name: _____ Name: _____

Its (Title): _____ Its (Title): _____

DRAFT

EXHIBIT "A"

SCOPE OF SERVICES AND COMPENSATION

EXHIBIT "B"

INSURANCE REQUIREMENTS

Service Provider shall procure and maintain, for the duration of the Agreement, 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 Service Provider, 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 $1,000,000 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 Service Provider 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 Service Provider provides written verification it has no employees)

4. Professional Liability (Errors and Omissions) Insurance appropriate to the Service Provider's profession, with limit no less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of Agreement work. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, the Service Provider must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work. A copy of the claims reporting requirements must be submitted to the City for review.

If the Service Provider 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 higher limits maintained by the Service Provider. 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:

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 Service Provider 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 Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this Agreement, the Service Provider's insurance coverage shall be primary insurance coverage 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 Service Provider's insurance and shall not contribute with it.

Notice of Cancellation

Service Provider shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Service Provider shall forthwith obtain and submit proof of substitute insurance.

Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider 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. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Service Provider to 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.

Acceptability of Insurers

Insurance must 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.

Verification of Coverage

Service Provider shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Service Provider'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.

Subcontractors

Service Provider shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Service Provider shall ensure that City is an additional insured on insurance required from subcontractors.

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.

ALBERT A. WEBB ASSOCIATES

webbassociates.com

80th ANNIVERSARY

Proposal to Provide

PLANNING AND ENVIRONMENTAL SERVICES FOR THE WILDOMAR OLD TOWN SPECIFIC PLAN

January 30, 2026

Prepared for:
The City of Wildomar

3788 McCray Street
Riverside, CA 92506

951.686.1070

Table of Contents

1. Cover Letter 1

2. Proposer Qualifications 2

- Firm Overview 2
- Project Experience 3
- Key Personnel Organization 8
- Team Qualifications 9
- Subconsultants 10

3. Project Understanding and Approach 11

- Project Approach 11
- Scope of Work 13

4. Client References 19

5. Agreement Exceptions 19

6. Tentative Schedule 20

7. Compensation 21

Appendix A: Sample Reports 23

Appendix B: Team Resumes 27

Appendix C: Subconsultants 34

1. COVER LETTER

January 30, 2026

Robert Flores, Community Development Director
City of Wildomar
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595

RE: PROPOSAL TO PROVIDE PLANNING AND ENVIRONMENTAL SERVICES FOR THE WILDOMAR OLD TOWN SPECIFIC PLAN

Dear Mr. Flores,

A successful Old Town Specific Plan must create momentum that residents can see, developers can build, and the City can realistically implement. Albert A. Webb Associates (WEBB) in collaboration with Architects Orange (AO) is ready to partner with the City of Wildomar to deliver a Specific Plan and associated environmental documentation that translates community vision into an actionable framework for reinvestment, walkable development patterns, and high-quality placemaking. Our team understands the opportunity in front of Wildomar: shaping a true "Old Town" identity while keeping the plan constructible, affordable, and aligned with the City's long-term goals.

Three key reasons WEBB is the right team for this effort:

A holistic, multidisciplinary team built for this scope
This project requires planning, environmental documentation, community engagement, design thinking, and technical feasibility working together from day one. WEBB brings an integrated team structure with in-house environmental expertise and landscape design, along with trusted specialty partners to support targeted needs while maintaining a single point of accountability.

Small-city expertise with the right-sized process
The City of Wildomar deserves a team that understands how to build strong planning documents while staying efficient and responsive. Our experience supporting small municipalities, as well as our local experience and presence, gives us the perspective to lead a focused process that achieves results without unnecessary complexity.

Pragmatic, constructible plans that are implementable
WEBB's planning and engineering expertise is grounded in real-world delivery. We develop Specific Plans that move beyond aspirational concepts and instead provide clear standards, infrastructure strategies, and an implementation pathway that helps projects succeed in the field.

WEBB will lead the effort and will manage all subconsultant coordination, quality control, and deliverables to ensure a consistent approach and a cohesive final document package. Our proposed subconsultant partners include:

- **Architecture and Land Planning:** Architects Orange, 144 N Orange St., Orange, CA 92866
- **Historic & Cultural Resources:** South Environmental, 2061 N Los Robles Ave., #205, Pasadena, CA 91104
- **Community Visioning Support:** Communications LAB, 701 E Chapman Ave., Orange, CA 92866

This project will be assigned to WEBB's Riverside office at 3788 McCray Street, Riverside, CA 92506.

Thank you for the opportunity to support the City of Wildomar with this important planning effort. WEBB is prepared to begin immediately upon contract execution and to maintain an organized, transparent process that supports City Staff, engages the community, and results in a Specific Plan that can be adopted and successfully implemented.

Sincerely,

Sandra Chandler, AICP, Director, Land Development Planning & Entitlement
sandy.chandler@webbassociates.com
951.248.4291

2. PROPOSER QUALIFICATIONS

Firm Overview

Albert A. Webb Associates (WEBB) has been a trusted provider of civil engineering and planning services to public sector clients across California since 1945. Our longevity reflects a foundation of financial stability and adaptability through decades of evolving economic landscapes. As a mid-sized consulting firm with offices in Riverside and Murrieta, WEBB is strategically positioned to serve the diverse needs of our clients effectively.

We offer comprehensive in-house professional services, bringing decades of experience to public and private sector clients throughout Inland Southern California. Our team specializes in addressing the unique challenges faced by cities, water and special districts, counties, regional agencies, and industry partners. From project development and planning to design, entitlement, funding assistance, permitting, construction management, and inspection, our services span the entire project lifecycle.

WEBB's enduring legacy, financial strength, and dedicated team of experts make us the preferred partner for public sector entities in California. We are committed to delivering excellence, ensuring the success of every project, and fostering lasting professional partnerships.

Engineering & Planning Excellence Since 1945

WEBB offers the following services:

- Construction Management & Inspection
- Environmental Services
- Land Development Engineering
- Land Development Planning & Entitlement
- Land Survey & Mapping
- Landscape Architecture
- Traffic & Transportation
- Water Resources

Learn more by visiting
webbassociates.com/services

Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

80th ANNIVERSARY

190+ Associates

40+ Licensed Professionals

Project Experience

CANYON LAKE TOWNE CENTER SPECIFIC PLAN

City of Canyon Lake

To support long-term revitalization while addressing state housing mandates, the City of Canyon Lake advanced a Specific Plan for the redevelopment of its Towne Center. The effort was driven by the City's need to accommodate additional housing opportunities without displacing established businesses or compromising the character of this central commercial area. Funded through an SB2 Planning Grant, the project provided a clear path toward meeting Regional Housing Needs Allocation requirements while preserving economic vitality.

Working closely with the City and WHA to create the Specific Plan so that it provided the most flexibility for the City to implement once future developers were identified. WEBB prepared the Mitigated Negative Declaration in compliance with CEQA and supported the environmental clearance necessary to implement the Towne Center Specific Plan. WEBB's work helped identify and address potential environmental impacts early in the process, allowing the City to move forward with confidence and regulatory certainty. The planning framework was intentionally structured to maximize flexibility for future development, enabling a range of mixed-use and residential options that promote housing diversity while maintaining compatibility with existing uses.

The completed Specific Plan positions the City to adapt to evolving market conditions, encourages reinvestment in the Towne Center, and provides a balanced, implementable strategy that aligns community goals with state housing requirements.

Project Highlights

Reference:

Jim Morrissey
City Planner
31516 Railroad Canyon Road,
Canyon Lake, CA, 92587-9400
jmorrissey@canyonlakeca.gov
951.244.2955

Duration:

2020 - 2022

Project Team:

Stephanie Standerfer
Melissa Perez
Julie Malisos, WHA Architects

PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN

City of Perris

Transforming a largely agricultural and rural area into a coordinated employment and commerce hub required a clear vision and a strong regulatory foundation. To guide growth in North Perris, the City of Perris initiated the Perris Valley Commerce Center Specific Plan, addressing the need for high-quality industrial, commercial, and office development while maintaining compatibility with existing uses and supporting long-term economic vitality.

WEBB was engaged to prepare the City-initiated Specific Plan and a program-level Environmental Impact Report covering approximately 3,500 acres. The plan established a streamlined entitlement framework designed to encourage timely development, promote sustainable practices through green technologies, and ensure cohesive aesthetics and a distinct identity for the area. WEBB's EIR was tiered from the City's General Plan 2030 EIR and structured to serve as a roadmap for future projects with diverse ownership, identifying mitigation measures to simplify subsequent environmental compliance.

Key challenges included addressing land use compatibility with March Air Reserve Base and the March Inland Port, along with complex issues related to air quality, biological and cultural resources, hydrology, noise, transportation, and utilities. WEBB also prepared a Master Drainage Plan and a Road and Bridge Benefit District, enabling critical infrastructure financing and positioning the City for coordinated, sustainable growth.

Project Highlights

Reference:

Clara Miramontes
City Manager
135 North D Street
Perris, CA, 92570-1906
cmiramontes@cityofperris.org
951.943.5003

Duration:

2006 - 2023

Project Team:

Sandra Chandler, AICP
Stephanie Standerfer
Scott Hildebrandt, PE
Dilesh Sheth PE, TE
Cheryl DeGano
Melissa Perez
Susan Littlefield, HPA

VERNOLA RANCH SPECIFIC PLAN

Vernola Trust

The Vernola Ranch Specific Plan was conceived to create a walkable, connected neighborhood that expands housing options while integrating seamlessly with surrounding uses and emphasizes open space and recreational opportunities. Designed for a 210 acre site in Jurupa Valley, the project responds to the City's need for well planned residential growth in an area framed by established neighborhoods, parks, and emerging commercial development. The plan ensures long term land use compatibility and supports the City's vision for cohesive, sustainable community development.

To support the City's Regional Housing Needs Assessment (RHNA) goals, WEBB collaborated closely with City Staff to incorporate the residential units identified in the General Plan. The plan introduces modified roadway sections featuring separated bike lanes and a multi use community trail within the parkway, creating multi-modal connections between residential areas, the proposed and surrounding open space amenities, and nearby future commercial uses. Additional roadway improvements, including roundabouts and enhanced pedestrian infrastructure, serve as traffic calming measures and facilitate safe, walkable neighborhood transitions.

WEBB partnered with the master developer to prepare the Vernola Ranch Specific Plan navigating a complex entitlement process that included a General Plan Amendment to the Land Use Element, a Change of Zone, and a Specific Plan Amendment to remove the project site from the I 15 Corridor Specific Plan and an Environmental Impact Report (EIR). The EIR assessed potential environmental impacts and identified program level mitigation measures, providing the City with a clear, defensible foundation for project approval. The Jurupa Valley City Council approved the project in December 2023.

The Specific Plan establishes a comprehensive framework for a high quality residential community featuring a diverse mix of housing types and densities, including single family homes, townhomes, condominiums, and stacked flats. By accommodating a wide range of housing needs and reserving an optional site for a future school, the plan supports a complete, family oriented community and positions the property for successful phased development.

Project Highlights

Reference:

Rick Bondar
Jurupa Valley, CA
rickbondar@aol.com
951.318.0600

Duration:

2024 - 2025

Project Team:

Sandra Chandler, AICP
Fayres LaLone, AICP
Sarah Kowalski, PE
Jay Sheng

THE CIVIC CENTER STORM DRAIN AND OASIS STREET BEAUTIFICATION PROJECTS

City of Indio

The City of Indio Civic Center Storm Drain Project and Oasis Street Beautification project is an excellent example of how WEBB uses multiple in-house departments to deliver a state-of-the-art downtown beautification.

The storm drain project started as a project to provide a solution to the flooding happening in downtown Indio. WEBB incorporated stormwater capture BMPs, considering the objectives of the Downtown Specific Plan. As the storm drain project developed, the City recognized that we were suggesting improvements above ground that they wanted to build on. The Oasis Street Beautification Project was added as a downtown revitalization component to solve the drainage issues, using a tactical urbanism mindset to deliver visible, community-benefiting improvements alongside essential infrastructure upgrades. WEBB was also given the architectural plans for upcoming projects for downtown Indio, including the new civic center, to guide the design along the streets. The City's design direction is forward-thinking and will invite space activation.

While our Transportation Department managed the project and provided street improvement plans, our Water Resources Department provided the storm drain design, and our Landscape Architecture Department beautified the streets and the basin at Marshall Park, where the storm drains exited. Rather than a typical trapezoidal basin design, the stormwater basin represented the desert seasonal stream bed. People are encouraged to walk up to its edge, sit in a tree-shaded spot overlooking the basin, or walk through it to discover the native plants and wildlife that flourish there.

Learn more about this work in our *2025 Project Highlight Video.*

Project Highlights

Reference:

Tim Wassil, PE, PMP, CCM
Public Works Director
100 Civic Center Mall, Indio, California 92201
twassil@indio.org
760.391.4018

Duration:

2022 - Present

Project Team:

Dilesh Sheth, PE, TE
Michael Johnson, LLS
Jeffrey Hutchins, PLA
Jessie Corea, PLA

Revitalization Strategy

"Transform the public realm as a catalyst for economic growth and renewed community vitality"

Place

- Foster a strong visual and cultural identity
- Enhance neighborhood connectivity
- Improve overall quality of life through safe, accessible streets
- Support long-term economic development through public-realm investment

People

- Strengthen community cohesion and pride
- Support mental and physical wellness through active-mobility options
- Integrate nature into the urban environment to promote health and comfort

Process

- Collaborative, multidisciplinary design approach
- Iterative ideation to refine alternative concepts
- Strategic problem-solving grounded in environmental and mobility needs

GREEN PALETTE

BLUE PALETTE

ORANGE PALETTE

RED PALETTE

PROJECT FRAMEWORK

PLANT MATERIAL ELEMENTS

CHRONIC STREET FLOODING DUE TO INSUFFICIENT DRAINAGE

LIMITED WALKABILITY AND UNSAFE PEDESTRIAN

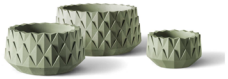
VINE SHADE TRELLIS:

KORNEGAY DESIGN PLANTER POTS: CIRQUE SERIES

CITY BRANDED TRASH RECEPTACLES

ACCENT PAVERS - DIAMOND PATTERN

BALANCE BENCH: FORMS & SURFACES



KORNEGAY DESIGN PLANTER POTS: AGAVE SERIES

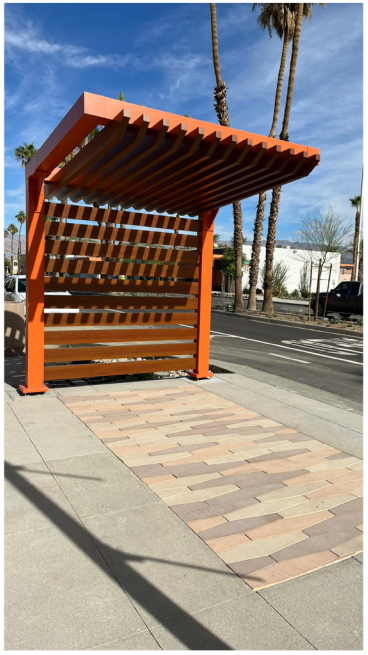
QCP BAYAMO RECTANGLE: SIZE: 24" TALL X 48" LENGTH

ENHANCED CONCRETE W/ EXPOSED SEEDED AGGREGATE

SMALL ANGULAR COBBLE: SIZE - 4" -8" DIA.

ROAD DIET: REALLOCATION OF ROADWAY SPACE TO PRIORITIZE MULTIMODAL MOBILITY

CULTURAL IDENTITY: INTEGRATION OF THE "PALM TRUNK DIAMOND" MOTIF TO HONOR LOCAL HISTORY



ENHANCED PLACEMAKING WITH HUMAN-CENTERED PUBLIC SPACES

IMPROVED QUALITY OF LIFE: SAFER, GREENER, AND MORE INVITING STREETSCAPES

SITE AMENITIES: SHADE STRUCTURES, BENCHES, PLANTER POTS AND PEDESTRIAN-SCALE FURNISHINGS

GREEN INFRASTRUCTURE: PLANTER BULB-OUTS FOR STORMWATER CAPTURE, FILTRATION, AND FLOW REDUCTION

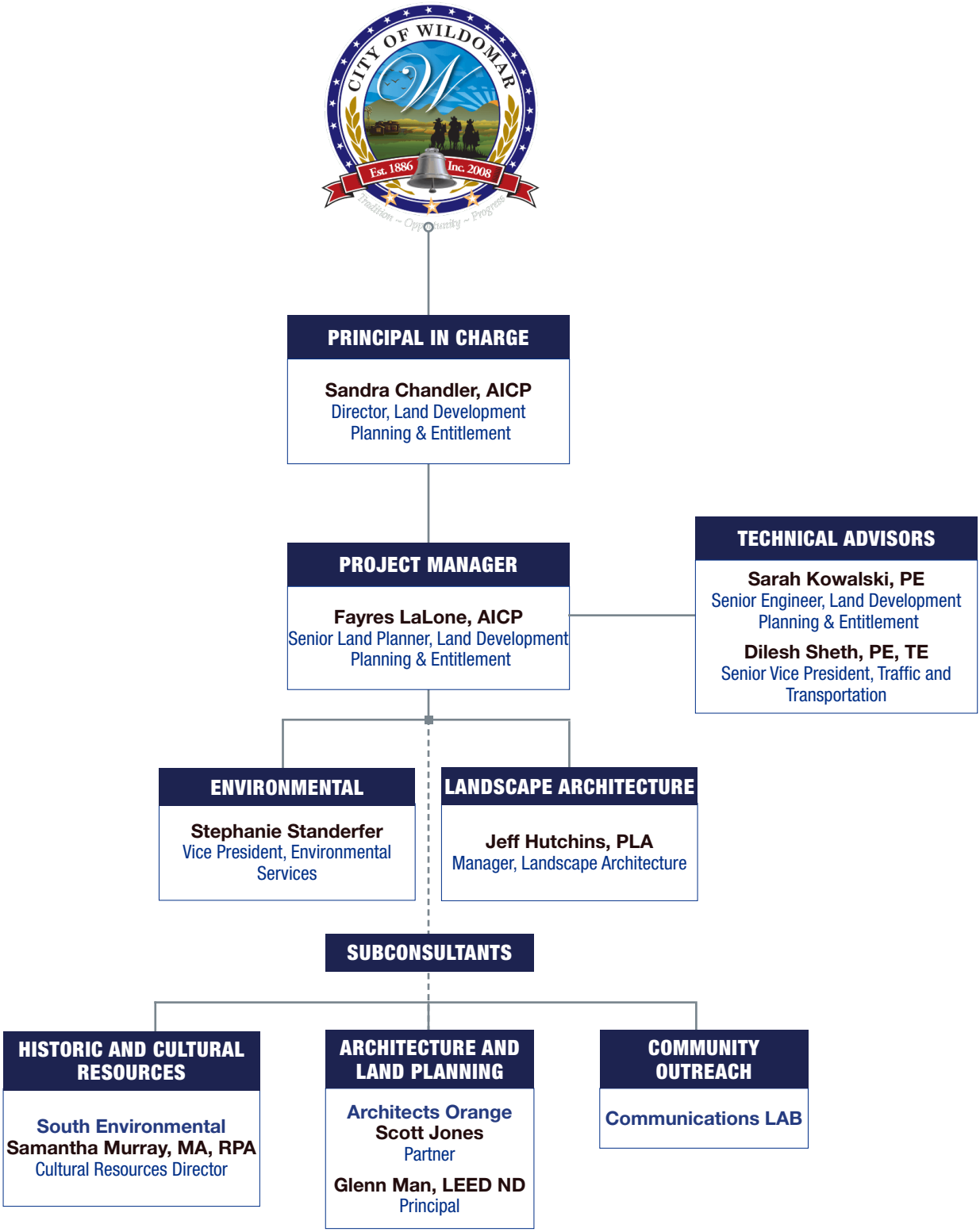
EXISTING CONDITIONS

PROPOSED IMPROVEMENTS – COMPLETE STREETS CONCEPT

CONSTRUCTED IMPROVEMENTS – REVITALIZED OASIS STREET

Key Personnel Organization

We have assembled a project team of highly experienced engineering and technical personnel with extensive experience with Specific Plan projects. Our Principal in Charge, Sandra Chandler, AICP, and Project Manager, Fayres LaLone, AICP, have worked together on multiple projects and are committed to providing the hands-on leadership the City needs for this project.



Team Qualifications

SANDRA CHANDLER, AICP
DIRECTOR

Sandra Chandler, AICP, serves as the Director of WEBB's Land Development Planning and Entitlement Department, leading a team of planners, entitlement specialists, civil engineers, and project coordinators driven to deliver projects from inception through construction. With over 36 years of experience, she provides strategic oversight for delivering complex planning and entitlements projects throughout Southern California and beyond. Sandra is recognized for her ability to coordinate multidisciplinary teams and achieve cohesive, high-quality outcomes across public and private sectors, including commercial, industrial, manufacturing, energy and master planning projects.

FAYRES LALONE, AICP
SENIOR LAND PLANNER

Fayres LaLone, AICP, is a Senior Land Planner with WEBB's Land Development Planning and Entitlement Department. She applies strategic reasoning and analytical skills to the preparation of a wide range of planning and entitlement projects, including General Plan Amendments, Specific Plans, Specific Plan Amendments, and related implementing entitlements. Fayres has extensive project management working closely with client, architects, engineers, environmental consultants to guide project through planning and entitlement process and successfully deliver projects on behalf of her clients.

STEPHANIE STANDERFER
VICE PRESIDENT

Stephanie Standerfer is the Vice President and Director of WEBB's Environmental Services Department. She has over 25 years of experience as an environmental professional, specializing in California Environmental Quality Act (CEQA) compliance for public and private clients. Her expertise reflects the dynamic and interdisciplinary nature of CEQA, and she serves as the Principal in Charge of the department, overseeing workload management, project progress, and staff development.

JEFFREY HUTCHINS, PLA
MANAGER

Jeff Hutchins, PLA, is the Manager of WEBB's Landscape Architecture Department with over 35 years of experience designing resilient, community-focused open spaces across Southern California. A licensed Landscape Architect, he brings a balanced approach that blends creative vision with technical precision to deliver sustainable, maintainable, and impactful projects.

DILESH SHETH, PE, TE
SENIOR VICE PRESIDENT

Dilesh Sheth, PE, TE, is the Senior Vice President and Director of WEBB's Traffic and Transportation Department, where he oversees a diverse portfolio of multimodal transportation, mobility, and infrastructure projects. With more than 31 years of professional experience, Dilesh provides strategic direction and technical oversight for the planning, design, and delivery of complex transportation systems that enhance safety, accessibility, and quality of life throughout Southern California. His leadership reflects a deep commitment to creating context-sensitive, community-oriented infrastructure that integrates engineering excellence with long-term sustainability.

SARAH KOWALSKI, PE
SENIOR ENGINEER

Sarah Kowalski, PE, is a Senior Engineer with WEBB's Land Development Planning and Entitlement Department, where she leads the Engineering team in master planning and preliminary engineering for entitlement and due diligence projects. She has extensive project management experience, working closely with architects, engineers, environmental consultants, developers, and public agencies to guide projects from initial planning through construction. In her leadership role, Sarah also oversees the supervision, training, and workload management of engineers, designers, interns, and drafters.

**Full resumes are included in Appendix B.*

Subconsultants

Architects Orange

Architecture and Land Planning

144 N Orange Street, Orange CA 92866

Established in Southern California, Architects Orange (AO) is a multidisciplinary firm comprising a team of over 350 professionals. Together, we craft awardwinning communities, resorts, hospitality, multifamily, mixed-use, shopping, restaurant, commercial and entertainment destinations around the world. AO has a reputation built on fifty years of creative design and planning, technical expertise, and ardent client collaboration. We strive for excellence and are committed to the relationships and communities we build.

South Environmental

Historic and Cultural Resources

2061 N Los Robles Ave., #205 Pasadena, CA 91104

South Environmental (SE) is a certified Woman-Owned Business Enterprise (WBE), Disadvantaged Business Enterprise (DBE), and Small Business Enterprise (SBE). SE uses the latest technologies and best science available to further the conservation and preservation of natural and cultural resources in Southern California while helping their clients obtain their project goals and objectives. SE assists with the planning and implementation of projects dedicated to the preservation and conservation of California's natural areas, rare species, and historic resources.

Communications LAB

Community Outreach

701 E Chapman Avenue, Orange, CA 92866

Communications LAB (Comm LAB) is a community outreach and engagement firm with experience in planning and downtown redevelopment. We bring residents, business owners, developers, and public agencies together to build shared vision and practical solutions for vibrant, inclusive places. Through strategic facilitation, public engagement, and data-informed planning, we help communities shape revitalization efforts that reflect local character while supporting economic growth. From visioning workshops and stakeholder outreach to implementation support, our work ensures community planning efforts are collaborative, transparent, and rooted in local priorities.

3. PROJECT UNDERSTANDING AND APPROACH

Project Approach

When assembling a project team to plan for this "Old Town" district, it is important that the team have real-world experience and a proven track record. This team offers extensive expertise in planning, design and community building, supported by a history of successful built project.

WEBB has over 80 years of experience building communities and transforming the landscape from its agricultural origins to thriving, modern environments all over Southern California. Architects Orange (AO), an award-winning planning and design firm, brings nationally recognized expertise in placemaking, creating vibrant communities that celebrate cultural heritage, reinforce identity, preserve history, and honor local traditions. Communications Lab (Comm LAB) will lead the community engagement and visioning process, working closely with agencies and stakeholders to ensure the community's voice shapes the future development of the 295± acre Wildomar Old Town Specific Plan (WOTSP) (**Figure 1)**, located in what has been the heart of Wildomar since the late 1880's. This team is committed to embracing the history of Wildomar when planning for future generations. South Environmental (SE) will provide insight into historical and cultural resources ensuring these resources are appropriately reflected in both the design and planning of "old town". Rounding out the project team is the City of Wildomar Planning staff. With extensive institutional knowledge and direct connection to the community, Planning staff offers invaluable perspective on local priorities, needs, and concerns, grounding the project in authentic, community based direction.

Figure 1 - Aerial Wildomar Old Town Specific Plan Boundary

The purpose of a Specific Plan is not only to "establish the vision, goals, policies and associated regulatory land use, development and infrastructure framework for an area", but also to understand the needs of the community and businesses that will live, work, and thrive in the area for generations to come. For the WOTSP, community outreach serves as the foundation of the planning effort, ensuring the vision is shaped by those who call Wildomar home and reflecting a future that is both authentic and community driven.

As we embark on community outreach, it will be important to develop a clear understanding of current conditions. Our team will review previous visioning efforts conducted in 2013 for "Old Town" (**Figure 2**), as well as examine the "Historic and Downtown District" Overlay adopted on September 10, 2025, under Section 17.25.030, 17.25.040, and 17.59.040 which currently provides guiding principles for interim development until such time as this Specific Plan is adopted. We will collect data to establish existing roadways, parks, trails, and infrastructure conditions along with identification of key features that can be reviewed at our project kick-off meeting and will serve as the foundation of initial outreach efforts.

Figure 2 - Old Town Overlay Zone

Meetings will be held with staff, Planning Commission and City Council members, stakeholders, and the community. The information gathered during this process will inform the preparation of a land use alternatives study. The 2013 visioning identified several core elements, that will help steer our initial direction:

- healthy, walkable town center with gathering places
- economic opportunities to grow fiscal base and serve the needs of its residents
- community focal point

Challenges

This area has some unique challenges that may need some creative solutions.

- **FAULTS:** The majority of the WOTSP project area lies within the Alquist-Priolo fault zone (**Figure 3**). Implementing projects within the fault zone will require expensive Fault Studies to be conducted for any habitable structure within the fault zone or siting building at least 50' from the fault zones, and will constrain full development potential within and along the fault zone. We have included Southern California Geotechnical (SoCal), as an advisor to inform the team on limitations within the fault zone and aid in understanding faults setback requirements and types of uses and/or structures allowed within the fault zone.

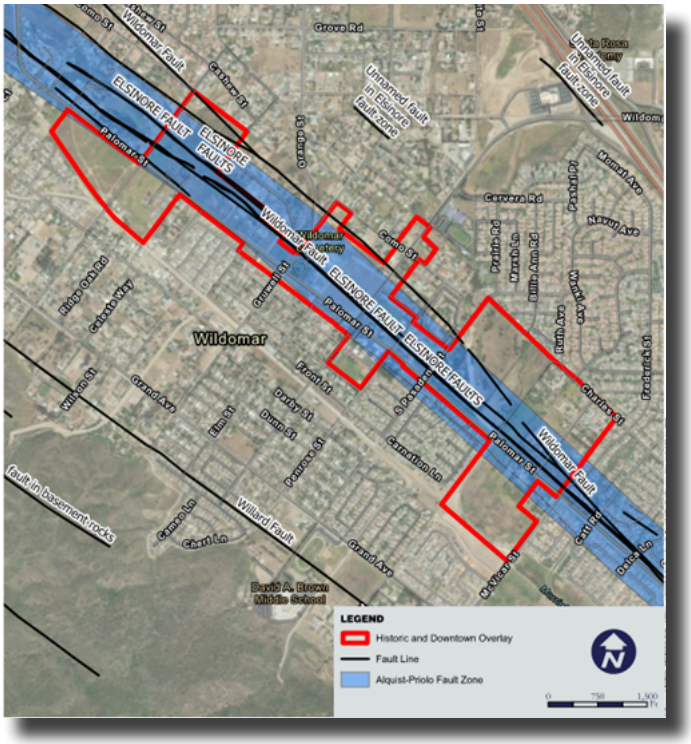


Figure 3 - Faults Zones within Wildomar Old Town Specific Plan

- **PALOMAR ROAD.** is the major north-south corridor traversing the entire length of the WOTSP. The corridor has existing Southern California Edison (SCE) power poles (33kv lines as well as transmission lines) that are located both on the east side of Palomar Rd. south of Wildomar Trail and on the west side of Palomar Rd. north of Wildomar Trail. While the City can require the undergrounding of 33kv lines and under, transmission power poles are typically not undergrounded. Palomar Rd. within the WOTSP is identified as a Major Arterial roadway within the City's General Plan Mobility Element (**Figure 4**). Palomar Rd. is planned as a 4-lane road with raised or striped median, sidewalk, parkway, bike lane, and multi-use trail, as well as identified for truck use. This planned 118' roadway with 72' curb-to-curb travel lanes and major transmission line through the heart of "old town" does not lend itself to the goal outlined in the 2013 visioning effort which planned for a healthy, walkable town center with gathering places.

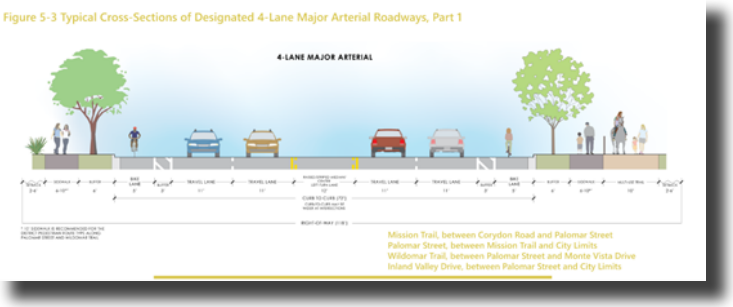


Figure 4 - General Plan Cross Section for Palomar Rd.

In accordance with the City's RFP, we are proposing consistency with the WOTSP and planning to incorporate into the land planning effort the City's recently adopted 2040 General Plan and Complete Streets policies. In the event, the City wishes to explore alternative roadway and streetscape concepts for Palomar Rd. that may better balance multimodal mobility, placemaking, and community character by potentially reducing travel lane configurations, potential realignment of Palomar Road, identification of an alternate route to serve as a Major Arterial, a separate contract amendment can be issued and should be done in the early stages in order that the alternative roadway concept(s) can be presented as part of the outreach effort and incorporated into early land planning.

Communication Plan

With the approval and guidance of City Staff, Comm LAB will meet with all five council members to gather input and feedback on their vision of the WOTSP. In addition to gathering an understanding of their vision, Comm LAB also will collaborate with the Council to ensure they

understand and have the opportunity to participate in stakeholder community meetings, boothing at community events and online survey participation.

Comm LAB will facilitate and invite key community stakeholders to a visioning stakeholder public meeting. The goal of the meeting is to determine how best to implement council policies in the development of the WOTSP while understanding and taking into consideration the positions of local community stakeholders.

We will seek feedback on how these areas might be developed. After receiving input, we will develop three (3) alternative site plans and obtain feedback from staff, community, as well as from Planning Commission/City Council in a joint workshop.

Specific Plan Creation

Ultimately, we will present the preferred alternative at Planning Commission and City Council meetings to confirm concurrence of the concept site plan prior to commencing preparation of the Specific Plan document.

Based on the selected Land Plan Alternative, WEBB shall prepare a Draft Specific Plan in compliance with state law. The development of the WOTSP will follow a structured approach designed to create a clear, implementable regulatory document that reflects community values, Planning Commission and City Council direction, and statutory requirements. The Specific Plan scope synthesizes all analysis, outreach, and planning completed in prior tasks into a cohesive Specific Plan prepared in four versions as required by the RFP:

- The Administrative Draft WOTSP will be the City's first full review version. It includes any technical findings, policy direction, and community input into a complete and consistent plan.
- The Public Review Draft provides a polished document that incorporates City Staff's first-round comments.
- The Public Hearing version addresses comments obtained from the public, stakeholders and agencies. This document is for Planning Commission and City Council consideration.
- The Final Specific Plan reflects any final directives provided during the hearing process and will be prepared for formal adoption by the City Council

Our approach centers on clarity, usability, and consistency with the City's General Plan. The WOTSP will be written as both a policy document and a regulatory instrument that is user-friendly to residents, applicants, staff, and decision-makers. Each draft will further refine the WOTSP through an iterative review process with City Staff, informed by public input. The WOTSP will be prepared using accessible language, logical structure, communicative visual imagery, incorporation of the City's Old Town Visioning Process and Historic and Downtown District (HDD) Overlay concepts to ensure smooth implementation.

The key to our approach will be to ensure the WOTSP does not increase the intensity of development envisioned by the City's newly adopted General Plan. This will be important to streamline the CEQA review for the WOTSP. We outline this approach more fully under CEQA scope.

The result will be adoption of a Specific Plan along with a Change of Zone to Specific Plan (SP) that will promote the community's vision for the area and streamline thoughtful growth along this corridor.

Scope of Work

TASK 1: EXISTING CONDITION EXHIBITS

In preparation for the project kick-off meeting, begin data collection and coordination with City to obtain GIS data and layers for the project area as well as a list of any known entitlement projects in the pipeline. Compile and review existing documents - existing conditions, utility research, environmental studies, prior vision documents and City's "Historic and Downtown District" Overlay, and other pertinent studies available to establish potential opportunities and anticipated constraints that may influence the Project. This would include SoCal's review of five (5) prior fault studies within the WOTSP area.

Relevant existing condition exhibits will be created such as land uses, aerial imagery, historic and natural features, points of interest, existing & general planned circulation, trails, parks/open space, existing infrastructure, and existing businesses and ownership, as well as lands owned and/or control by the City of Wildomar.

❒ **Deliverables:**

☑ Existing Condition Exhibits

Notes:

- City will provide GIS data and layers within the SP boundary.

TASK 2: PROJECT KICK OFF MEETING

Review available documents and prepare project kick-off agenda including questions and/or requests from the consultant team members to City Staff. The agenda, along with Existing Condition Exhibits, will be provided to staff ahead of the meeting to allow ample time for preparation, as well as to invite appropriate staff members to the kick-off meeting.

The project kick-off meeting will be held in-person at the City's office with a virtual option. The meeting objectives will include confirmation and review of project goals, scope of work and responsibilities, project schedule, target milestones, opportunities, existing conditions and constraints, community engagement strategy, and stakeholder identification.

A project drive-by accompanied by City Staff (if available) will be conducted following the kick-off meeting. The goal will be to visit and photograph key features, notable conditions, and known opportunities and constraints.

❒ Deliverables:

- ☑ Project kick-off agenda
- ☑ Photographs of notable project area features
- ☑ Project kick-off meeting summary (PDF format)

TASK 3: COMMUNITY OUTREACH & VISIONING

The outreach workplan will begin with City Council engagement. With the approval and guidance of City Staff, Comm LAB will meet with all five council members to gather input and feedback on their vision of the Wildomar Old Town Specific Plan. In addition to gathering an understanding of their vision, they will collaborate with the Council to promote their participation in stakeholder community meetings, boothing at community events and online survey participation.

Comm LAB will facilitate and invite key community stakeholders to a visioning stakeholder public meeting. The goal of the meeting is to determine how best to implement council policies in the development of the Wildomar Old Town Specific Plan while understanding and taking into consideration the positions of local community stakeholders.

An online public opinion research survey will be conducted in English and Spanish utilizing Survey Monkey or a similar platform to encourage all Wildomar residents to weigh in with their opinions, suggestions and ideas. Comm LAB will collaborate with project team and City Staff on the questions, distribute the survey through city communications channels, and collect and tabulate the results for analysis.

Comm LAB will identify a community event (Community Meeting #1), such as National Night Out, and staff a booth where they can gather public input about the Wildomar Old Town Specific Plan. Community input will be captured through an online survey at the event and results reported to staff and project team. The consultant team will develop fact sheets, frequently asked questions and posterboards to help the community visualize the ideas and concepts of the Wildomar Old Town Specific Plan.

❒ Deliverables:

- ☑ Summary of Key Takeaways from City Council Meeting(s)
- ☑ Summary of Key Takeaways Visioning Stakeholder Meeting
- ☑ Public Opinion Survey Results
- ☑ Summary of Key Takeaways from Community Meeting #1
- ☑ Fact Sheet & Posterboards

TASK 4: LAND PLAN DEVELOPMENT

The primary approach of the WOTSP is to enhance and preserve the historic downtown core while thoughtfully introducing new uses that serve both residents and visitors. A range of building types—including retail, office, residential, and mixed-use—will be strategically integrated within the core to strengthen social connections and create a cohesive urban form. This approach will foster economic synergy among uses and surrounding areas, while cultivating a strong sense of place that honors the past, respects the present, and embraces the future. SoCal will provide input as we consider land uses and guidelines for development within the fault zone.

Three (3) Land Use Alternatives will be generated and presented to staff prior to presentation at Community Meeting #2. The consultant shall utilize fun and interactive techniques to understand participants' preferences. The community feedback will be compiled and presented to Planning Commission and City Council members in a joint workshop along with the three (3) Land Use Alternatives to obtain their feedback and direction on refinement and selection of the preferred alternative. This may result in a clear preference for one alternative or in a hybrid concept which combines components of each.

Based upon input received, the consultant shall develop a preferred land use plan, along with circulation plan, trails, and open space. This will be incorporated into an illustrative plan and a colored concept site to be presented to the Planning Commission and the City Council in the selection of the Preferred Land Use Alternative to serve as the basis for the Draft Specific Plan.

❒ Deliverables:

- ☑ Three (3) Alternative Land Use Plan
- ☑ Presentation Materials for Community Meeting, Planning Commission & City Council Workshop(s)
- ☑ Preferred Land Use Plan
- ☑ Illustrative Plan
- ☑ Colored Concept Site Plan

TASK 5: WILDOMAR OLD TOWN SPECIFIC PLAN

Utilizing City selected Preferred Alternative Land Use Plan, the team will prepare a Specific Plan in accordance with California Government Codes Sections 65450-65457. The Specific Plan will textually and graphically depict the distribution, location, extent, and intensity of land uses; public facilities, standards, and criteria by which development will proceed, its relationship to the general plan; and provide a program of implementation measures necessary to carry out development of the Specific Plan. The Specific Plan shall serve as the comprehensive land use and implementation plan for guiding development within the proposed area. The Specific Plan document will include the following elements:

- **Introduction & Regulatory Framework** – This section will include a project overview providing a description and history of the project, purpose of the Specific Plan and its relationship to the general plan and HDD Overlay, specific plan authority; purpose and authority of the related environmental document and outlines the planning framework including the existing setting and required entitlements.
- **Vision and Goals** – This chapter will articulate the community-driven vision, goals, and objectives for a lively, heritage-rich plan that celebrates its historic character while fostering a welcoming, human-scaled, walkable, and locally focused mixed-use environment.
- **Community Plan** – The Community Plan will describe and identify land use types, acreage and density/FAR, use tables, and development standards including height, FAR, and setbacks. It will also provide transitions or interfaces that should be implemented between different uses.
- **Mobility Plan** – This section will include circulation and mobility identifying existing networks and demonstrating how vehicular and non-vehicular access, movement, and future improvements. Consistent with the City's recently adopted 2040 General Plan and Complete Streets policies, we will incorporate Complete Streets elements such as enhanced pedestrian crossings, buffered or protected bicycle facilities, wider sidewalks, landscaped parkways, street trees, lighting, on-street parking where feasible, traffic calming features, and streetscape treatments to visually soften the presence of overhead transmission lines. This includes proposed trails and overall connectivity to gathering spaces, and key elements within the WOTSP.
- **Infrastructure and Public Facilities** – This section will include public facilities identifying dry utilities providers for the Project site, water quality treatment options, and how the Project will be served by water, sewer, and storm facilities. It will also include a mass grading concept and anticipated phasing.
- **Urban Design & Architectural Guidelines** – This section will examine the vernacular and historic architectural elements within the specific plan area. Our goal is to reinforce and enhance Wildomar's historic core through appropriate building massing, architectural character, active facades, porches and storefronts, and cohesive signage and wayfinding. Combined with a focus on urban design feature - such as street activation and pedestrian oriented design. These elements will support a vibrant and revitalized historic Wildomar core.
- **Landscape Design Guidelines** – Prepare and incorporate landscape design guidelines which will include open space areas, community gathering spaces, plant palette, streetscape concepts, and lighting.
- **Historic and Cultural Resources** – This section will document the area's historic and cultural assets—its longstanding buildings, character, community landmarks, and the traditions that have shaped Old Town over time. It will include guidelines to preserve and enhance these resources, ensuring that new development is sensitive to the historic fabric while supporting continued revitalization.
- **Administration & Implementation Plans** - Identify maintenance program, funding mechanisms, and administrative procedures and amendments to streamline entitlements via clear standards and regulations.

❒ Deliverables:

- ☑ Administrative Draft Specific Plan
- ☑ Public Review Draft Specific Plan
- ☑ Public Hearing Draft Specific Plan
- ☑ Adopted Specific Plan in Word and PDF format

NOTES:

- We are assuming City Staff will handle all arrangements for Planning Commission and City Council workshops and meetings.
- Any comments received requiring major revisions to the Specific Plan document after commencement of the Administrative Draft as begun will need to be discussed with the City and could result in the need for budget augmentation.

TASK 6: HISTORICAL & TRIBAL CONSULTATION

Historical Resources Survey Report

The 2013 vision study session identified Old Town as the "historic heart of the community" and the "historic center", pointing to its numerous historic and cultural assets. However, no reconnaissance-level survey of historical resources was completed as part of the vision study. RFP Addendum No. 1 Question 16 clarifies that a reconnaissance-level built environment survey of the WOTSP should be included in the proposal unless it was completed as part of the 2013 visioning exercise. It does not appear that a reconnaissance-level survey has ever been undertaken to identify potential historical resources within the WOTSP. Likewise, no cultural resource surveys were undertaken as part of the 2023 General Plan Update cultural resources study (ECORP 2023). Given the focus placed on the importance of historical resources in the vision study, and the need to make planning decisions centering on a historic core, identification of historical resources within the WOTSP will be conducted.

- **CHRIS Records Search** – South Environmental (SE) will request a California Historical Resources Information Systems (CHRIS) records search of the WOTSP from the South Coastal Information Center (SCIC), which houses cultural records for Riverside County. The purpose of a records search is to identify any previously recorded cultural resources; review historical maps of the city; review the Archaeological Determinations of Eligibility and Built Environment Resource Directory lists; and gather information on ethnographies. In addition, SE will review the lists for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the lists of California State Historical Landmarks, and California Points of Historical Interest.
- **Background Research** – In preparation of the reconnaissance-level survey, the project team will conduct background research not limited to archival research on the history of the WOTSP, published books and pamphlets, historic maps and photographs, previously prepared surveys and studies, all relevant City documents, and online research. City development research, including subdivision and annexation maps, Sanborn Fire Insurance Maps, Assessor records, etc. shall also be reviewed, as needed, to verify important dates in the WOTSP area.
- **Reconnaissance-level Survey** – Qualified architectural historians will complete a reconnaissance-level survey of all built environment resources more than 45 years old within the WOTSP. We assume no more than 200 properties within the WOTSP will require reconnaissance-level survey. Properties will be surveyed from the public right-of-way only. Surveyed properties will receive a preliminary recommendation of eligibility based upon observations and data collected. The project team will base the recommendations on the NRHP, CRHR, and local designation criteria and integrity requirements. Any potentially eligible properties or historic districts identified during the survey will be flagged for future intensive-level survey and formal recordation and evaluation.
- **Historical Resources Survey Report** – Upon completion of the background research and reconnaissance-level survey, the project team will prepare a historical resources survey report including the following components: project objectives, regulatory framework, survey area information, records search results, research design, methodology, sources, and maps. The report will also include a Survey Matrix (Microsoft Excel database presenting the results of the reconnaissance-level survey in tabular form) and recommendations/mitigation measures for future intensive-level survey of individual properties and potential historic districts.

❒ **Deliverables:**

☑ Historical Resources Survey Report

NOTES:

- Request City share the 2023 General Plan Update cultural resources study (ECORP 2023) for use by SE.
- We have assumed that the direct cost associated with the records search will not exceed $3000. If the full CHRIS records search completed as part of the 2023 General Plan Update cultural resources study (ECORP 2023) can be shared with SE and it covers the entirety of the WOTSP, this direct cost will no longer be needed.
- The reconnaissance-level survey will be restricted to the public right-of-way and will not encroach on private property.
- No resource evaluations are required as part of this scope of work, only preliminary recommendations of eligibility will be provided in a Survey Matrix that can be used for planning purposes.
- Photographs of individual properties is not included in this scope of work.
- No property specific research will be conducted as part of this scope work.

** We have assumed that construction dates for all properties within the survey area can be readily obtained at no cost from the City or County Assessor, and no research i.e. pulling building permits will be required.*

TRIBAL CONSULTATION

South Environmental will assist the City with its government-to-government Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) obligations as follows: provide City Staff with a detailed overview of the AB 52 and SB 18 process and the required steps; request a Sacred Lands File Search and AB 52/SB 18 Tribal Consultation List from the Native American Heritage Commission; prepare notification letters and consultation letters (as appropriate) to tribes requesting consultation on the project using City letterhead; assist the City with subsequent responses from tribes and consultation meetings that occur (we assume no more than three (3) one-hour virtual meetings with the City and tribes); and maintaining a detailed record of all consultation efforts in coordination with City Staff.

❒ Deliverables:

- ☑ Notice of Consultation Letter
- ☑ Consultation Log
- ☑ Sacred Lands File Search

NOTES

- We assume no new archaeological resources study is necessary beyond completion/review of the CHRIS records search results, and that the cultural resources study completed as part of the General Plan Update (ECORP 2023) is adequate.

TASK 7: CHANGE OF ZONE

A change of zone will be processed concurrently to zone the WOTSP area as SP.

❒ Deliverables:

- ☑ Existing and Proposed Zoning Exhibits

NOTES

- City will provide GIS zoning layer.

TASK 8: CEQA ANALYSIS

Based on the assumption that the proposed WOTSP will not alter the intensity of the existing General Plan (GP) land use designations, we anticipate that the appropriate CEQA pathway for the WOTSP is an Addendum to the General Plan EIR. This approach is expected to be the most efficient for the following reasons:

- The City's General Plan EIR is current and includes up to date technical analyses that can be applied to this effort.
- The WOTSP can be crafted to align with the goals and intent of the City's recently adopted General Plan.
- The General Plan EIR already contains a comprehensive set of mitigation measures tied to General Plan policies. Relying on these measures to implement the Specific Plan will streamline CEQA processing. Introducing new or significantly different measures—if the Specific Plan diverges from the General Plan—could unnecessarily prolong the CEQA process.

Given these factors, WEBB proposes preparing an EIR Addendum for the WOTSP. The scope of work would include:

- Reviewing the General Plan EIR, technical studies, visioning documents, and the MMRP.
- Developing a detailed Project Description based on the Specific Plan.
- Preparing a modified Initial Study checklist that summarizes applicable General Plan EIR findings and compares them with the WOTSP land uses in accordance with CEQA Guidelines Section 15164.
- Incorporating relevant mitigation measures from the General Plan EIR and explaining how the Specific Plan will comply with or satisfy those measures such that CEQA Guidelines Section 15162 findings support the decision to prepare an Addendum.
- Identifying any updates or additional mitigation measures needed to address Specific Plan policies or land uses, ensuring clarity and enhancing impact reduction where appropriate, consistent with Section 15164.
- Prepare Notice of Determination for City to sign after adoption of the WOTSP.
- File NOD with County Clerk and State Clearinghouse on City's behalf.

❒ Deliverables:

- ☑ Administrative Review Draft Addendum
- ☑ Final Addendum
- ☑ Notice of Determination

NOTES

- Using all the technical analyses and studies from the General Plan EIR will be sufficient to cover the WOTSP.
- No changes in the historical significance of any of the buildings or structures in WOTSP would require newly updated Built Environment studies to complete the WOTSP EIR Addendum.
- The WOTSP will be conceptually approved by the City prior to the start of the CEQA process.

- CEQA Section 15162 findings can be supported by the WOTSP; if not and a Supplemental or Subsequent EIR is needed, scope and budget needs will be evaluated and requested accordingly.
- No CEQA outreach meetings included.
- Two Screenchecks are included; if additional rounds of review or legal counsel review is needed, additional costs will be required.

TASK 9: PUBLIC HEARINGS

The consultant will prepare a PowerPoint presentation for the adoption of the Draft Wildomar Town Center Specific Plan and environmental analysis. WEBB will work with City to produce resolutions and ordinances, and present the Draft Specific Plan, and any necessary environmental analysis, at public hearings before the Planning Commission and City Council. The consultant shall make final revisions to the Specific Plan based on changes adopted by the City Council.

❒ Deliverables:

- ☑ Presentation Materials for Planning Commission and City Council Public Hearing
- ☑ Adopted Specific Plan, electronic copy in Word and PDF format (graphics/maps shall be prepared in a graphics file in a format that is editable by the City).

NOTES

- We assume the City will handle scheduling of all hearings, preparation of all staff reports, ordinance and resolutions.
- We have assumed one Planning Commission and one City Council hearing.

TASK 10: MEETINGS AND PROJECT MANAGEMENT

Recurring Meetings with City Staff

WEBB will schedule and attend monthly meetings with the City Staff throughout the project. We have assumed 2 persons for 1 hour for a duration of 18 months. WEBB will schedule, chair, and prepare agendas and meeting minutes utilizing (electronic generated). Meeting minutes will be distributed to all attendees, invited participants, and the City's Project Manager within five (5) working days following each meeting. Minutes will include a list of attendees, a summary of the discussion items, decisions made, action items and responsibilities.

❒ Deliverables:

- ☑ Monthly project meeting minutes (electronic generated)

Project Schedule

WEBB will prepare a detailed Microsoft Project Schedule. The schedule will be provided to the City in both digital and hard copy formats and will be updated upon completion of milestones to track progress.

The project schedule will identify all tasks and subtasks in sufficient detail, including community outreach, plan preparation, environmental, review times, and public hearings. The Schedule will illustrate the critical paths, predecessors, and duration of each task.

❒ Deliverables:

- ☑ Microsoft Project Schedule

4. CLIENT REFERENCES

The City will benefit from WEBB's team's approach to client service. Our reputation for superior quality work, integrity, and long-standing client relationships is a direct result of our industry proven capabilities and experience.

We encourage the City to speak with your staff who have worked with our firm and call our references to truly understand the commitment we make to each of our clients and their projects.

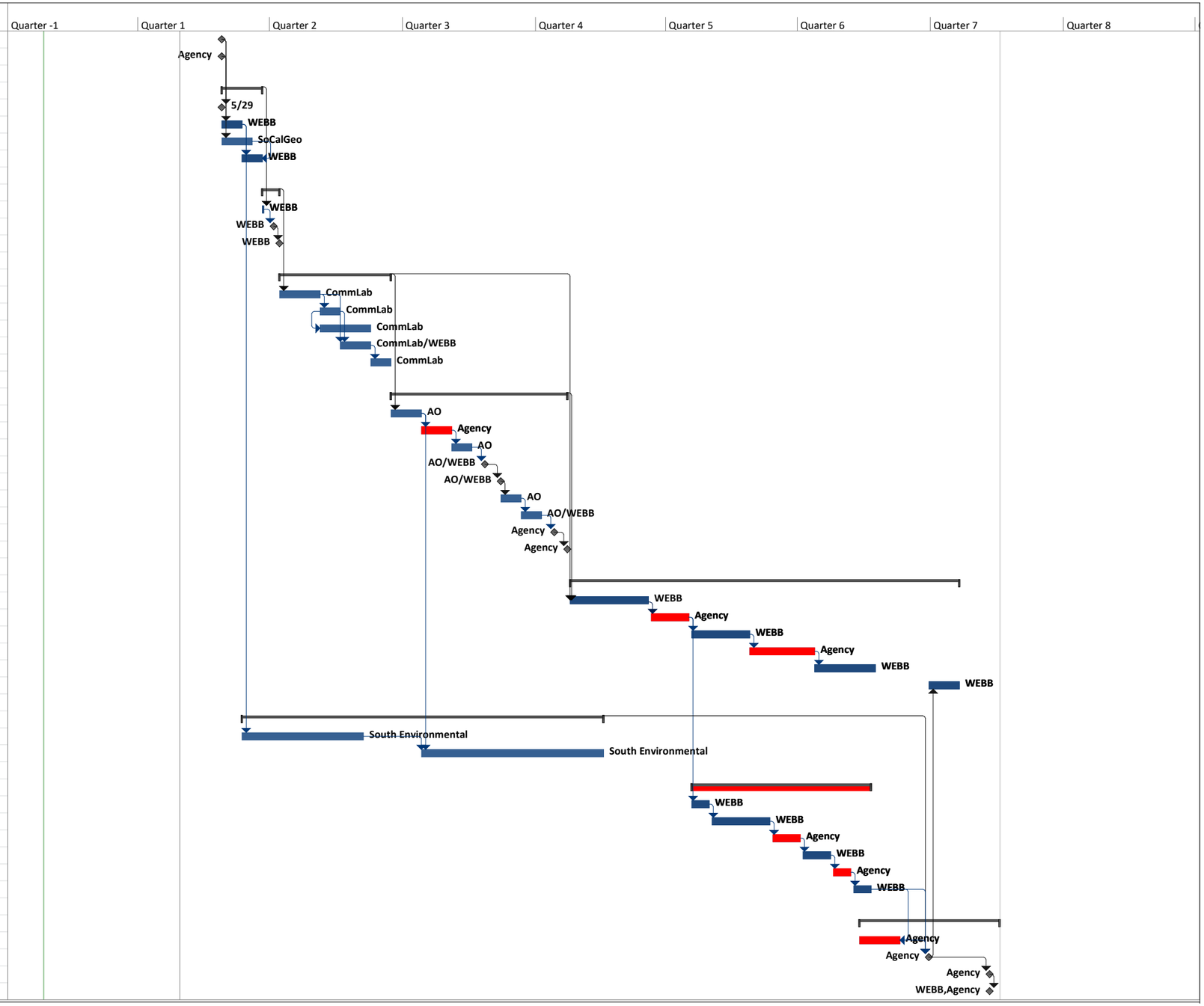
AGENCY	CONTACT
City of Canyon Lake 31516 Railroad Canyon Road, Canyon Lake, CA, 92587-9400	Jim Morrissey, City Planner 951.244.2955, jmorrissey@canyonlakeca.gov
City of Jurupa Valley 8930 Limonite Avenue, Jurupa Valley, CA, 92509	Robert Gonzalez, Senior Planner 951.332.6464 ext. 149, rgonzalez@jurupavalley.org
City of Perris 135 North D Street, Perris, CA 92570	Clara Miramontes, City Manager 951.943.5003, cmiramontes@cityofperris.org
City of San Jacinto 595 S San Jacinto Avenue, San Jacinto CA 92583	Kevin White, Planning Manager 951.487.7330, kwhite@sanjacintoca.gov

5. AGREEMENT EXCEPTIONS

Albert A. Webb Associates takes no exceptions to the City of Wildomar Agreement for Services included as Attachment A and complies with all insurance requirements outlined in Exhibit C.

6. TENTATIVE SCHEDULE

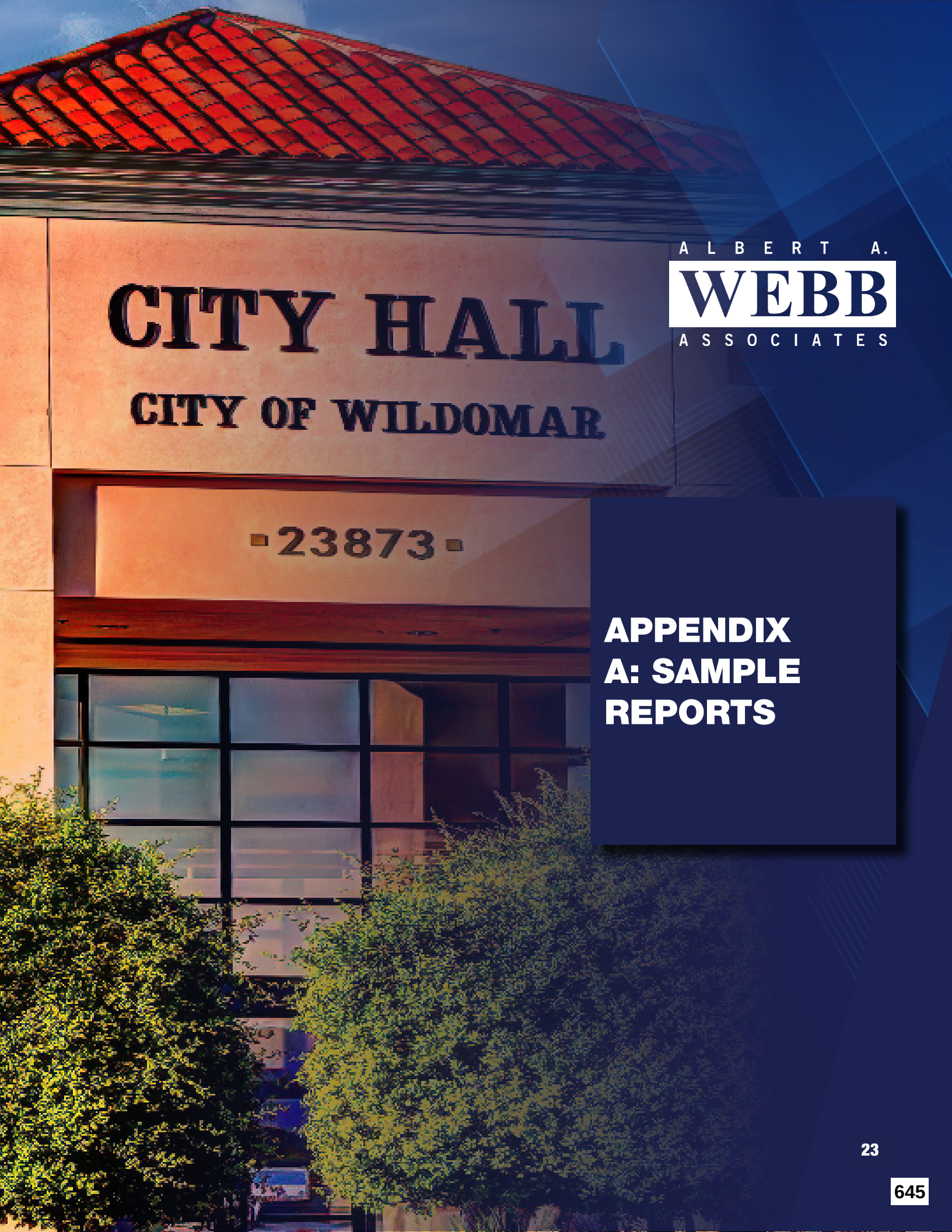
ID	Task Name	Duration
1	**Award Contract**	**0 days**
2	Contract Authorization	0 days
3		
4	**Task 1 EXISTING CONDITION EXHIBITS**	**20 days**
5	City Provide GIS Layers & Data	0 days
6	Data Collection and Review	2 wks
7	Fault Study Review	3 wks
8	Existing Condition Exhibits	2 wks
9		
10	**Task 2 Project Kick Off Meeting**	**8 days**
11	Prepare Agenda	1 day
12	Kick Off Meeting & Site Visit	0 days
13	Kick-Off Meeting Summary	0 days
14		
15	**Task 3 Community Outreach**	**55 days**
16	Meetings with Council & Summary	4 wks
17	Visioning Stakeholder Public Meeting & Summary	2 wks
18	Online Public Opinion Research Survey & Results	5 wks
19	Prepare Fact Sheets and Meeting Materials	3 wks
20	Community Meeting #1 & Summary	2 wks
21		
22	**Task 4 Land Plan Development**	**88 days**
23	Preparation of 3 Land Plan Alternatives	3 wks
24	Staff Review & comment	3 wks
25	Updates 3 Land Plan Alternatives	2 wks
26	Community Meeting #2	0 days
27	Presentation to Joint Planning Commission & City Council Worksh	0 days
28	Selection & Refinement of a Preferred Alternative	2 wks
29	Prepare Illustrative Plan & Colored Concept Site Plan	2 wks
30	Preferred Alternative Presentation to Planning Commission	0 days
31	Preferred Alternative Presentation to City Council (Final Land Plan	0 days
32		
33	**Task 5 Wildomar Old Town Specific Plan**	**193 days**
34	Administrative Draft Specific Plan	8 wks
35	City Review & Comment	4 wks
36	Public Review Draft Specific Plan	6 wks
37	Public Review	45 edays
38	Public Hearing Draft Specific Plan	6 wks
39	Final Specific Plan	3 wks
40		
41	**Task 5 Historical & Tribal Consultation**	**178 days**
42	Historical Resources Survey Report	3 mons
43	Tribal Consultation	90 days
44		
45	**CEQA**	**90 days**
46	Prepare Project Description	2 wks
47	Prepare First SC Addendum	6 wks
48	City Review & Comment	3 wks
49	Prepare 2 SC Addendum	3 wks
50	City Review & Comment	2 wks
51	Final Addendum	2 wks
52		
53	**Public Hearings**	**69 days**
54	Prepare Staff Report	4 wks
55	Planning Commission	0 days
56	City Council	0 days
57	City to File Notice of Determination	5 days



7. COMPENSATION

Item	Description	Sandra G. Chandler, Principal II	Fayres E. Hall, Senior II	Shi Jie Sheng, Assistant V	Sarah K. Kowalski, Principal II	Jeffrey P. Hutchins, Senior II	Nicole C. Volpe, Assistant V	Jessie Corea, Assistant IV	Stephanie N. Standerfer, Principal II	Jacqueline N. Gamboa, Assistant III	Julia Archibeque, Assistant III	Kristopher A. Danielson, Principal I	Sara Sadeghi, Associate III	Dilesh R. Sheth, Principal II	Joseph C. Caldwell, Principal II	Total Hours	Subtotal - Labor	Sub-consultant budget	Expenses	Total/task[1]
	Billout Rate	$ 302	$ 259	$ 189	$ 302	$ 259	$ 189	$ 170	$ 302	$ 157	$ 157	$ 287	$ 233	$ 302	$ 302					
Task 1	**Existing Conditions Exhibits (WEBB/SoCAL)**		**14**	**40**	**8**		**10**		**2**	**4**		**4**		**2**	**1**	**85**	**$ 18,778**	**$ -**	**$ 3,250**	**$ 22,030**
1.1	Utility Research			8												**8**	$ 1,512	$ -		**$ 1,510**
1.2	Review of available documents/GIS		6	2			8		2							**18**	$ 4,048	$ -		**$ 4,050**
1.3	Existing Conditions		6	30	8		2			4		4		2	1	**57**	$ 12,700	$ -		**$ 12,700**
1.4	*Fault research by SoCal Geo (15hrs)*		2													**2**	$ 518	$ -	$ 2,850	**$ 3,370**
1.5	*Est. expense for agency fees for research*																$ -	$ -	$ 400	**$ 400**
Task 2	**Project Kick Off Meeting (WEBB, AO)**	**5**	**5**			**5**	**1**		**1**							**Check**	**$ 6,782**	**$ 4,536**	**$ 208**	**$ 11,530**
2.1	Scheduling & Prep kick off inc. agenda		7	2												**9**	$ 2,191	$ -		**$ 2,190**
2.2	Kick Off with City Staff inc travel time	3	3			3	1		1							**11**	$ 2,951	$ 2,268		**$ 5,220**
2.3	Site Visit	2	2			2										**6**	$ 1,640	$ 2,268		**$ 3,910**
2.4	*Mileage WEBB (72m rt (1w/SITE visit)*																$ -	$ -	$ 65	**$ 65**
2.5	*Mileage AO*																$ -	$ -	$ 143	**$ 145**
Task 3	**Community Outreach & Visioning (CL/WEBB/AO)**	**9**	**18**	**6**												**33**	**$ 8,514**	**$ 25,893**	**$ 747**	**$ 35,160**
3.1	City Council Outreach	5	5													**10**	$ 2,805	$ 6,300		**$ 9,105**
3.2	Public Meeting	4	4													**8**	$ 2,244	$ 4,725		**$ 6,970**
3.3	On-Line Survey		2													**2**	$ 518	$ 4,725		**$ 5,245**
3.4	Community Event (1) CL		4													**4**	$ 1,036	$ 3,150		**$ 4,185**
	Community Event (1) AO																$ -	$ 2,268		**$ 2,270**
3.5	Graphic Des/Collateral Material ComMtg #1		3	6												**9**	$ 1,911	$ 4,725	$ 300	**$ 6,935**
3.6	*Mileage WEBB (72m rt x4)*																$ -	$ -	$ 233	**$ 235**
3.7	*Mileage AO*																$ -	$ -	$ 214	**$ 215**
Task 4	**Land Plan Development (WEBB/AO)**	**15**	**30**	**6**		**4**	**8**	**10**								**73**	**$ 17,682**	**$ 41,968**	**$ 3,090**	**$ 62,735**
4.1	Land Use Plan Alternatives (3)		6													**6**	$ 1,554	$ 15,461		**$ 17,015**
4.2	Community Outreach (2) Webb	3	6	6												**15**	$ 3,594	$ 7,602		**$ 11,195**
4.3	Planning Commission & City Council Joint Wkshp	4	4													**8**	$ 2,244	$ 3,402		**$ 5,645**
4.4	Preferred Alternative/ Illustrative Plan/Concept Site	2	6			4	8	10								**30**	$ 6,406	$ 11,183		**$ 17,590**
4.5	Planning Commission-Preferred Alt	3	4													**7**	$ 1,942	$ 2,160		**$ 4,100**
4.6	City Council-Preferred Alt	3	4													**7**	$ 1,942	$ 2,160		**$ 4,100**
4.7	*Presentation Boards Expense*																$ -	$ -	$ 2,000	**$ 2,000**
4.8	*Mileage WEBB (72m rt x4)*																$ -	$ -	$ 233	**$ 235**
4.9	*Mileage/Expenses AO*																$ -	$ -	$ 857	**$ 855**
Task 5	**Specific Plan Document (WEBB/AO)**	**12**	**172**	**289**	**16**	**5**	**110**	**100**				**18**	**16**	**4**	**2**	**744**	**$ 157,416**	**$ 31,868**	**$ 1,060**	**$ 190,350**
5.1	Administrative Draft	6	80	125	10	4	80	60				18	16	4	2	**405**	$ 86,239	$ 15,934		**$ 102,175**
5.2	Public Review Draft	2	40	80	4	1	20	20								**167**	$ 34,731	$ 15,934		**$ 50,665**
5.3	Public Hearing Draft	2	40	60	2		10	20								**134**	$ 28,198	$ -		**$ 28,200**
5.4	Final Document	2	12	24												**38**	$ 8,248	$ -		**$ 8,250**
5.5	*SoCal Geotech Advisory $265/4 hrs.*																$ -	$ -	$ 1,060	**$ 1,060**
Task 6	**Historical & Tribal Consultation (SE)**																**$ -**	**$ 33,154**	**$ 200**	**$ 33,350**
6.1	Historical Resources Survey Report																$ -	$ 28,577		**$ 28,575**
6.2	Project Meetings																$ -	$ 1,764		**$ 1,765**
6.3	Tribal Consultation Assistance																$ -	$ 2,810		**$ 2,810**
6.4	*Direct Cost Postage US Mail (NTE)*																$ -	$ -	$ 200	**$ 200**
Task 7	**Change of Zone (WEBB)**		**2**	**8**												**10**	**$ 2,030**	**$ -**	**$ -**	**$ 2,030**
7.1	Change of Zone		2	8												**10**	$ 2,030	$ -		**$ 2,030**

Item	Description	Sandra G. Chandler, Principal II	Fayres E. Hall, Senior II	Shi Jie Sheng, Assistant V	Sarah K. Kowalski, Principal II	Jeffrey P. Hutchins, Senior II	Nicole C. Volpe, Assistant V	Jessie Corea, Assistant IV	Stephanie N. Standerfer, Principal II	Jacqueline N. Gamboa, Assistant III	Julia Archibeque, Assistant III	Kristopher A. Danielson, Principal I	Sara Sadeghi, Associate III	Dilesh R. Sheth, Principal II	Joseph C. Caldwell, Principal II	Total Hours	Subtotal - Labor	Sub-consultant budget	Expenses	Total/task[1]
Task 8	**CEQA Analysis (WEBB)**		**4**						**27**	**140**	**160**					**331**	**$ 56,290**	**$ -**	**$ -**	**$ 56,285**
8.1	Review GP EIR materials								2	8	8					**18**	$ 3,116	$ -		**$ 3,115**
8.2	Draft Project Description		4						1	12	12					**29**	$ 5,106	$ -		**$ 5,105**
8.3	Prepare Addendum SC 1								4	60	100					**164**	$ 26,328	$ -		**$ 26,330**
8.4	Prepare Addendum SC 2									32	24					**56**	$ 8,792	$ -		**$ 8,790**
8.5	Prepare Final Addendum									8	12					**20**	$ 3,140	$ -		**$ 3,140**
8.6	Prepare and file NOD									4	4					**8**	$ 1,256	$ -		**$ 1,255**
8.7	CEQA Monthly Meeting and Updates								20	16						**36**	$ 8,552	$ -		**$ 8,550**
Task 9	**Public Hearings (WEBB/AO)**	**8**	**16**	**6**	**6**				**6**							**42**	**$ 11,318**	**$ 6,804**	**$ 636**	**$ 18,760**
9.1	PowerPoint Presentation		4	2												**6**	$ 1,414	$ -		**$ 1,415**
9.2	Assist City-reso, ord, staff report		4	4												**8**	$ 1,792	$ -		**$ 1,790**
9.3	Planning Commission	4	4		3				3							**14**	$ 4,056	$ 3,402		**$ 7,460**
9.4	City Council	4	4		3				3							**14**	$ 4,056	$ 3,402		**$ 7,460**
9.5	*Mileage WEBB (72mi rt =144 x6)*																$ -	$ -	$ 350	**$ 350**
9.6	*Mileage/Expenses AO*																$ -	$ -	$ 286	**$ 285**
Task 10	**Meetings/Project Management (WEBB)**	**9**	**84**	**9**	**1**	**2**										**105**	**$ 26,995**	**$ -**	**$ -**	**$ 26,995**
10.1	Reoccuring City Staff Meetings	6	60	9	1	2										**78**	$ 19,873	$ -		**$ 19,875**
10.2	Project Schedule	3	24													**27**	$ 7,122	$ -		**$ 7,120**
Total		**58**	**349**	**365**	**31**	**16**	**129**	**110**	**36**	**144**	**160**	**22**	**16**	**6**	**3**	**1436**	**$ 305,805**	**$ 144,222**	**$ 9,191**	**$ 459,225**



ALBERT A. WEBB ASSOCIATES

APPENDIX A: SAMPLE REPORTS

The full Canyon Lake Town Center Specific Plan is available digitally. Scan the QR code below or ***click here*** to view/download the complete report.

The full **Perris Valley Commerce Center Specific Plan** is available digitally. Scan the QR code below or *click here* to view and/or download the complete report.

Perris Valley Commerce Center

Specific Plan

City of Perris, California
Adopted January 10, 2012, Ordinance No. 1284

The full **Vernola Ranch Specific Plan** is available digitally. Scan the QR code below or ***click here*** to view and/or download the complete report.

VERNOLA RANCH

SPECIFIC PLAN

Submitted on January 3rd, 2024

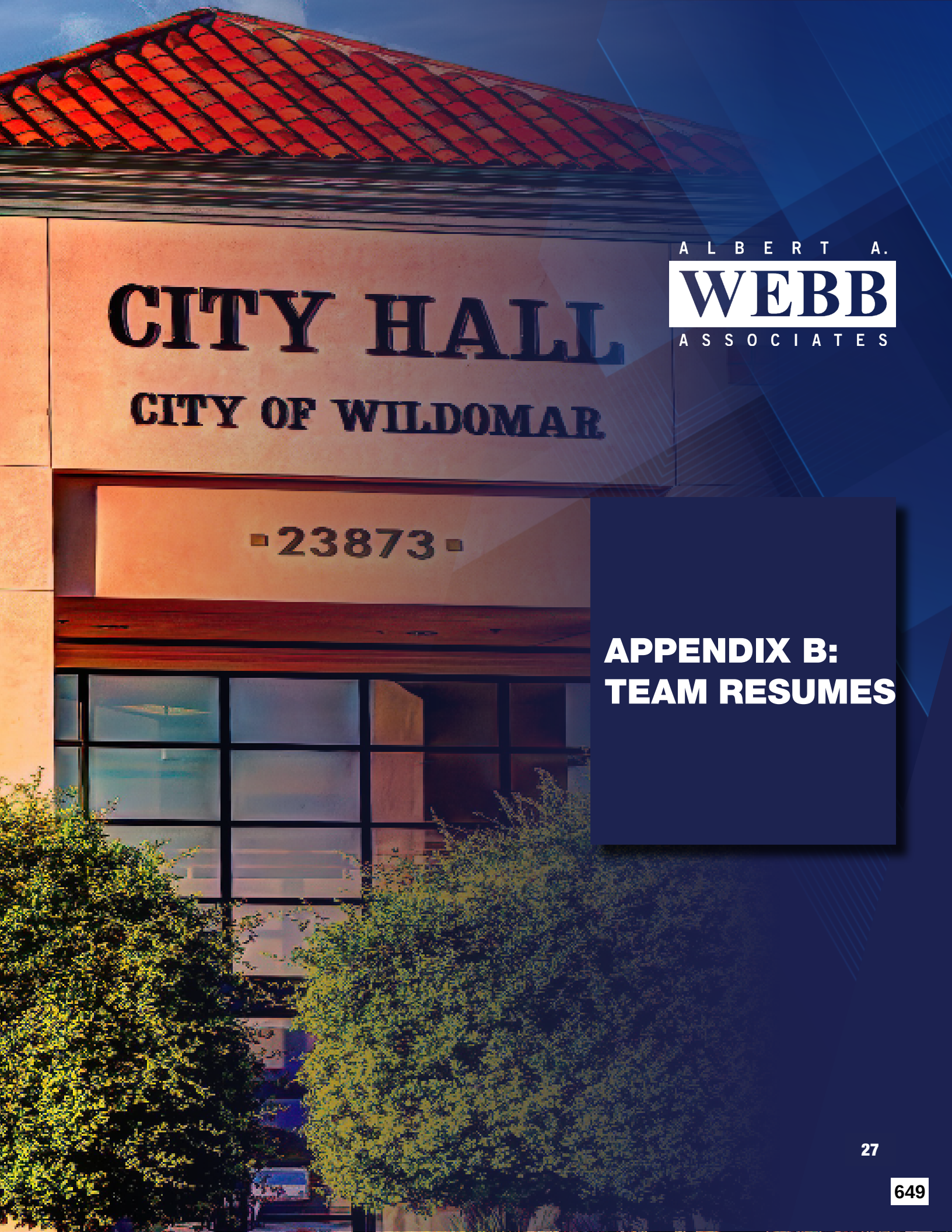
CITY OF JURUPA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT

Planning Com. 11/29/2023
APPROVED BY: City Council 12/21/2023

MA: MA22153
DATE: 1/3/2024

Rob Gonzalez, MURP, AICP
Senior Planner
Community Development Department
City of Jurupa Valley

NOTE: MA22153 (SP266A5, SP22001, GPA22003, TTM38504, CZ22002, DA22001)
Document includes Pages 1-206



ALBERT A. WEBB ASSOCIATES

APPENDIX B: TEAM RESUMES

SANDRA CHANDLER, AICP

DIRECTOR I LAND DEVELOPMENT PLANNING & ENTITLEMENT

Sandra Chandler, AICP, serves as the Director of WEBB's Land Development Planning and Entitlement Department, leading a team of planners, entitlement specialists, civil engineers, and project coordinators driven to deliver projects from inception through construction. With over 36 years of experience, she provides strategic oversight for delivering complex planning and entitlements projects throughout Southern California and beyond. Sandra is recognized for her ability to coordinate multidisciplinary teams and achieve cohesive, high-quality outcomes across public and private sectors, including commercial, industrial, manufacturing, energy and master planning projects.

Dedicated to professional growth and industry service, Sandra has contributed to boards and committees, including the City of Perris Theater Planning, Building Industry Association (Inland Empire), American Planning Association (Inland Empire), and the APA 2024 State Conference Mobile Workshop. She currently chairs the APA Arts in Planning subcommittee.

EXPERIENCE:
Industry: 36 Years
WEBB: 36 Years

REGISTRATIONS:

CERTIFICATIONS:
American Institute of Certified Planners 024973

EDUCATION:
AA, Associate of Arts
Orange Coast College

AFFILIATIONS:
American Planning Association Inland Empire Board of Directors (2023-Current)
American Planning Association Arts in Planning Sub-Committee Chair (2024-Current)
American Planning Association Mobile Workshop Sub-Committee Co-Chair (2024)
Building Industry Association Board of Directors Riverside Chapter (2022-2025)
Building Industry Association Southern California
City of Menifee General Plan Advisory Committee (2011)
National Association of Industrial and Office Parks
Commercial Real Estate Women Inland Empire
Urban Land Institute Inland Empire

PROJECT EXPERIENCE:

- Perris Valley Commerce Center Specific Plan/EIR, Master Infrastructure Plan & RBBD, City of Perris, Role: Project Manager
- Park West Specific Plan, Mission Pacific Land Company, Role: Project Executive
- Vernola Ranch General Plan Amendment, Change of Zone, Specific Plan No. 22001, I-15 Corridor Specific Plan Amendment No. 6, and Tentative Tract Map No. 38504, City of Jurupa Valley, Vernola Trust, Role: Project Executive
- Menifee North Specific Plan No. 260 (Substantial Conformance No. 4), County of Riverside, Strata Equities, Role: Project Executive
- I-15 Corridor Specific Plan No. 266 Amendment No. 5, and Site Development Plan Vernola Marketplace Apartments Phase B, City of Jurupa Valley, Vernola Trust, Role: Project Executive
- Belle Terre Specific Plan No. 382 (SC Amendment No. 1), Tentative Tract Map No. 37449, Financing Map No. 37592, Tentative Tract Map No. 38175, Tentative Tract Map 38263 and Plot Plan No.220005, Regent Properties, Role: Project Manager and Project Executive
- The Crossroads in Winchester Specific Plan No. 288 (Amendment No. 2), County of Riverside, Tentative Parcel Map 38037 and Plot Plan No. 21007, Tentative Tract Map No. 38035, Commercial Center Plot Plan No. 20012 & Substantial Conformances 1 and 2, Regent Properties, Role: Project Manager and Project Executive
- San Jacinto Commerce Specific Plan, City of San Jacinto, Role: Account Manager
- Thermal Club Raceway, Thermal Operating Company, Role: Project Executive
- Dos Lagos Medical Facility, Riverside Medical Clinic, Role: Project Executive
- March Life Care Village, March Healthcare Development, March Joint Powers Authority, Moreno Valley, Role: Project Executive
- Salvador Solar Project Ramon Road, Wintec Energy Limited, Role: Project Manager
- The Ranch at Eastvale, Master Development Corporation, Riverside County, Role: Project Manager
- The Village at Paseo San Gorgonio, Frost Company, Banning, Role: Project Manager
- U-Haul Mini Storage Entitlement including a LAFCO SOI Annexation and Pre-Zoning/LAFCO City Annexation, Nuevo Road, City of Perris, Bennett York Development, Role Project: Manager

FAYRES LALONE, AICP

SENIOR LAND PLANNER I LAND DEVELOPMENT PLANNING & ENTITLEMENT

Fayres LaLone, AICP, is a Senior Land Planner with WEBB's Land Development Planning & Entitlement Department. She applies strategic reasoning and analytical skills to the preparation of a wide range of planning and entitlement projects, including General Plan Amendments, Specific Plans, Specific Plan Amendments, and related implementing entitlements.

With an in-depth understanding of land development processes and regulations, Fayres provides clients with clear, effective recommendations and solutions. Since joining WEBB in 2015, she has demonstrated strong leadership in guiding projects from concept through completion, delivering high-quality work that has been consistently recognized by clients and City and County agencies. Fayres is known for her organized, detail-oriented approach and her commitment to advancing client priorities while ensuring regulatory compliance.

EXPERIENCE:
Industry: 10 Years
WEBB: 10 Years

CERTIFICATIONS:
AICP

EDUCATION:
BS, Sociology
California State University, Fullerton

AFFILIATIONS:
American Planning Association
National Association of Industrial & Office Parks
APA Planning Association
Sub-committee, Arts in Planning
APA IE

PROJECT EXPERIENCE:

- San Jacinto Commerce Center General Plan Amendment (Land Use and Circulation), Change of Zone, Specific Plan, and Tentative Parcel Map No. 38505, City of San Jacinto, San Jacinto Master Developer, LLC, Role: Project Manager
- Vernola Ranch General Plan Amendment, Change of Zone, Specific Plan No. 22001, I-15 Corridor Specific Plan Amendment No. 6, and Tentative Tract Map No. 38504, City of Jurupa Valley, Vernola Trust, Role: Project Manager
- Menifee North Specific Plan No. 260 (Substantial Conformance No. 4), County of Riverside, Strata Equities, Role: Project Manager
- I-15 Corridor Specific Plan No. 266 Amendment No. 5, and Site Development Plan Vernola Marketplace Apartments Phase B, City of Jurupa Valley, Vernola Trust, Role: Project Manager
- Kohl Ranch Specific Plan Amendment No. 4, Thermal Beach Club Tentative Tract Map No. 37269 and Plot Plan No. 180037, Thermal Club Racetrack Plot Plan No. 24690R1, Member's Club & Trackside Garages Plot Plan No. 24690R2, Commercial Lots Plot Plan No. 26120 and 26121, Whitestar Development and Thermal Operating Company, Role: Assistant Project Manager and Project Manager
- Belle Terre Specific Plan No. 382 (SC Amendment No. 1), Tentative Tract Map No. 37449, Financing Map No. 37592, Tentative Tract Map No. 38175, Tentative Tract Map 38263 and Plot Plan No.220005, Regent Properties, Role: Assistant Project Manager and Project Manager
- The Crossroads in Winchester Specific Plan No. 288 (Amendment No. 2), County of Riverside, Tentative Parcel Map 38037 and Plot Plan No. 21007, Tentative Tract Map No. 38035, Commercial Center Plot Plan No. 20012 & Substantial Conformances 1 and 2, Regent Properties, Role: Assistant Project Manager and Project Manager

STEPHANIE STANDERFER

VICE PRESIDENT | ENVIRONMENTAL SERVICES

EXPERIENCE:

Industry: 28 Years
WEBB: 19 Years

EDUCATION:

MS, Environmental Sciences
Washington State University, Pullman
BS, Environmental Sciences
University of California, Riverside

AFFILIATIONS:

American Planning Association
Association of Environmental Professionals
President, Inland Empire Chapter
Greater Riverside Chamber of Commerce
Chair-Elect
Executive Board
City of Riverside Cultural Heritage Board
Chair (2003–2011)

Stephanie Standerfer is the Vice President and Director of WEBB's Environmental Services Department. She has over 25 years of experience as an environmental professional, specializing in California Environmental Quality Act (CEQA) compliance for public and private clients. Her expertise reflects the dynamic and interdisciplinary nature of CEQA, and she serves as the Principal in Charge of the department, overseeing workload management, project progress, and staff development.

Stephanie has worked primarily in Inland Southern California, representing a wide range of clients including transportation agencies, healthcare providers, resource conservation districts, community college districts, local agency formation commissions, infrastructure districts, cities, counties, and private developers. Her diverse project experience enables her to anticipate and navigate challenges that arise during CEQA compliance. She regularly leads coordination among large teams of environmental planners, engineers, and agency staff, and actively guides clients through the complexities of environmental compliance.

In addition to her CEQA background, Stephanie has extensive habitat conservation experience and provides Expert Witness work in this field. For eight years, she served as contract staff to the Western Riverside County Regional Conservation Authority (RCA), the agency responsible for implementing the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). In this role, she provided review, consultation, and training on MSHCP implementation procedures and policies. She developed guidance documents for the RCA and its 17 participating cities and worked closely with regulatory agencies to resolve compliance issues.

Her conservation biology and regulatory compliance leadership experience has fostered strong, collaborative relationships with regulatory bodies, allowing her to identify and address potential project issues proactively. She also led the preparation of conservation planning studies for the County of San Bernardino, including management of the San Bernardino County Regional Conservation Investment Strategy (RCIS), one of the few RCISs approved by the California Department of Fish and Wildlife.

Clients benefit from Stephanie's interdisciplinary background in environmental planning. Known as a CEQA authority, she frequently receives requests to provide peer reviews of environmental documents. Clients also seek Stephanie's strategic guidance on CEQA, regulatory compliance, and MSHCP expertise. She is a regular speaker at conferences and seminars across the state, sharing insights on environmental compliance. Stephanie values close collaboration with clients and colleagues and takes pride in building long-standing professional relationships.

PROJECT EXPERIENCE:

- San Jacinto Commerce Center Specific Plan
- Perris Valley Commence Center Specific Plan
- Villages of Lakeview Specific Plan EIR, County of Riverside

JEFFREY HUTCHINS, PLA

MANAGER | LANDSCAPE ARCHITECTURE

Jeff Hutchins, PLA, is the Manager of WEBB's Landscape Architecture department with over 35 years of experience designing resilient, community-focused open spaces across Southern California. A licensed Landscape Architect, he brings a balanced approach that blends creative vision with technical precision to deliver sustainable, maintainable, and impactful projects.

Jeff manages projects from concept through construction, overseeing client coordination, environmental review, site analysis, material selection, cost estimating, and QA/QC. He excels in integrating site-specific solutions with long-term functionality, ensuring that design, budget, and constructability align from the outset. His leadership supports seamless collaboration across WEBB's interdisciplinary teams and leverages advanced design tools to achieve cohesive, high-quality outcomes.

His portfolio includes iconic civic spaces such as SoFi Stadium, Dodger Stadium, the LA Zoo, and the George Lucas Museum of Narrative Art, as well as parks, greenways, and educational campuses. Jeff is known for transforming infrastructure into public assets, turning roadways into trails, linking public works with park systems, and designing parks that incorporate sustainable funding and programming models.

He has extensive experience with both K–12 and higher education institutions, including work with the LA Community College District, and regularly partners with public agencies and nonprofits to create outdoor environments that support student health and academic success.

As a department leader, Jeff mentors staff, elevates design standards, and advances WEBB's landscape practice. His commitment to sustainability and real-world solutions ensures every project is not only visionary but buildable and enduring.

EXPERIENCE:
Industry: 39 Years
WEBB: 6 Years

REGISTRATIONS:
Landscape Architect PLA 3815 CA

EDUCATION:
BS, Landscape Architecture
California State Polytechnic University, Pomona

AFFILIATIONS:
American Society of Landscape Architects
Vice President of Programs (2013)
Southern California Chapter
Treasurer (2004-2009)
California State Polytechnic University, Pomona Landscape Architecture
Advisory Board Member (former)
UCLA Landscape Architecture Extension
Advisory Board Member (former)

PROJECT EXPERIENCE:

- San Jacinto Commerce Center Specific Plan
- Civic Center Storm Drain Project and Oasis Street Beautification Project, City of Indio
- Arts and Music Line, Coachella Valley Association of Governments
- Demonstration Garden, Coachella Valley Water District
- District 4 Regional Park Feasibility Study, Riverside County Regional Park and Open-Space District
- Joshua Tree Sunburst and Community Park, San Bernardino County Department of Public Works Special Districts
- Lake Cahuilla Veterans Regional Park Master Plan, Riverside County Regional Parks and Open-Space District
- Mecca Neighborhood Park and Greening Project, County of Riverside
- Rancho Esperanza Cabins Feasibility Study, Riverside County Regional Park and Open-Space District
- Santa Ana River Bottom (SARB) Peer Review, Riverside County Regional Park and Open-Space District
- Rancho Las Flores Park Expansion, City of Coachella
- So-Fi Stadium, City of Inglewood
- NFL Entertainment District, City of Los Angeles
- Los Angeles River Greenway Phase II, Studio City
- Hillcrest Park Master Plan, City of Fullerton
- Western Gage Median Park, City of Los Angeles
- Coachella Central Park, City of Coachella
- Green Valley Park, City of Perris

DILESH SHETH, PE, TE

SENIOR VICE PRESIDENT | TRAFFIC & TRANSPORTATION

EXPERIENCE:
Industry: 32 Years
WEBB: 26 Years

REGISTRATIONS:
Civil Engineer C 65078 CA
Traffic Engineer TE 2112 CA

EDUCATION:
BS, Civil Engineering
University of Saurastra Rajkot, India

AFFILIATIONS:
American Public Works Association, Coachella Valley
Institute of Transportation Engineering Riverside and San Bernardino Counties

Dilesh Sheth, PE, TE, is the Senior Vice President and Director of WEBB's Traffic and Transportation Department, where he oversees a diverse portfolio of multimodal transportation, mobility, and infrastructure projects. With more than 31 years of professional experience, Dilesh provides strategic direction and technical oversight for the planning, design, and delivery of complex transportation systems that enhance safety, accessibility, and quality of life throughout Southern California. His leadership reflects a deep commitment to creating context-sensitive, community-oriented infrastructure that integrates engineering excellence with long-term sustainability.

Over the past three decades, Dilesh has guided multidisciplinary teams of engineers, planners, and designers in delivering transformative Complete Streets, Active Transportation, and Safety Improvement projects for cities, counties, and regional agencies. His experience spans the full spectrum of transportation design—roadways, bridges, roundabouts, drainage systems, traffic signals, utilities, lighting, signing and striping, bikeways, pedestrian corridors, and benefit district programs—ensuring projects are both technically sound and operationally efficient.

Beyond design, Dilesh is recognized for his strategic funding expertise, helping agencies navigate and secure competitive federal and state programs, including the Active Transportation Program (ATP), Highway Safety Improvement Program (HSIP), and Safe Streets and Roads for All (SS4A) initiatives. Under his direction, WEBB has successfully obtained over $120 million in ATP funding and $24 million in HSIP and CVAG grants, enabling partner agencies to advance their multimodal and safety priorities from planning through construction. Dilesh's leadership combines technical precision, funding strategy, and community collaboration, empowering agencies to deliver transportation networks that are safer, more inclusive, and better connected.

PROJECT EXPERIENCE:

- Perris Valley Commerce Center Specific Plan, City of Perris
- The Civic Center Storm Drain and Oasis Street Project, City of Indio
- Arts and Music Line, Coachella Valley Association of Governments
- PLC North – Offsite Infrastructure Improvements, IDI Logistics
- Perris Valley Storm Drain Trail, Phase 2, City of Perris
- North Indio Channel Phase 1 and 2, Coachella Valley Water District
- Palm Springs MDP Line 43, Lateral 43-A, and Lateral B-03, Riverside County Flood Control & Water Conservation District
- Jackson Street Improvements – Avenue 49 to Avenue 52, City of Indio
- Cherry Valley Boulevard and Interstate 10 Interchange Improvements, TSG Cherry Valley, L.P. Perris
- On-Call Traffic Engineering Services, County of Riverside
- On-Call Traffic Engineering Services, City of Palm Springs
- On-Call Engineering Services, City of Indio
- On-Call Traffic Engineering Services , City of Carson

SARAH KOWALSKI, PE

SENIOR ENGINEER I LAND DEVELOPMENT PLANNING & ENTITLEMENT

Sarah Kowalski, PE, is a Senior Engineer with WEBB's Land Development Planning & Entitlement Department, where she leads the Engineering team in master planning and preliminary engineering for entitlement and due diligence projects. She has extensive project management experience, working closely with architects, engineers, environmental consultants, developers, and public agencies to guide projects from initial planning through construction. In her leadership role, Sarah also oversees the supervision, training, and workload management of engineers, designers, interns, and drafters.

Specializing in water quality, grading, and drainage, Sarah has delivered engineering design for residential communities ranging from traditional single-family neighborhoods to high-density, attached and detached housing. Her expertise includes preparing detailed plans, specifications, and construction documents for grading, street, sewer, domestic water, recycled water, and storm drain systems. She also brings significant experience in the design of drainage and water quality facilities, including detention and retention basins, infiltration and filtration systems, and underground stormwater management solutions.

EXPERIENCE:
Industry: 20 Years
WEBB: 20 Years

REGISTRATIONS:
Civil Engineer C 81093 CA

EDUCATION:
BS, Civil Engineering
California State Polytechnic University, Pomona
AA, General Studies
Irvine Valley College

AFFILIATIONS:
American Planning Association
National Association of Industrial and Office Parks
Commercial Real Estate for Women Inland Empire
Desert Valley's Builder Association
Building Industry Association

PROJECT EXPERIENCE:

- Kohl Ranch Specific Plan in Riverside Co., Kohl Ranch Company
- Vernola Ranch Specific Plan in the City of Jurupa Valley, Vernola Trust
- McCall Square Commercial Center Entitlements in the City of Menifee, Rancon
- Stratford Ranch Tracts Entitlements and Final Engineering in the City of Perris,
- MLPC and Pulte Homes
- Tentative Tract Map and Specific Plan Amendment in the Menifee North Specific
- Plan in Riverside Co., Strata Equity Group
- Perris Commerce Center Specific Plan Amendment in the City of Perris
- Belle Terre Specific Plan in Riverside Co.
  - » PA 9 & 25 Entitlement, Diamant Valley, LLC
  - » PA 2 Entitlement, Taylor Morrison
- North Perris Specific Plan in the City of Perris
- Winchester Ranch Specific Plan Tract Entitlements and Final Engineering in
- Riverside Co., Various Developers and Home Builders
  - » Conestoga Tracts Final Engineering, Lennar Homes
  - » Copper Skye (HDR) Entitlement and Final Engineering, Tri Pointe Homes
  - » North Sky Final Engineering, D R Horton Homes
  - » Indigo Entitlement and Final Engineering, Capstone Advisors
  - » Tangerine Entitlement, Capstone Advisors
- Nexus Tract (HDR) Entitlement and Final Engineering in the City of Eastvale, William Lyon Homes

ALBERT A. WEBB ASSOCIATES

APPENDIX C: SUBCONSULTANTS

SEPHORA
ATHLE
BUILDING STRONG RELATIONSHIPS
AND BETTER COMMUNITIES SINCE 1974.
Established in Southern California, AO is a multidisciplinary firm comprising a team of over 350 professionals. Together, we craft award-winning communities, resorts, hospitality, multifamily, mixed-use, shopping, restaurant, commercial and entertainment destinations around the world.
AO has a reputation built on fifty years of creative design and planning, technical expertise, and ardent client collaboration. We strive for excellence and are committed to the relationships and communities we build.
AO
Architecture.
Design.
Relationships.

DESIGNergy*

[design + synergy]

Each AO team is fully supported by our diverse and integrated studio structure comprised of in-house experts.

We leverage the design expertise and resources of AO's specialized studios under the direction of highly experienced market sector leaders. Together, we execute mixed-use developments that marry the comforts of home, the joys of entertainment, and the functionality of the workplace ***to create spaces where people, community, and business flourish.***

DESIGNING THRIVING COMMUNITIES STARTS WITH WORLD CLASS PLANS

Comprehensive & Collaborative

AO integrates input from clients, communities, and stakeholders to create meaningful and impactful master plans, prioritizing client and community interests.

Systems-Based Thinking

Viewing each project as an interconnected system, AO ensures changes in one area positively affect the entire community, fostering thriving environments.

Multidisciplinary Integration

AO collaborates with professionals across various fields to address diverse needs, challenges, and complexities, ensuring sustainable and resilient project outcomes.

Respect for Culture & Future Trends

AO respects and integrates cultural heritage and local identity into designs while planning for future adaptability and flexibility to accommodate changing needs over time.

7 Office Locations

300+ Completed Retail Projects in the US

325 Permanent Employees

68 Licensed Architects

52 Years in Business

31 Years Under Current Management

#16 Rank in the Nations Top Architecture Firms
(BD+C 2024 Giants 400 Report)

500+ Design Awards Received

18 Diverse Studios Offering Tailored Expertise

SIMON · IRVINE COMPANY · CENTERCAL PROPERTIES, LLC · Hines · BOYER · DREAM HOTELS · Westfield · GREYSTAR · Marriott · ENDLESS SURF · DSRT SURF · BEACH STREET

KEY CLIENTS & COLLABORATORS

Leaders in Experiential Retail & Placemaking

We bring to this project a deep understanding of experiential placemaking and expertise integrating each of AO's diverse market sectors to deliver dynamic and award-winning retail and entertainment destinations.

Innovative Design & Solution-Driven Planning

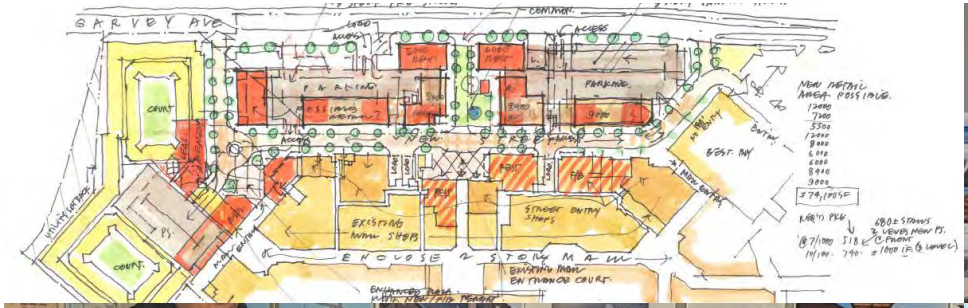
AO brings over fifty years of experience delivering tailored design and planning solutions that intricately balance design and context with our clients' development goals. We propose quality solutions that not only meet but surpass our clients' objectives, breathing life into their vision.

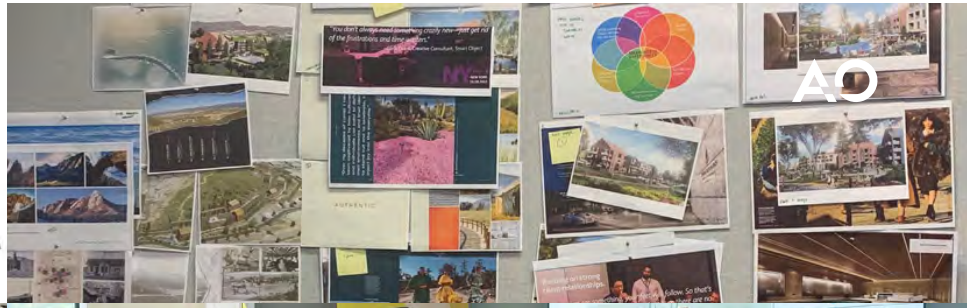
Relationship-Driven Collaboration

We prioritize cultivating meaningful relationships as the cornerstone of our practice. Our collaborative ethos is characterized by attentive listening to our clients, stakeholders, and communities, ensuring that their concerns shape and enrich our design solutions.

Expertise Executing Similar Developments

AO has a long track record of similar successful assignments. Our experienced design and planning teams have extensive experience transforming communities by introducing dynamic retail centers that meet the needs to today's market and achieve our client's development vision.





VISIONING & CHARETTE PROCESS

Project design at AO is focused on serving our clients with creating practical, efficient developments. Conceptual design begins with research into various planning codes and creating a set of site Yield Studies.

This Yield Study phase reveals the optimal potential densities per building type which can assist in a financial cost/benefit analysis. Once the site planning direction is established with a specific building type confirmed, the team commences a visioning phase.

With the visioning effort we aspire to a thoughtful design response that is specific to the projects location and tailored to the constraints and opportunities afforded. The process is collaborative and inclusive of the client team, Landscape Architect, Civil Engineer and any other relevant party such as entitlement consultant or project management firm.

The Visioning Process starts with a Constraints and Opportunities study that is a plan based review of all code requirements and contextual issues that could have influence on the plan. Some of the issues studied in this document include view analysis, environment, traffic impacts, review of competing projects in the area and other salient influences. We find that documenting all this visually helps in fostering a clear communication between the client, designers and consultants.

Another segment of the Visioning Process is a review of Architecture, Interiors and Landscape design possibilities. This review takes the form of an in-depth visual analysis of sample project images, sketches, and diagrams to thoroughly illustrate the various design opportunities of the project for creating attractive, comfortable communities. This format allows for a robust discussion with the intent to listen carefully to client comments and establish project specific goals in a quick efficient manner.

At AO we feel that the intangible qualities of the design are as practical and important as the hard numbers of construction cost and net rentable SF in creating a successful project for our clients, tenants, and the communities in which they reside.

THE PLANNING PROCESS

At AO, we employ a comprehensive approach to design and planning, taking the time to ensure we identify critical factors based on each project's location, community needs, and the invaluable input we receive from stakeholders.

Our broad perspective allows local conditions to inform our process and creativity. The factors which inform each master plan are vast, however we believe that client and community interests are paramount, steering our creativity and resulting in master plans that are meaningful and impactful.

Our approach is rooted in systems-based thinking. We view each project as a complex set of interconnected parts rather than isolated components. Understanding how changes in one area can affect the entire system is crucial to fostering a thriving community.

To achieve this, we integrate closely with our clients, their teams, the local community, business owners, and policymakers. Our collaborative approach involves practitioners from various fields, including architecture, planning, environmental science, sociology, and economics. This multidisciplinary perspective ensures we address the diverse needs, challenges, and complexities of large-scale projects.

Engaging with all stakeholders, including government agencies, the local community, and businesses, throughout the planning and design process is vital. We seek to drive consensus, consider their input, concerns, and aspirations to create projects that meet their needs and gain their support.

We leverage our collective market experience, allowing our team to integrate progressive principles into the design and planning process, minimizing environmental impact, promoting resilience, and ensuring long-term success. We focus on energy efficiency, waste reduction, open space, and alternative transportation systems to enhance a project's viability and market interest.

We believe that all developments, especially projects of scale, must promote social equity and inclusivity. We consider the needs of all community members, promote accessibility, and create opportunities for everyone to benefit.

Understanding the long-term impact of each project, we approach large-scale planning assignments with a forward-thinking perspective. We consider future trends, population growth, and technological advancements, planning for adaptability and flexibility to accommodate changing needs over time.

Most importantly, we respect and integrate the cultural heritage, identity, and context of the project site into our design and planning process. This includes preserving historic landmarks, respecting indigenous knowledge, and celebrating local traditions.

At AO, our goal is to create designs and plans that not only meet immediate needs but also stand the test of time, fostering vibrant, inclusive, and resilient communities for generations to come.

PROJECT TEAM

SCOTT JONES
PARTNER

Success is found in balancing high design and client needs.

Scott Jones's 20-year architectural career reflects his expertise in designing impactful commercial, retail, and mixed-use projects. He joined AO in 2006, bringing with him a strong foundation in architecture. Scott has built a reputation for balancing design vision with construction costs to deliver projects on time and within budget. He works closely with clients, consultants, and in-house teams to ensure design intent is upheld from concept through completion. Known for his strong work ethic and approachability, Scott builds lasting relationships, fostering open communication and consistently exceeding client expectations.

EDUCATION
BACHELOR OF ARCHITECTURE, CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO

AFFILIATIONS
INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC)
ASSOC. AIA (ASSOCIATE MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS)

IN THREE WORDS
HONEST. DRIVEN. FAMILY.

PROFESSIONAL EXPERIENCE

Kingfisher Charging Station, Palm Springs, CA
A 12-acre site on Highway 10 featuring EV charging stations for passenger vehicles and semi-trucks, along with a ±15,000 SF multi-functional C-store, QSR, lounge, and traveler amenities.

Crenshaw Hall, Los Angeles, CA
This project includes a 74,000-SF food hall at Baldwin Hills Crenshaw Plaza, celebrates local culture with artisanal eateries, communal spaces, and a reimagined entry portico leading to Crenshaw Commons, creating a vibrant indoor-outdoor community hub.

191 N. Orange St., Orange, CA
This adaptive reuse project transforms a mid-century modern, two-story church administrative building into a vibrant creative office with ground-floor retail. The design blends contemporary office forms with local materials, incorporating smooth concrete and standing seam metal in tones that complement the adjacent church sanctuary.

Fashion Island Coastal Overlook, Newport Beach, CA
This project revitalizes Fashion Island with enhanced facades, smooth finishes, squared openings, and upgraded storefronts that complement its coastal elegance. New canopies, lighting, refreshed landscaping, and a rebuilt roof with improved drainage modernize the center while preserving its signature open-air ambiance.

Simi Valley Town Center, Simi Valley, CA
A lifestyle mall revitalization project adding a 36,000 SF cinema to the back of the in-line mall and a valet area for the cinema tenant. Phase 2 includes a specialty grocer, common area park and three junior anchor retail tenants.

The Landing, Newport Beach, CA
A 1970s neighborhood center repositioned and expanded for maximum building coverage, additional parking, new shops and a stand-alone bank pad. A fresh contemporary look was achieved with various building elements for a village feel.

The Promenade at Downey , Downey, CA
A large themed entertainment center with a Cinemark Theatre, 24 Hour Fitness, shopping and dining incorporated with historical landmark buildings from the time when NASA's Space Program occupied the site.

The Vineyards at Porter Ranch, Los Angeles, CA
Part of an overall 24-acre mixed use development in Los Angeles' Porter Ranch neighborhood, this retail village includes a cinema, grocery, retail stores, restaurants, a 2-story community building, and a central gathering place celebrating agrarian, vineyard-inspired design.

Toscana Commerce Center, Corona, CA
This mixed-use project integrates industrial needs with retail opportunities along the 15 Freeway. Spanning 30 acres, the design features a Contemporary Mediterranean style with a gas station, terraced grading, and a cohesive aesthetic that complements the nearby master-planned community. Seamless transitions scale from a 100,000 SF industrial building to retail shops.

Aliso Creek Center, Laguna Beach, CA
Facade and shell remodel of six buildings and the addition of parking stalls. New restaurants and outdoor dining were also provided.

World Logistics Center, Moreno Valley, CA
Master planning and architectural design for a 2,600-acre logistics hub in Moreno Valley, CA. The site includes 40M SF of high-bay, rack-supported, 80' clear cross-dock facilities, with Phase One delivering approximately 6M SF.

Warner Self Storage, Irvine, CA
A multi-phase storage project featuring three 3-story buildings: Phase 1 includes 182,836 SF with 1,377 units; Phase 2 adds 282,533 SF with 2,183 units; and Phase 3 completes the development with 255,115 SF and 1,982 units.

Wald Self Storage, Irvine, CA
This 3-story facility is 126,373 SF with 909 storage units. The building is Type II-B construction with metal stud bearing walls and CMU exterior.

GLENN MAN, LEED ND
PRINCIPAL

I'm driven by the challenge of pushing design in new, unconventional directions.

Glenn Man brings over 18 years of experience designing large-scale, complex projects across the United States, Middle East, and Asia. He has led master planning, concept design, and project coordination for major international developments. His expertise spans retail, mixed-use, commercial, office, and residential projects, including key repositioning assignments for the firm.

Glenn works closely with clients to deliver high-quality designs efficiently and on time, ensuring their vision is realized. Dedicated to design and planning excellence, he is committed to the success of each project, fostering strong client relationships and achieving outstanding results.

EDUCATION

MASTER OF ARCHITECTURE IN URBAN DESIGN, HARVARD UNIVERSITY GRADUATE SCHOOL OF DESIGN

BACHELOR OF ARCHITECTURE, UNIVERSITY OF WATERLOO

REGISTRATIONS & CERTIFICATIONS

LEED FOR NEIGHBORHOOD DEVELOPMENT (LEED ND)

AFFILIATIONS

URBAN LAND INSTITUTE (ULI)

INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC)

PROFESSIONAL EXPERIENCE

Capitola, Capitola, CA
The development sits on an old mall site that is to be revitalized into a mixed-use destination. The project will feature 637 residential units as well as 340,000 SF of retail space. The project also includes a cinema, stand alone retail, and retail tucked under parts of the multifamily units.

The Vine at the Gateway, El Monte, CA
Located next to a major transit system at the northwest corner of Interstate 10 & Santa Anita Avenue, this master planned development has a mix of uses that includes retail & entertainment, commercial & office, a 250-key hotel and 1,850 residential units.

The Arbor at Mira Mesa, San Diego, CA
Transformation of a 20-acre retail center into a walkable, green-focused community with nearly 500 residential units, retail, and office space. Its centerpiece, the "Arbor," is a timber structure with open patios and a green screen, creating a natural gathering spot and enhancing the pedestrian experience.

The Village at Westfield Topanga, Canoga Park, CA
Custom-crafted for the San Fernando Valley, this lifestyle destination features over 80 venues, including a Costco, restaurants, and boutique stores, set in a garden-like environment. Outdoor amenities include water features, patios, fire pits, and tree-lined walkways over reflecting pools, with a spa, gym, and yoga studio for health and wellness.

Tampa Sports Masterplan, Tampa, FL
The Tampa Sports Masterplan is an ambitious project aimed at transforming the sports landscape in Tampa. The 80-acre master plan includes 350,000 SF retail, 150,000 SF entertainment district, 4,000 residential units, and a 750-key hotel. As the design architect and master planner, our role is to create a comprehensive blueprint for the development of state-of-the-art sports facilities in the city.

Valencia Town Center, Valencia, CA
A new master plan will transition an underperforming mall situated in a city center into an integrated mixed-use community. The plan will include 50,000 SF of office space, a 104,000 SF hotel, +/- 655,000 SF of retail, and 1,040 residential units. It will form an energized gateway to welcome visitors along Valencia Blvd.

Las Colinas Quarter Masterplan, Irving, TX
A 300-acre master plan that aims to transform a sprawling urban hub with a focus on multifamily, office, mixed-use developments, parks, and a comprehensive layout. With Hackberry Creek as a centerpiece, it will feature 50 miles of trails and a vibrant urban center, comprising hotels, shops, and entertainment.

HomeTownSD, San Diego, CA
A large-scale, 18-acre master plan development proposed to include a dynamic program of affordable, mixed-income, and market-rate apartments totaling 3,250 units, mixed-use, retail, open space, office, 300-key hotel, plaza, and 225,000 SF sports arena featuring 21st-century, timeless design.

Promenade 2035, Woodland Hills, CA
Former Promenade Mall in Canoga Park is re-envisioned as a mixed -used community surrounding a Central Park with 4,000 seat entertainment complex, 300-key boutique hotel, 27-storu office tower, retail, 1,500 residential units and associated parking structure.

The Cliff, Henderson, NV
This transformative project converts an aging office complex into a lively 100,000-square-foot retail hub. This contemporary destination reimagines retail and dining, blending modern architecture with seamless indoor-outdoor spaces.

Carson Place , Carson, CA
Crafted with agrarian charm, this 35k SF retail complex in offers farmhouse-style dining, utilizing natural materials. Featuring 4 drive-throughs on an 11 AC park, this gift to the city accompanies the Imperial Avalon project, embodying innovation amidst landfill challenges.

JUSTIN HEBENSTREIT
ASSOCIATE

My philosophy is to continually learn andmake a positive impact on the people and environment around me.

Justin, immersed in architecture from his early years, officially started his professional journey with AO in 2011. Within the supportive AO "family," he honed his design skills, contributing significantly to the team's collaborative spirit. Navigating various project tasks, Justin is a pivotal force at AO, creating cohesive designs that drive project success and foster positive relationships with clients and colleagues.

EDUCATION
BACHELOR OF ARCHITECTURE | CAL POLY POMONA

REGISTRATIONS & CERTIFICATIONS
LICENSED ARCHITECT, CALIFORNIA

IN THREE WORDS
DEDICATED. TEAM PLAYER. FAMILY

PROFESSIONAL EXPERIENCE

Five Points Union Master Plan, Wilmington, CA
AO is providing master planning and architectural services for the transformative redevelopment of the 650-acre former refinery site. The new vision reimagines the site as a vibrant, multi-use district that integrates light industrial and logistics facilities with a community-serving retail core.

The Vineyards at Porter Ranch, Los Angeles, CA
Part of an overall 24-acre mixed use development in Los Angeles' Porter Ranch neighborhood, this retail village includes a cinema, grocery, retail stores, restaurants, a 2-story community building, and a central gathering place celebrating agrarian, vineyard-inspired design.

World Logistics Center, Moreno Valley, CA
Master planning and architectural design for a 2,600-acre logistics hub in Moreno Valley, CA. The site includes 40M SF of high-bay, rack-supported, 80' clear cross-dock facilities, with Phase One delivering approximately 6M SF.

The Promenade at Downey , Downey, CA
A large themed entertainment center with a Cinemark Theatre, 24 Hour Fitness, shopping and dining incorporated with historical landmark buildings from the time when NASA's Space Program occupied the site.

Simi Valley Town Center, Simi Valley, CA
A lifestyle mall revitalization project adding a 36,000 SF cinema to the back of the in-line mall and a valet area for the cinema tenant. Phase 2 includes a specialty grocer, common area park and three junior anchor retail tenants.

Aliso Village, Laguna Niguel, CA
Facade and shell remodel of existing shop buildings in the Aliso Village retail center. Shop buildings blend seamlessly with a newly remodeled Whole Foods.

Brea Plaza, Brea, CA
Intensification of an existing 160,000 SF retail center. The scope of work included adding parking over an existing flood channel, adding three new pad buildings as well as creating space for Total Wine, DSW, and Mother's Market.

The Landing, Newport Beach, CA
A 1970s neighborhood center repositioned and expanded for maximum building coverage, additional parking, new shops and a stand-alone bank pad. A fresh contemporary look was achieved with various building elements for a village feel.

Bear Lake, Garden City, UT
Set on 105 acres along the shores of Bear Lake in northeast Utah, this expansive glamping resort reimagines outdoor hospitality with nearly 500 luxury sites and over 33,000 SF of curated amenities. The community is anchored by a vibrant main street village and welcome center, complemented by a fitness facility, poolside bar, comfort stations, and a range of supporting spaces.

Lido Peninsula, Newport Beach, CA
Design Associate overseeing a unique property in Newport Beach. Retained by ownership to provide various design services for components ranging from multi-family apartments, prefabricated homes, retail and food uses.

RELEVANT EXPERIENCE

CLASSIC CLUB MASTERPLAN

PALM DESERT, CA

Uniquely located along Interstate 10, this masterplan development preserves the Classic Club precinct and views to the Coachella Valley National Wildlife preserve, maintaining the traditions and legacy of the Berger Foundation. Structured around three development zones, this development will encompass an activated wellness and entertainment driven program including 5-star resort hotels, arenas, dining, and lifestyle all embracing the Classic Club golf course and resort. The northern and southern districts of the development will feature a health campus with medical office buildings, senior housing, and industrial. Linking these zones will be a central connectivity spine with pedestrian walkways and bikeways to foster connection and interaction throughout.

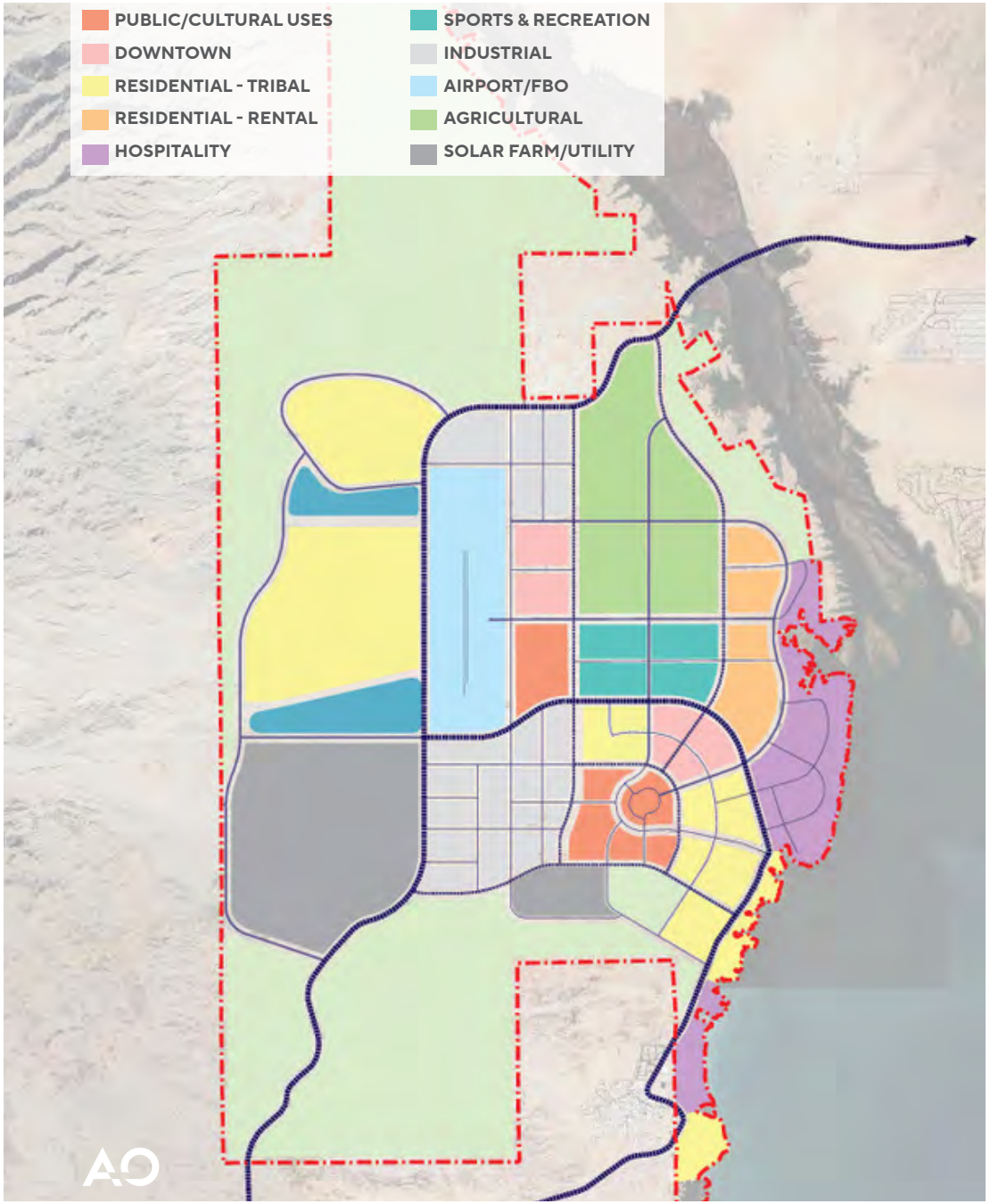
COOK STREET MASTER PLAN

PALM DESERT, CA

The 147 Acre phased master planned development located along interstate in California desert includes a 42-acre medical site that includes a 300 bed hospital and medical office building campus. The development will also include a 55+ residential community, assisted living and market rate workforce housing development along with extended stay hotel, market drug and freeway-oriented retail centers. The multi-phased development is governed by a specific plan that will allow for streamlining development approvals.

LAND USE LEGEND

- Hospital/MOB
- 55+ Senior Community
- Assisted Living
- Retail
- Residential Buildings
- Extended Stay Hotel
- Senior Living Apartments



CHEMEHUEVI INDIAN TRIBE MASTER PLAN

SOUTHERN CALIFORNIA

The Chemehuevi Indian Tribe Development Master Plan represents a bold and holistic vision for the long-term prosperity, cultural preservation, and self-sufficiency of the Chemehuevi people. Set along the western shore of Lake Havasu in southeastern California, the plan encompasses approximately 32,650 acres of reservation land and is guided by principles of sustainability, cultural respect, and community-driven growth.

As the lead master planner and landscape architect, AO worked closely with tribal leadership and the community to develop a framework rooted in placemaking and long-term resilience. AO's role included site planning, land-use programming, phased development strategy, mobility and circulation planning, and a landscape typology that reflects both the desert environment and the tribe's deep cultural ties to the land.

MASTER PLAN VISION

The plan prioritizes four pillars of well-being—physical, spiritual, social, and educational—and reflects the Chemehuevi Tribe's desire to balance economic development with cultural stewardship. Through extensive community engagement, AO established a phased vision that honors tradition while promoting future-focused growth, job creation, and improved quality of life.

The plan is organized into five strategic zones, each rooted in a placemaking approach:

1. Agricultural & Residential Zones – These areas promote food security, housing diversity, and walkability. They include market-rate housing, senior living, and vertical farming to support self-reliance.

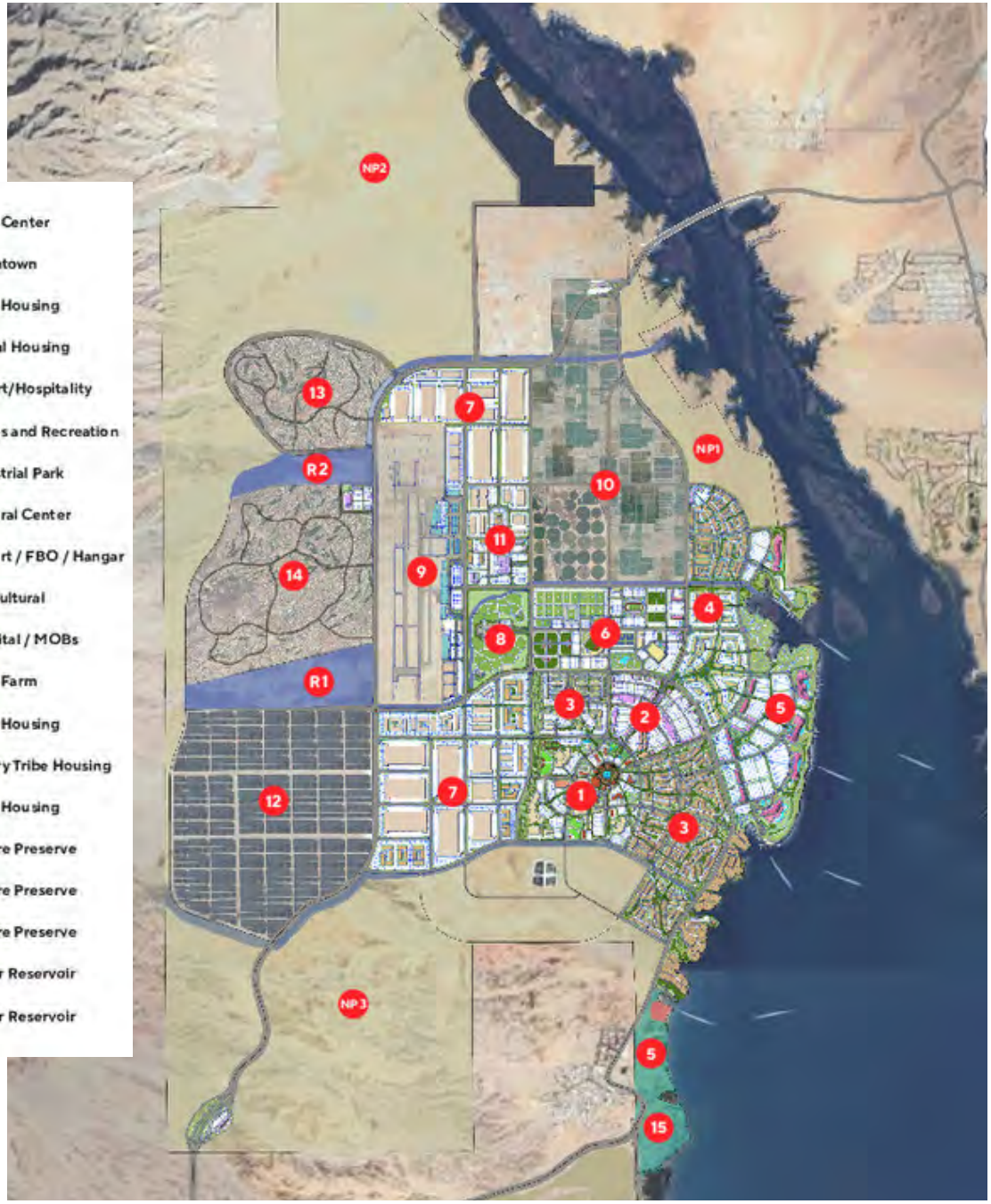
2. Historical & Preservation Zones – Culturally sensitive spaces include heritage parks, ceremonial grounds, and sacred sites, preserved through native landscapes and respectful programming.

3. Entertainment & Commercial Zones – Destination-driven districts incorporate hospitality, gaming, shopping, and recreational venues that generate jobs and economic activity.

4. Public Infrastructure Zones – Anchored by civic centers, healthcare facilities, schools, and utilities, these zones provide the backbone of community services.

5. Natural Systems & Open Space – Restored washes, reservoirs, and trail systems preserve native ecology while offering recreation and flood protection.

1. Civic Center
2. Downtown
3. Tribe Housing
4. Rental Housing
5. Resort/Hospitality
6. Sports and Recreation
7. Industrial Park
8. Cultural Center
9. Airport / FBO / Hangar
10. Agricultural
11. Hospital / MOBs
12. Solar Farm
13. Tribe Housing
14. Luxury Tribe Housing
15. Tribe Housing
- NP1 Nature Preserve
- NP2 Nature Preserve
- NP3 Nature Preserve
- R1 Water Reservoir
- R2 Water Reservoir



BAKERSFIELD COMMONS

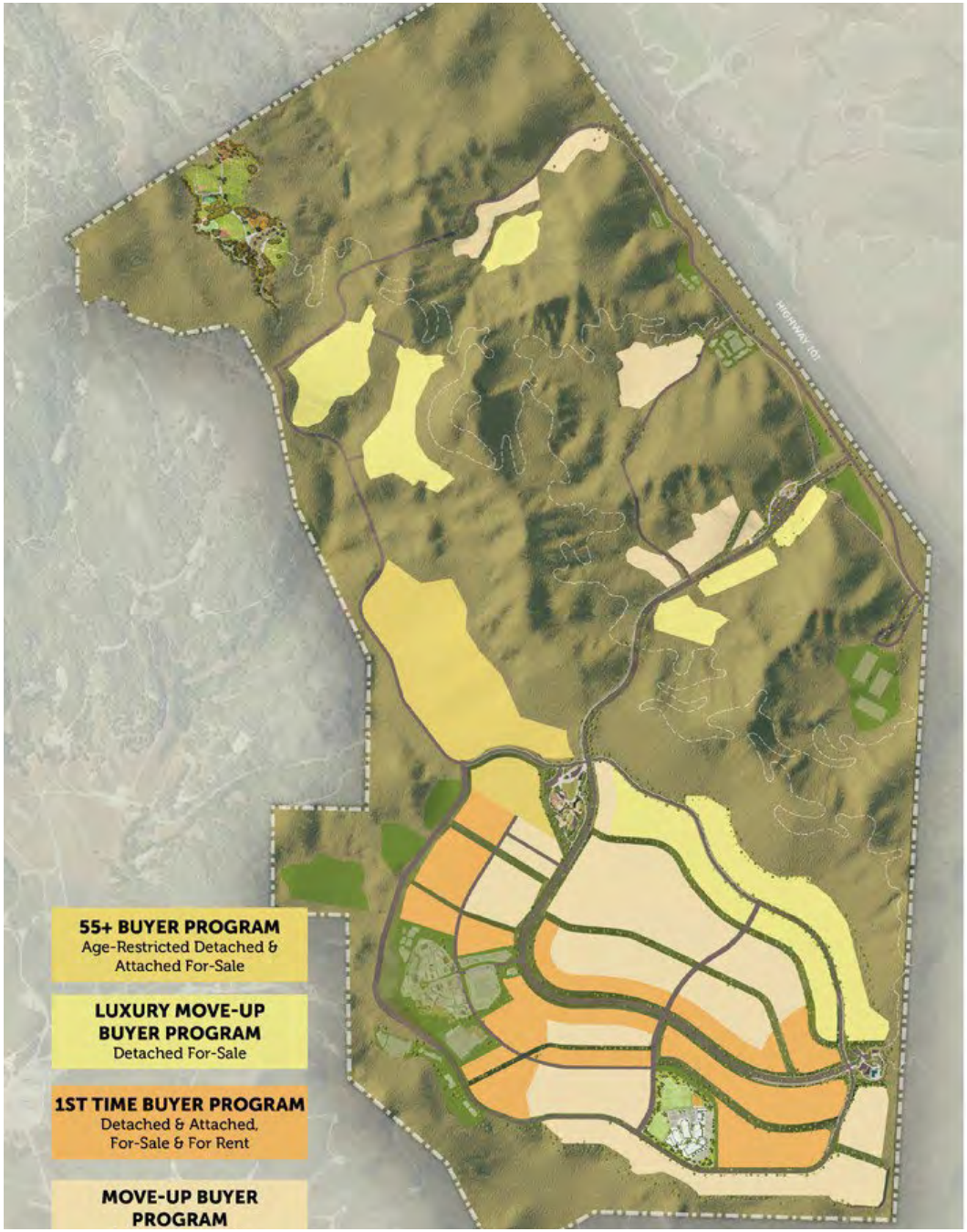
BAKERSFIELD, CA

Bakersfield Commons, is a meticulously designed 202 acre master plan catering to diverse lifestyles and community needs. It includes 800 apartments, a 250-room hospital with a cancer center, medical offices, a 300,000 SF retail center, light industrial, flex warehouse, and office spaces, and a 120-room hotel. The Retail District offers daily essentials and national retailers, dining, and entertainment around a "Commons Green". The Residential District provides various housing options, including senior living. This holistic approach integrates retail, residential, wellness, and business opportunities.

basi

TENANT

THE COMMONS
COMMONS



SOLOMON HILLS MASTERPLAN

ORCUTT, CA

Nestled in north Santa Barbara County, Solomon Hills epitomizes sustainable urbanism and community resilience. Spanning 1,900 acres and located within 15 miles of major job centers, the development anticipates accommodating a growing population with 4,000 homes and space for businesses, fostering up to 2,000 new jobs by 2050.

Guided by smart design and responsible land use, Solomon Hills aspires to become Santa Barbara County's first carbon-neutral, net zero community. Sustainability permeates every facet, leveraging cutting-edge green technology integrated throughout every aspect of the community.

Planned in multiple phases, two-thirds of the area will be devoted to parks, trails, and conservation, while the remaining land will feature attainable, accessible, and eco-conscious residential neighborhoods. Central to Solomon Hills' ethos is connectivity – physical and social. Residents will enjoy easy access to amenities, open spaces, and trails within a five-minute walk or bike ride.

The village concept forms the community's nucleus, housing three major amenities, each designed to fit organically within the landscape and showcasing sustainable architecture and building methods such as rammed earth and gabion walls. Upon entering Solomon Hills, guests are greeted at the Welcome Home Center, a space exuding warmth and heritage through a blend of organic shapes and sustainable materials.

At the heart of Solomon Hills, the Central Park & Community Center is a bustling hub of community activity, boasting lush greenery, grand open spaces, and elegant architecture inspired by local traditions.Strategically integrated into the regional trail system, the Neighborhood Fitness Center & Pool, nestled in natural beauty, promotes holistic well-being with locally sourced materials and energy-efficient design.

What distinguishes Solomon Hills is its commitment to repurposing land with reverence for its heritage. Once an oil and gas site, it now embarks on a transformative journey showcasing modern architecture, smart design, and responsible planning. As the echoes of the past mingle with the promises of the future, Solomon Hills stands poised to redefine the very essence of community living – one sustainable step at a time.

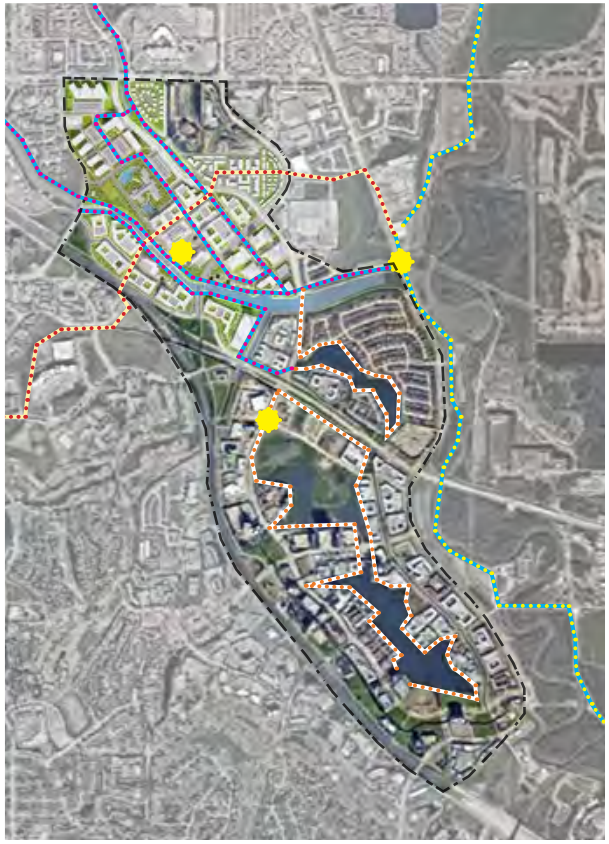
VILLAGE CONNECTIVITY

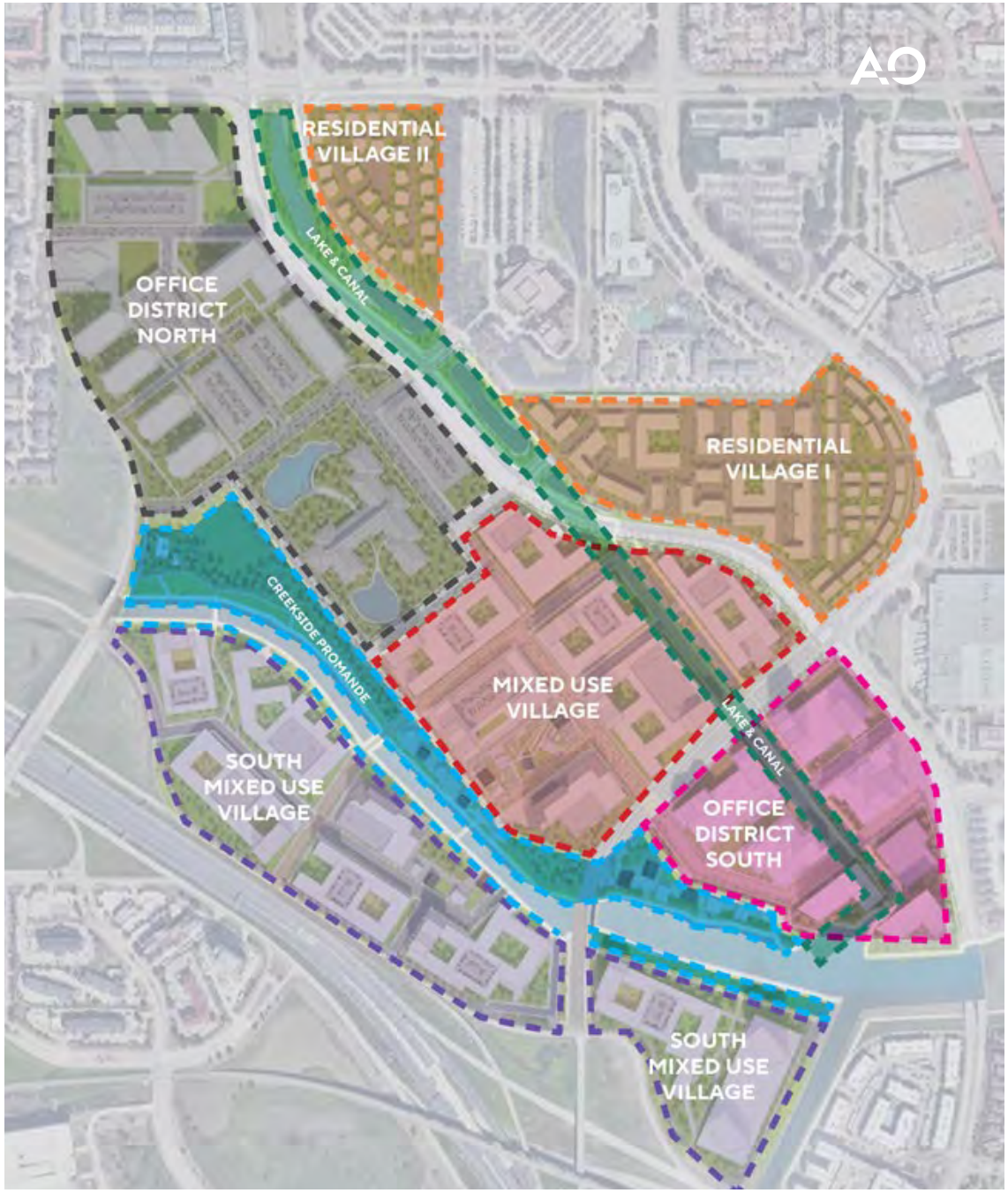
TRAILS & PATHWAYS

LAS COLINAS QUARTER MASTERPLAN

IRVING, TX

A visionary master plan aims to transform a sprawling urban business hub in the heart of Irving, Texas. With a focus on multifamily, o ce, mixed-use developments, parks, and a comprehensive master plan, this project is set to redefine urban living and working in the area. Bisecting the site, Hackberry Creek will act as a linkage point with 50 miles of scenic trails and riverfronts, establishing an activated canal walk. The Las Colinas Quarter will be a thriving, walkable urban center comprising various buildings and pedestrian activities like hotels, riverfront residences, promenade shops, restaurants, and entertainment, easily accessed by nearby o ce employment centers.





THE POINT
LINKED PARKS
& ECLECTIC
ARCHITECTURE
LAS COLINAS
QUARTER
DESTINATION
HEART OF THE
COMMUNITY
TACO
CINA
ICONIC BRIDGES
& INSTA MOMENT
POCKET PARKS
LOCAL DESTINATIONS
LOCAL CHARM
LAS COLINAS
QUARTER
BIKING &
RIVER FRONT
ACTIVATION
LAS COLINAS QUARTER
RECREATION
& UNIQUE FEATURES

SCE SERVICE CENTER
WILDOMAR, CA

The Southern California Edison Wildomar Service Center transforms a 19.3-acre site into a high-performance operations hub. The campus features a 65,388-square-foot Administration Building supported by a Fleet Garage and Logistics Warehouse, totaling 114,000 square feet. Durable concrete tilt-up construction and efficient steel framing deliver long-lasting functionality, while the project's LEED Platinum certification underscores SCE's commitment to sustainability. Purpose-built and future-ready, the center elevates operational efficiency for one of California's essential utility providers..

MARK APARTMENTS

RIVERSIDE, CA

At the heart of the city's historic district sits a building that once stood as three structures: the city's first fire station, a livery stable, and an automobile dealership. The historic building has transformed into a seven-story mixed-use podium project that pays homage to the three original structures that once stood there. The building successfully transitions to a modern architectural style utilizing urban blocking and contrasting design principles, giving prominence to the historic façade. Rehabilitated to its former glory, the historic façade and its original storefronts are preserved hosting two restaurants, a café and boutique shops.

MARK
STOP

RECAST URNS MATCH
ORIGINAL FACADE DETAILS
ORIGINAL BEAM AND PULLEY
RESTORED FROM HISTORIC
FIRE STATION
RIVERSIDE
MARK
3777

KIA DTLA
LOS ANGELES, CA

The KIA DTLA project reimagines a historic, 100-year-old building on Figueroa Street as a modern urban car dealership. Spanning 133,000 square feet across four stories, the adaptive reuse design integrates a street-facing automotive display, ground-level service center, mezzanine sales offices, and an upper-level showroom. Vehicle storage and service occupy the top floors, enabled by new automotive elevators that maximize efficiency within the existing structure. Contemporary storefront windows and subtle exterior upgrades are carefully balanced with the preservation of original fenestration. The result is a dealership model that honors the building's past while redefining how automotive retail fits into a dense city fabric.

BOSSCAT ORANGE
ORANGE, CA

This nearly 100-year-old building has been transformed from a beloved neighborhood liquor store into a 5,000 SF, full-service restaurant with a menu featuring contemporary Southern comfort food and an expansive whisky collection. Working closely with the City of Orange, The Orange Community Historical Society, the building owners and restaurant tenant, AO crafted a design that pays homage to the past while representing the bold future of Bosscat Kitchen. Design inspiration is drawn from the prohibition-era building, blended with speakeasy culture, and given a modern twist to create a space that is authentic to both Old Towne Orange and Bosscat Kitchen, whose nearby Newport Beach location has become a staple of the community.

VICI LITTLE ITALY

SAN DIEGO, CA

Located in a neighborhood rich in history the vision for this mixed-use development was to ensure that it was representative of the seaside environment and reflected the historic character of the neighborhood. Near the waterfront's edge, Vici's design creates a strong relationship between indoor and outdoor spaces. Stepped massing respects the pedestrian character of the main street while bay windows and rooftop amenities maximize waterfront views. Vici delivers a sustainable place to live, work, and play that is unique and inspired by the community in which it resides.

LESSONS LEARNED

THE ARCHITECTURE SHOULD BE AN EXPRESSION OF THE PLACE AND TELL THE STORY OF THE COMMUNITY.

Vici and Piazza della Famiglia work so well because the architecture, style, and design are derived from the history that is unique to the Little Italy community.

PARTNER WITH LOCAL COMMUNITY GROUPS WHO ARE INVESTED IN THE SUCCESS OF EACH PROJECT.

For Vici, AO and the development team partnered with the Little Italy Association, a group of community representatives and descendants of the original families who settled in the neighborhood.

ARCHITECTURE SHOULD CONNECT AND HAVE A RELATIONSHIP TO A SUBSTANTIAL PUBLIC SPACE.

In order to create a sense of place, the project must be a part of a Place. Vici succeeded by connecting and uplifting a public plaza that was a natural destination and gathering area.

CELEBRATE AND ENCOURAGE DIVERSITY OF DESIGN TO CREATE SPECIAL, UNIQUE MOMENTS.

Unexpected combinations and variations of artfully composed elements designed throughout Little Italy create a rich urban experience that can only be found in this place.

CARSON PLACE
CARSON, CA

Carson Place is a 35,000-SF agrarian-inspired retail destination designed with warm, farmhouse architecture and natural materials. Set within an 11-acre park, the center features four drive-throughs, communal spaces, and curated dining and retail experiences. Designed in collaboration with OJB, the project serves as a community-focused gift to the City of Carson, enabling future development of nearly 1M SF of industrial and mixed-use projects. Built on a challenging landfill site just off the 405, Carson Place transforms underutilized land into a vibrant, welcoming hub that sparks connection, activates the surroundings, and fuels local economic growth.

THE VILLAGE AT TUSTIN LEGACY

TUSTIN, CA

The goal of this development was to serve the local community with a mix of grocery, retail, dining, medical offices, and fitness facilities. The buildings are arranged along a village-style street, featuring wide pedestrian promenades, enhanced landscaping, and inviting furniture. Drawing design inspiration from the surrounding residential areas, the center features European-inspired façades, evoking the charm and ambiance of a French country village.

Email: smurray@southenvironmental.com
Mobile: 818-458-1162

Samantha Murray, MA, RPA

CULTURAL RESOURCES DIRECTOR

Samantha Murray is the cultural resources director and archaeological principal investigator at South Environmental with over 20 years' experience in all elements of cultural resources management, including project management, archaeology and architectural history studies, and significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Murray has conducted thousands of Phase I archaeological studies, historical resource evaluations, and has developed detailed historic context statements for a multitude of property types and architectural styles. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Archaeology and History. She is experienced managing multidisciplinary projects in the lines of private development, transportation, transmission and generation, federal land management, land development, and state and local government. She is an expert in preparation of cultural resources compliance documentation for projects that fall under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Ms. Murray has also served as an expert witness in legal proceedings concerning historical resources under CEQA and local ordinance protection.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with complex mitigation including HABS/HAER/HALS, salvage, and interpretive displays.
- Peer review.

EDUCATION

M.A., Anthropology, California State University, Los Angeles, 2013

B.A., Anthropology, California State University, Northridge, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

National Trust for Historic Preservation

PROFESSIONAL CERTIFICATIONS

Registered Professional Archaeologist (RPA); Registrant ID: 28686211

Riverside County – Certified Archaeologist

Santa Barbara County – Certified Archaeologist

Orange County – Certified Archaeologist

Select Project Experience

Elsinore Valley Municipal Water District (EVMWD) Highway 74 16-Inch Sewer Extension from Wasson Canyon Road to Ethanac Road Project, Riverside County, California (2024-2025). South Environmental was retained by Albert A. Webb Associates to provide archaeological, biological, and paleontological monitoring services for this EVMWD sewer construction project. Archaeological services provided include preparation of the cultural resources monitoring plan, presenting worker environmental awareness program (WEAP) training, archaeological monitoring of ground disturbance, and preparation of a final report. This project includes working with the Pechanga Band of Indians, Soboba Band of Luiseño Indians, and the Pala Band of Mission Indians. Paleontological services provided include preparation of the paleontological resource impact mitigation plan, paleontological monitoring within sensitive formations, and preparation of a final report. Ms. Murray served as the Archaeological Principal Investigator and co-author of the technical report.

Riverside Alive Project, City of Riverside, California (2024). South Environmental was retained by Albert A. Webb Associates to prepare a CEQA compliant cultural resources assessment for the Riverside Alive Project located in the downtown area of the City of Riverside, California. This study included a CHRIS records search; a California Native American Heritage Commission (NAHC) Sacred Lands File search; an intensive-level pedestrian survey of the project site and surrounding areas by a qualified cultural resources specialist; and analysis of potential project-related indirect visual impacts to multiple historic districts. Ms. Murray served as the Principal Investigator, overseeing all cultural resources work for the project.

Spruce Grove Project, Moreno Valley, Riverside County, California (2024). South Environmental was retained by Albert A. Webb Associates to complete a cultural resources study for this project that would develop a 20.13-acre vacant site into commercial and multifamily residential buildings. The project was subject to CEQA. Ms. Murray served as Principal Investigator, overseeing all cultural resources work for this project.

Southwest Trailers Project, Mead Valley, Riverside County, California (2024). South Environmental was retained to complete a cultural resources study for this project that would develop a 16-acre vacant site into a storage and maintenance facility specifically designed for truckload freight trailers. Ms. Murray served as the Archaeological Principal Investigator, overseeing all cultural resources work for this project subject to CEQA.

Chacon Farms Project, City of San Jacinto, Riverside County, California (2023). South Environmental was retained to prepare an historic built environment assessment report in support of the Chacon Farms Project in the City of San Jacinto, California. One built environment resource over 45 years old was identified within the project site: a residential farm located at 710 Cawston Avenue North comprising several buildings and structures. The property was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements. Ms. Murray provided review of all final deliverables.

EVMWD Rice Canyon Reservoir Access Road and New Conduit Project, City of Lake Elsinore, Riverside County, California (2022). South Environmental was retained by Albert A. Webb Associates to complete a cultural resources technical report for the proposed project located in the City of Lake Elsinore, Riverside County, California. The study included the results of a CHRIS records search of the project site and a one-mile radius; a California NAHC Sacred Lands File search and informational scoping letters to local tribes; a paleontological resources records search; and an intensive pedestrian survey of the project site by a qualified archaeologist and Native American monitor. Ms. Murray served as the Archaeological Principal Investigator and lead author of the technical report.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.20
Meeting Date: May 13, 2026

SUBJECT: Amendments to the Tri-Party Agreement and Agreement for Services for "The Bluffs" Specific Plan Project and associated environmental documentation (PLN 24-0048)

SUBMITTED BY: Abdu Lachgar, Principal Planner

PREPARED BY: Abdu Lachgar, Principal Planner

ACTION:
1. Authorize the City Manager to execute the amendment for the Tri-Party Agreement (Attachment A) between the City of Wildomar, The Bluffs at Hidden Springs, LLC, Inc. and PlaceWorks, Inc. for the preparation of The Bluffs Specific Plan (SP) document and associated environmental documentation under CEQA; and

2. Authorize the City Manager to execute the amendment for the Agreement for Services (Attachment B) between the City of Wildomar and PlaceWorks, Inc. for the preparation of an SP document and associated environmental documentation under CEQA for the Bluffs at Hidden Springs Project.

SUMMARY:
The proposed amendments to the Tri-Party Agreement and Agreement for Services would increase the compensation of the not to exceed amount for professional services rendered by $61,165. All costs associated with these agreements are paid by the applicant of the The Bluffs Specific Plan project ("Project").

BACKGROUND:
On September 11, 2024, the City Council approved two agreements for the Project for environmental and specific plan services to be rendered by PlaceWorks Inc., including a Tri-Party Agreement between the City of Wildomar, The Bluffs at Hidden Springs LLC or the "applicant", and PlaceWorks Inc. to cover cost of services, and an Agreement for Services between the City of Wildomar and PlaceWorks Inc. for the provision of services and compensation. Per the agreements, written approval for these amendments were received from the applicant, but require approval by the City. Additionally, the Applicant has reviewed the updated scope of work and budget (Attachment C), PlaceWorks Proposal dated March 10, 2026, and has agreed to pay the additional costs in accordance with city rules and policies.

DISCUSSION:
As the Project has progressed since the approval of the original agreements, changes to the project necessitate modified services that has resulted in an increase of costs for those services. If the agreements are approved, the new budget for the project, has a total “not-to-exceed” compensation of $1,184,730. This cost will be paid by the Applicant, and all work will be charged against the Tri-Party Agreement account. In accordance with the provisions of the

amendment to the Tri-Party Agreement, the Applicant must pay the total cost in one (1) lump sum. Since the total compensation exceeds the City Manager's contracting authority under the Wildomar Municipal Code, this amendment has been brought before the City Council for consideration.

FISCAL IMPACT:
The preparation of the Project documents are the sole responsibility of the Applicant (The Bluffs at Hidden Springs, LLC) as outlined in the Tri-Party Agreement, as amended, and the City bears no costs with their completion. The Applicant has also paid the required fixed application fees, which will cover the City's costs of processing the Specific Plan and Tentative Tract Map development applications.

ATTACHMENTS:
Attach A - 2nd Amend - Tri-Party Agreement.docx
Attach B - 2nd Amend - Agreement for Services.docx
Attach C - Revised_Bluffs at Hidden Springs Amendment Proposal.pdf

SECOND AMENDMENT TO
SPECIFIC PLAN AND CEQA/EIR DOCUMENT
PREPARATION AND DEPOSIT CONTRACT
AMONG THE CITY OF WILDOMAR, THE BLUFFS AT
HIDDEN SPRINGS, LLC, AND PLACEWORKS, INC.

This Second Amendment ("Amendment") to The Bluffs Specific Plan and CEQA/EIR Document Preparation and Deposit Contract ("Agreement") dated September 11, 2024 ("Agreement") is made and entered into this ___ day of _____ 2026, by and among the City of Wildomar, a municipal corporation ("City"), The Bluffs at Hidden Springs, LLC ("Applicant"), and PlaceWorks, Inc., a California corporation ("Consultant"). City, Applicant, and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

1. Pursuant to Agreement Article 5.3 (Amendments), the Parties agree that it is necessary to modify the Agreement's title to more accurately reflect the Agreement's current purpose and function, without reference to preparation of any specific environmental document. Accordingly, the title of the Agreement is hereby amended to read as follows: "THE BLUFFS SPECIFIC PLAN AND ENVIRONMENTAL REVIEW AND DEPOSIT CONTRACT."

2. The Parties acknowledge that the Agreement was originally drafted in contemplation of preparation of an environmental impact report. To ensure consistency with the City's environmental review process and to preserve the City's discretion as lead agency under the California Environmental Quality Act ("CEQA"), all references in this Agreement to an "EIR," "CEQA/EIR," or "CEQA/Specific Plan Document" will be deemed to refer instead to environmental review under CEQA, as determined by the City in its sole discretion. Nothing in this Agreement will be construed to require preparation of any particular CEQA document.

3. Pursuant to Agreement Article 5.3 (Amendments), Articles 1.1 and 1.2 (Consultant Charges) are amended to reflect an increase in Consultant costs associated with expanded services as described in Attachment 1 to this Amendment (PlaceWorks Proposal dated March 10, 206). The costs set forth in Article 1.1 are increased by $61,165 to establish a new total amount of $1,184,730. The estimated charges set forth in Article 1.2 are increased by $61,165 to establish a new total of $1,022,024. Attachment 1 is incorporated into this Amendment and the Agreement by this reference.

4. Pursuant to Agreement Article 1.4.2 (Subsequent Payments), Applicant must deposit with the City an additional amount of $61,165 to fund the increased Agreement costs described in this Amendment. Such additional deposit must be paid within ___ days of execution of this Amendment. The City will have no obligation to authorize or continue Consultant work in excess of deposited funds.

5. This Amendment may be executed by the Parties on any number of separate counterparts, and all such counterparts so executed constitute one Amendment binding on all the Parties notwithstanding that all the Parties are not signatories to the same counterpart.

6. In accordance with Government Code § 16.5, the Parties agree that this Amendment will be considered signed when the signature of a party is delivered by electronic transmission. Such electronic signature will be treated in all respects as having the same effect as an original signature.

7. Except as modified by this Amendment, all other terms and conditions of the Agreement remain the same.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF the parties hereto have executed this Amendment the day and year first hereinabove written.

ATTEST:

Janet Morales Garcia, CMC
City Clerk

CITY OF WILDOMAR

By: _____
Chris Mann
City Manager

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

"CONSULTANT"
PLACEWORKS, INC.

_____
Kara L. Kosel
Vice President of Finance

"APPLICANT"
THE BLUFFS AT HIDDEN SPRINGS, LLC

_____
Louis Dargenzio
Co-Manager

ATTACHMENT 1
PlaceWorks Proposal dated March 10, 2026

SECOND AMENDMENT TO
AGREEMENT FOR SERVICES BETWEEN
THE CITY OF WILDOMAR AND
PLACEWORKS, INC.

This Second Amendment ("Amendment") to that Agreement for Services dated September 11, 2024 ("Agreement") is made and entered into this ___ day of January 2026, by and between the City of Wildomar, a municipal corporation ("City") and PlaceWorks, Inc., a California corporation ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

1. Pursuant to Agreement Section 28 (Amendment), Agreement Recital A is amended to read as follows:

   A. City has sought from its established on-call CEQA/Land Use Service Provider, PlaceWorks, Inc., to provide environmental and land use planning services in connection with preparation of a Specific Plan for the "Bluffs at Hidden Springs" mixed-use project (PLN 24-0048), the performance of which services are defined and described particularly in Section 2 of this Agreement, as amended.

2. Pursuant to Agreement Section 28 (Amendment), Section 2 (Scope of Services) and its referenced Exhibit "A" are amended to include the augmented services and coordination described in Attachment 1 to this Amendment (PlaceWorks Proposal dated March 10, 2026). Attachment 1 is incorporated into this Amendment and the Agreement by this reference.

3. Pursuant to Agreement Section 28 (Amendment), Section 4 (Compensation and Method of Payment) is amended to reflect that the existing not-to-exceed compensation payable to Service Provider in the amount of $960,859 is increased by $61,165 to account for the augmented services described in Attachment 1 to this Amendment (PlaceWorks Proposal dated March 10, 2026). As amended, the total not-to-exceed compensation under the Agreement will not exceed $1,022,024.

4. This Amendment may be executed by the Parties on any number of separate counterparts, and all such counterparts so executed constitute one Amendment binding on all the Parties notwithstanding that all the Parties are not signatories to the same counterpart.

5. In accordance with Government Code § 16.5, the Parties agree that this Amendment will be considered signed when the signature of a party is delivered by electronic transmission. Such electronic signature will be treated in all respects as having the same effect as an original signature.

6. Except as modified by this Amendment, all other terms and conditions of the Agreement remain the same.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF the parties hereto have executed this Amendment the day and year first hereinabove written.

ATTEST:

Janet Morales Garcia, CMC
City Clerk

CITY OF WILDOMAR

By: _____

Chris Mann
City Manager

APPROVED AS TO FORM:

_____
Thomas D. Jex, City Attorney

"SERVICE PROVIDER"
PLACEWORKS, INC.

_____
Kara L. Kosel,
Vice President of Finance

ATTACHMENT 1
PlaceWorks Proposal dated March 10, 2026

March 10, 2026

Robert Flores, Community Development Director
City of Wildomar – Community Development Department
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595

Subject: Bluffs at Hidden Springs Specific Plan Project – Contract Amendment – Biological Resources Survey and Specific Plan Services

Dear Mr. Flores:

Understanding of the Project

To accommodate the changes to the specific plan boundary change, restructuring of the specific plan, and ongoing communication, this contract amendment includes a request for additional funds to cover the costs of these services, as summarized below. As there is sufficient funds to cover the cost of Task 3, Biological Resources Survey, PlaceWorks will reallocate money from the Final Environmental Impact Report task to cover ECORP's fieldwork.

Scope of Work

TASK 1. SPECIFIC PLAN

Due to the changes to the specific plan boundary as well as the requested restructuring of the specific plan, beyond what we anticipated, PlaceWorks is requesting additional funds to cover the overages and preparation of the Specific Plan.

TASK 2. MEETINGS AND COORDINATION

In order to provide ongoing support and communication with the City and applicant, PlaceWorks is requesting additional funds to cover meetings and coordination.

TASK 3. BIOLOGICAL RESOURCES SURVEY

Due to the changes in the specific plan boundary, which were made after ECORP conducted their initial field survey, ECORP is requesting additional funds to conduct another field survey. PlaceWorks has sufficient funds to cover ECORP's requested augment of $14,152. The project applicant team has approved the reallocation of the funds. Therefore, this work is not included in the requested budget augment.

Cost Estimate

PlaceWorks submits this cost estimate not to exceed **$61,165**, as shown in Table 1, *Cost Estimate,* for Tasks 1 and 2.

Table 1. Cost Estimate

TASK	COST
Task 1. Specific Plan	$30,000
Task 2. Meetings and Coordination	$31,165
Total	**$61,165**

Acknowledgment

This contract amendment shall remain valid for a period of 30 days from the time of submittal. If you have any questions regarding the contents of this proposal, please contact Mark Teague at 916.245.7500 ext. 2730 / mteague@placeworks.com. As a Principal, I am authorized to bind PlaceWorks and the project team to the contents of this proposal.

We look forward to working with you to bring about the successful completion of this project.

Respectfully submitted,

PLACEWORKS

Mark Teague, AICP
Principal Advisor, Land Use and Environmental Strategies

SUBJECT: Tri-Party Consulting Service Agreement for the Westpark Promenade (Tri-Pointe) project, substantial conformance Environmental Documentation

SUBMITTED BY: Abdu Lachgar, Principal Planner

PREPARED BY: Abdu Lachgar, Principal Planner

ACTION:
1. Authorize the City Manager to execute a Tri-Party Consultant Services Agreement (Attachment A) between the City of Wildomar, Tri-Pointe Homes, and EPD Solutions, Inc. for preparation of environmental documentation for the Westpark Promenade (Tri-Pointe) Project substantial conformance; and

2. Authorize the City Manager to execute a Consultant Services Agreement/Contract between the City of Wildomar and EPD Solutions, Inc. for preparation of environmental documentation for the Westpark Promenade (Tri-Pointe) Project substantial conformance, based on the proposed scope shown in Attachment B.

BACKGROUND:
The Planning Division is scheduled to receive a formal application package from Tri-Pointe Homes to amend the “Westpark Promenade (Tri-Pointe)” project. The project is projected to modify the existing approved Westpark Promenade project and is proposed to modify the residential product type; this will result in a reduction of units. The upcoming proposed project will require environmental documentation and analysis under California Environmental Quality Act (CEQA) for the proposed changes.

DISCUSSION:
In accordance with CEQA and the CEQA Guidelines, the Planning Division has determined that the proposed development project may qualify for an exemption under Section 15162 of the CEQA Guidelines but requires necessary analysis and preparation of documentation. Once this determination was made, staff asked our on-call CEQA consultant (EPD Solutions) to submit a Scope of Work and Budget to prepare the environmental documentation. Once received, the scope of work and budget were sent to the Applicant for review. Based on the information provided, the Applicant has agreed to move forward with the proposal. To move forward, City Council must approve a Tri-Party Services agreement between the City of Wildomar, Tri-Pointe Homes, and EPD Solutions, Inc.

The contract agreement for EPD Solutions, Inc. is proposed for a total compensation of a “not-to-exceed” amount of $49,795.00, with the standard City Attorney review fees ($5,303.00), the total cost to prepare the environmental documentation is $55,098.00. Staff review time falls under the entitlement applications and environmental fee already paid by the applicant. In

accordance with the provisions of the agreement, the Applicant is required to deposit 50% of the total cost ($27,549.00) within ten (10) business days after the effective date of the agreement. This will allow EPD Solutions Inc. to begin the process. Further, within thirty (30) business days after the effective date, the applicant is required to deposit the remaining 50% of the cost ($27,549.00). The estimated time frame to prepare and process the environmental documentation is approximately four (4) to six (6) months.

FISCAL IMPACT:
The cost associated with preparation of the environmental documentation is the sole responsibility of the Applicant, thus, there is no fiscal impact to the City's General Fund.

ATTACHMENTS:
Attach A - Wildomar Standard Tri-Party Agreement Form.docx
Attach B - EPD_Proposal_Westpark Wildomar_revised Final.pdf

TRI-PARTY CEQA DOCUMENT PREPARATION AND DEPOSIT AGREEMENT

This CEQA Document Preparation and Deposit Agreement ("Contract") is made and entered into as of **_____, 2026** by and among the City of Wildomar, a California municipal corporation, ("City"), Tri-Pointe Homes, ("Applicant"), and EPD Solutions, Inc. ("Consultant"). Hereafter, City, Applicant and Consultant may be collectively referred to as the "Parties."

RECITALS

A. The California Environmental Quality Act ("CEQA") [Public Resources Code § 21000 et seq.] makes lead agencies responsible for determining whether an Environmental Impact Report ("EIR"), a Mitigated Negative Declaration ("MND"), or Negative Declaration ("ND"), or exemption is to be required for any project. CEQA also provides that any such EIR, MND, ND, or exemption be prepared directly by, or under contract to, the legal agency.

B. Applicant is applying to the City for one or more land use approvals for that project ("Project") more particularly described in the "Project Description" attached hereto and incorporated herein by reference as Exhibit "A".

C. City is the lead agency under CEQA for the Project. Based on its preliminary review and consultation with Applicant, City has determined that an exemption, pursuant to Section 15183 of the CEQA Guidelines, and supporting analysis and documentation ("CEQA Document") is required for the Project to adequately assess its potentially significant impacts. Pursuant to Public Resources Code § 21080.1(a) City's determination that this particular CEQA Document required for the Project is final and conclusive.

D. Consultant is a qualified environmental and/or land use planning firm. City, in consultation with Applicant, has selected Consultant to prepare the CEQA Document and any related studies, surveys, and reports as may be required to comply with CEQA. Consultant has prepared a "Scope of Work" attached hereto and incorporated herein by reference as Exhibit "A", outlining the breadth of analysis and the tasks to be performed to prepare the CEQA Document.

E. Applicant and Consultant acknowledge that as the lead agency, City is responsible for complying with CEQA and the State CEQA Guidelines ("CEQA Guidelines") [14 Cal. Code Regs. § 15000 et seq], that the City is responsible for the adequacy of its environmental documents, that the City cannot rely on comments from other public agencies or private citizens as a substitute for work CEQA requires, and that this particular CEQA Document must reflect the independent judgment of the City. Applicant and Consultant further acknowledge that as a result of these responsibilities, the CEQA Document is to be prepared and completed to reflect City's independent

judgment, to comply with CEQA and the CEQA Guidelines, and to comport with all applicable professional standards.

F. CEQA authorizes City, as the lead agency, to charge and collect a reasonable fee from Applicant to recover the estimated costs incurred in preparing the CEQA Document and for procedures necessary to comply with CEQA regarding the Project. Applicant acknowledges that it is responsible for the payment of these costs as provided in this Contract.

G. City and Consultant acknowledge that CEQA and the CEQA Guidelines encourage the completion of the CEQA Document within certain time limits and that lead agencies should reduce delay and paperwork in the preparation of CEQA Documents.

H. Based on the foregoing Recitals, Applicant, City, and Consultant now desire to enter into this Contract for the preparation of the CEQA Document determined to be necessary for the Project.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the above recitals and the mutual covenant hereafter set forth, the parties agree as follows:

Article 1.0 Applicants Obligations

1.1 CEQA Document Costs. Applicant shall pay all costs incurred for the preparation and completion of the CEQA Document.

1.2 Consultant Charges. The consultant's estimated charge for services and reimbursable expenses for preparation and completion of the CEQA 15162 Document, including the required technical studies pursuant to that Consultant Services Agreement between Consultant and City, a copy of which is attached hereto as Exhibit B are **$49,795.00**.

1.3 City Charges. The city's estimated administrative charge, including work by the City Attorney, for review and processing of the CEQA Document is **$5,303.00**.

1.4 Deposits. Applicant acknowledges that the Consultant estimated charges, and the City estimated charges are estimates only and the actual costs may be higher. Applicant agrees to pay all Consultant charges and City charges even if those charges exceed the cost estimates provided in this Contract. To ensure timely payment and performance, Applicant shall deposit the Consultant's and City's estimated charges (Total Estimated Cost) with the City as follows:

1.4.1 Initial Deposit. Within ten (10) business days after the Effective Date of this Contract, the Applicant shall deposit **$27,549.00** with the City, being an amount equal to one half (1/2) of the Total Estimated Cost. Within thirty (30) business days after the Effective Date of this Contract, the Applicant shall deposit with the City the remaining

balance of the Total Estimated Cost, which is **$27,549.00**. At the Applicant's discretion, the entire amount may be paid in full at one time.

1.4.2 Subsequent Deposits. The applicant shall be responsible for making subsequent deposits with the City if necessary. At such time as the Initial Deposit is reduced to either ten percent (10%) of its original amount or $5,000, whichever is greater, City shall invoice the Applicant for a subsequent deposit in an amount determined to be sufficient by the City to complete the next logical phase of work on the CEQA Document. Applicant shall deposit the invoiced amount with City within ten (10) business days after receipt of such invoice.

1.4.3 Return of Excess Deposits. Any excess of the amount deposited over the actual cost incurred by City in connection with preparation of the CEQA Document shall be refunded by City to Applicant within 15 days from the date a Notice of Determination in connection with the subject proposed Project is filed with the County Clerk.

1.4.4 No Obligation for City to Complete. Applicant understands and agrees that City shall have no obligation complete the CEQA Document, consider the CEQA Documents for approval, or to pay or incur any costs related thereto, in the event that the Applicant fails to deposit the funds required under Article 1.0 of this Contract. In no event shall City have any responsibility to incur or pay any cost for the preparation and completion of the CEQA Document, or any other activities associated with public review, comment, and consideration (such as preparing, posting, and filing notices, circulating copies of the CEQA Documents, or reviewing and recommending the CEQA Document for approval), except to the extent that Applicant has provided the deposits and funds to pay for such activities as provided under this Contract.

1.5 Communication. Applicant hereby agrees that its officers, employees, contractors, agencies, or other representatives shall not communicate with, or discuss any matters relating to the CEQA Document with the Consultant engaged by City to prepare the CEQA Document without prior approval from the Planning Director or his duly authorized representative. Applicant further agrees that all questions regarding scheduling, content, or distribution of the CEQA Document, or any related matters, shall be addressed to the City staff, not the Consultant. The purpose of this provision is to ensure that the CEQA Document prepared will be objective and prepared on behalf of the City, and not a document prepared for purposes of advocating approval of the private proposed project to which it relates.

1.6 Representations. Applicant understands and acknowledges that, although City shall use reasonable efforts to see that the CEQA Document is completed in compliance with the requirements of CEQA and the State CEQA Guidelines, City does not guarantee, warranty, or in any way represent that the CEQA Document will or would be found legally valid by a court of competent jurisdiction in the event of a legal challenge to the CEQA Document by any litigant, and no term of this Contract is intended to be, or shall be, construed to express or imply such guarantee, warranty, or representation. Applicant further understands and acknowledges that neither City's receipt of the

amounts specified under this Contract from Applicant, nor any other term of this Contract, is intended to be, or shall be, construed to express or imply that City agrees or intends to assume or reimburse the cost of attorney's fees, or any other cost, expense or obligation, that would be incurred in undertaking, in whole or in part, the legal defense to any lawsuit or other legal action challenging the validity of the CEQA Document by any litigant.

1.7 Peer Review. Applicant agrees to pay all costs associated with peer review of any document prepared in connection with the CEQA Document if a valid public controversy arises with respect to the CEQA Document. Peer review shall be conducted by the Applicant hiring an environmental consulting firm approved by the City to critique the adequacy of the CEQA Document (or any technical document pertaining thereto) so that the appropriate approval body can make an informed decision with respect to the environmental effects of the Project. For purposes of this section, a valid public controversy shall mean any of the following:

(1) submission of other differing scientific opinions with respect to the CEQA Document;

(2) submission of credible evidence in opposition to evidence contained within the CEQA Document;

(3) submission of additional credible information which was omitted from the CEQA Document.

Article 2.0 Consultants Obligations

2.1 Preparation of CEQA Document. Consultant shall prepare the CEQA Document identified in Recital C of this Contract (i.e., 15162 Exemption), including the Final 15162/Response to Comments document.

2.2 Attendance at Public Hearings. The Consultant shall attend all public hearings in connection with the subject proposed Project.

2.3 City Documents. The City shall maintain ownership, custody and control over all documents prepared by Consultant including, but not limited to, all CEQA Documents.

2.4 Meetings. Both Applicant and Consultant agree not to hold meetings concerning the subject proposed Project without the City present.

Article 3.0 City Obligations

3.1 Review Materials. The City shall review and analyze all materials submitted in connection with the CEQA Documents as timely as practicable under the circumstances. City shall timely notify and work with Consultant regarding changes or modifications to any CEQA Documents.

3.2 Coordinate Meetings of Parties. The City shall use its best efforts to coordinate and arrange meetings between City, Consultant and Applicant from time to time as the need arises.

3.3 Submit to Approval Body. Upon the satisfactory completion of the CEQA Document and all other City application processing requirements, City shall submit the Project for a hearing to the appropriate approval body of the City.

Article 4.0 Indemnity

4.1 Indemnity. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Article 5.0 General Provisions.

5.1 Attorney's Fees. In the event any action is instituted to enforce the terms of this Contract, including any action to recover damages, to obtain injunctive relief, or to appeal any judgment or order of the court, the prevailing party in such action shall be entitled to entry of judgment for an amount equal to its reasonable attorneys' fees, expert witness fees and costs, and costs of suit in addition to such other relief to which it may be entitled. The provisions of this subsection shall in no way limit the scope of either party's obligations under this Contract.

5.2 Assignment. This Contract and any and all rights, duties and obligations set forth herein shall not be assigned or transferred by any party.

5.3 Amendments. This Contract may be amended only by a document in writing and signed by each of the parties to this Contract.

5.4 Entire Agreement. This Contract contains the entire agreement and understanding between the parties relating to the transaction contemplated hereby and all prior or contemporaneous agreements, understandings, representations and statements oral or written, are merged herein, and shall be of no force or effect. California law shall govern the interpretation and enforcement of this Contract.

5.5 Severability. If any covenant, term or condition of this Contract or any application thereof shall be invalid or unenforceable, the remainder of this Contract shall not be affected thereby.

5.6 Authority. The parties hereto warrant and represent that each has the legal right, power and authority to enter into this Contract and to perform all of its obligations hereunder and that the execution and delivery of this Contract have been duly authorized.

5.7 Effective Date of Contract. This Contract shall not become effective until the date it has been executed by the appropriate authorities of City, Consultant & Applicant.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the effective date set forth above.

"CITY"

City of Wildomar

By:

_____

Chris Mann, City Manager

"APPLICANT"

_____

By:

_____

Applicant Name and Title

CONSULTANT”

EPD Solutions, Inc.

By:

_____

Konnie Dobreva, JD, Vice President of Environmental Planning

ATTEST:

_____

Janet Morales Garcia, CMC
City Clerk

APPROVED AS TO FORM:

_____

Thomas D. Jex, City Attorney

EXHIBIT “A”

Project Description/Consultant Scope of Work and Budget

EXHIBIT “B”

Consultant Services Agreement

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

EPD Solutions Inc.

a California Corporation

AGREEMENT FOR SERVICES
BETWEEN THE CITY OF WILDOMAR, CALIFORNIA
AND EPD Solutions Inc.

This Agreement for Services ("Agreement") is entered into as of this _____ day of _____, 2025 by and between the City of Wildomar, a municipal corporation ("City") and EPD Solutions Inc., a California Corporation ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought from its established on-call CEQA Service Provider list, EPD Solutions Inc. (Consultant), a Scope of Services and Budget to prepare the required Environmental Document for the Westpark Promenade (Tri-Pointe) Project (PLN 26-XXXX) the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Service Provider, following submission of a Scope of Services and Budget for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

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

D. The Parties desire to formalize the selection of Service Provider for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

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

1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for the timeframe outlined in the Scope of Services (Exhibit A) or until the environmental documentation and determination is adopted by the Planning Commission and/or City Council.

2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

Scope of Services. Service Provider agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Service Provider shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Service Provider to continue performing the Services.

3. ADDITIONAL SERVICES.

Service Provider shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

4. D. COMPENSATION AND METHOD OF PAYMENT.

Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "A" "Compensation" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ninety six thousand, three hundred sixty dollars ($96,360), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Each month Service Provider shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges in the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-Service Provider contracts. Sub-Service Provider charges shall be detailed in the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "A" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Service Provider to determine whether the work performed, and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.

Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

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

5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Service Provider's work under this Agreement, either during performance or when completed. City shall reject or finally accept Service Provider's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Service Provider's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Service Provider's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

Except as otherwise provided below, all documents, data, studies, drawings, maps, models, photographs and reports prepared by service provider (collectively, "Documents") under this Agreement are City's property. Service Provider may retain copies of such Documents as desired but will deliver all original materials to City upon City's written notice. City agrees that use of Service Provider's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. Service Provider warrants that all Documents it drafts and completes pursuant to this Agreement constitute original work. Specifically, Service Provider understands and agrees that use of artificial intelligence (AI) tools including, without limitation, ChatGPT, Microsoft's Bing Chat, Google's Bard, and Meta's LLMMA (Large Language Model Meta AI), in the performance of this Agreement does not constitute an original work, i.e., submitting Documents generated by such AI tools to City and representing it as Service Provider's original work constitutes a material breach of this Agreement, constitutes a false claim, and may also violate applicable intellectual property right laws including, without limitation, United States Copyright Law. Accordingly, and notwithstanding any other provision of this Agreement as to ownership, City specifically rejects ownership of such Documents. Service Provider is required to indemnify and defend City to the fullest extent allowed by applicable law should it violate this Section.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement, Service Provider's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

7. SERVICE PROVIDER'S BOOKS AND RECORDS.

Service Provider shall maintain any and all documents and records demonstrating or relating to Service Provider's performance of the Services. Service Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Service Provider pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures.

Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Service Provider's address indicated for receipt of notices in this Agreement.

Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

8. INDEPENDENT CONTRACTOR.

Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Nothing in this Agreement may be construed to be inconsistent with this relationship or status. Service Provider shall not at

any time or in any manner represent that it or any of its agents or employees are agents or employees of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

Service Provider shall perform all Services 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. Service provider shall be solely responsible for the means, methods, techniques, sequences and procedures in performance of Services. The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Any terms within this Agreement regarding City directives apply to a concern the result of Service Provider's provision of service and not the means, methods, or scheduling of the Service Provider's work. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

Neither Service Provider, nor any of Service Provider's officers, employees or agents, shall obtain any privileges or rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Service Provider expressly waives any claim Service Provider may have to any such benefits, privileges or rights.

9. STANDARD OF PERFORMANCE.

Service Provider represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Service Provider shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Service Provider shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Service Provider under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Service Provider's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Service Provider shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Service Provider shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Service Provider to comply with this section.

11. PREVAILING WAGE LAWS

It is the understanding of City and Service Provider that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, "construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

12. NONDISCRIMINATION.

Service Provider shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

13. UNAUTHORIZED ALIENS.

Service Provider hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Service Provider so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Service Provider 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.

14. CONFLICTS OF INTEREST.

Service Provider 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 Service Provider's performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider 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 understands and acknowledges that Service Provider is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Service Provider is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide 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 Service Provider gives City notice of such court order or subpoena.

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

Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Service Provider shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Service Provider, or by any individual or entity for which

Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider.

(c) Indemnification from Sub-Service Providers. Service Provider agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every sub-Service Provider or any other person or entity involved by, for, with or on behalf of Service Provider in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Service Provider fails to obtain such indemnity obligations from others as required herein, Service Provider agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Service Provider and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

17. INSURANCE.

Service Provider agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Service Provider agrees to provide City with copies of required policies upon request.

18. ASSIGNMENT.

The expertise and experience of Service Provider are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Service Provider under this Agreement. In recognition of that interest, Service Provider shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Service Provider's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and

shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Service Provider, in the performance of its duties pursuant to this Agreement, may utilize sub-contractors.

19. CONTINUITY OF PERSONNEL.

Service Provider shall make every reasonable effort to maintain the stability and continuity of Service Provider's staff and sub-contractors, if any, assigned to perform the Services. Service Provider shall notify City of any changes in Service Provider's staff and sub-contractors, if any, assigned to perform the Services prior to and during any such performance.

20. TERMINATION OF AGREEMENT.

City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Service Provider. In the event such notice is given, Service Provider shall cease immediately all work in progress.

Service Provider may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

If either Service Provider or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Service Provider, or City may terminate this Agreement immediately upon written notice.

Upon termination of this Agreement by either Service Provider or City, all property belonging exclusively to City which is in Service Provider's possession shall be returned to City. Service Provider shall furnish to City a final invoice for work performed and expenses incurred by Service Provider, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider for any work performed after the date of default. Instead, the City may give notice to Service Provider of the default and the reasons for the default. The notice shall include the timeframe in which Service Provider may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Service Provider is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Service Provider does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Service Provider's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

22. EXCUSABLE DELAYS.

Service Provider shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Service Provider. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Service Provider in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by telecopier or certified mail, postage prepaid and return receipt requested, addressed as follows:

To City:
City of Wildomar
Attn: City Manager
23873 Clinton Keith Rd., Suite 110
Wildomar, CA 92595

To Service Provider:
_____
_____
_____
_____, CA _____

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Wildomar Municipal Code.

27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Service Provider and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager's contracting authority under the Wildomar Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

29. 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 nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

31. ATTORNEY'S FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Service Provider and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby, and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

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

CITY OF WILDOMAR

_____
Chris Mann
City Manager

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

"SERVICE PROVIDER"
EPD Solutions, INC.
By: EPD Solutions

_____
Name: Konnie Dobreva

Its (Title): Vice President of Environmental Planning

NOTE: SERVICE PROVIDER'S SIGNATURE SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO SERVICE PROVIDER'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF _____

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

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

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A" - CONSULTANT SCOPE OF WORK AND BUDGET

Exhibit B

Insurance Requirements

Service Provider shall procure and maintain, for the duration of the Agreement, 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 Service Provider, its agents, representatives, or employees.

I. 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 $1,000,000 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 Service Provider 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 Service Provider provides written verification it has no employees)

4. Professional Liability (Errors and Omissions) Insurance appropriate to the Service Provider's profession, with limit no less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of Agreement work. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the Agreement of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, the Service Provider must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work. A copy of the claims reporting requirements must be submitted to the City for review.

If the Service Provider 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 higher limits maintained by the Service Provider. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

II. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

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 Service Provider 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 Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

III. Primary Coverage

For any claims related to this Agreement, the Service Provider's insurance coverage shall be primary insurance coverage 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 Service Provider's insurance and shall not contribute with it.

IV. Notice of Cancellation

Service Provider shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Service Provider shall forthwith obtain and submit proof of substitute insurance.

V. Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider 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. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

VI. Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Service Provider to 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.

VII. 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.

VIII. Verification of Coverage

Service Provider shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Service Provider'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.

IX. Subcontractors

Service Provider shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Service Provider shall ensure that City is an additional insured on insurance required from subcontractors.

X. 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.

E | P | D
SOLUTIONS, INC

WHERE EXPERIENCE AND PASSION MEET

Our integrated services offer end-to-end expertise, ensuring the seamless implementation of a cohesive strategy. We deliver the best solutions for the environment, community and economic value.

Due Diligence

Entitlements & Project Management

Environmental Planning

Development & Construction Management

Policy Planning

Technical Services

epdsolutions.com | 949.794.1180
3333 Michelson Drive, Suite 500, | Irvine, CA 92612

Prepared for:

City of Wildomar
23873 Clinton Keith Road Suite 110
Wildomar, CA 92595
Contact: Robert Flores
Email: rflores@wildomar.gov
Phone: (951) 530-7169

Prepared by:

EPD Solutions, Inc.
contracts@epdsolutions.com
Phone: (949) 794-1180

PROJECT OVERVIEW

Project Name:
Westpark Wildomar

Project Location:
APN: 376-510-002, 376-510-003
City of Wildomar, County of Riverside

Managing Jurisdiction:
City of Wildomar

Proposed Services:
Environmental Planning & CEQA Compliance
Technical Services

May 6, 2026

Dear Robert,

Thank you for the opportunity to submit this proposal to prepare CEQA documentation for the proposed Westpark Promenade Project located across Assessor Parcel Numbers (APNs) 376-510-002 and -003 in the City of Wildomar. EPD understands that the project applicant proposes to develop 141 residential units on an approximately 9.22-net acre undeveloped site. The City of Wildomar seeks a consultant to prepare a Section 15162 Consistency Analysis and supporting Initial Study Checklist that evaluates the project pursuant to CEQA and demonstrates consistency with the City's Westpark Promenade Environmental Impact Report (EIR) and compliance with applicable local, State, and federal regulations.

Because the project is consistent with the General Plan and appears to be consistent with the development assumptions analyzed in the certified EIR it is anticipated to qualify for streamlined environmental review pursuant to CEQA Guidelines Section 15162. Under this approach, the analysis will focus on confirming that the project is within the scope of the certified EIR and evaluating whether any conditions requiring subsequent environmental review under CEQA Guidelines Section 15162 are triggered. EPD has reviewed the mitigation measures identified in the certified EIR's Mitigation Monitoring and Reporting Program (MMRP) and determined that implementation of these measures—particularly those related to biological and cultural resources—will be sufficient to address potential environmental impacts, and that no additional technical studies are required.

Based on our experience with projects in the City, the available technical information, and the current status of project design, EPD estimates that the entitlement and CEQA process can be completed in approximately five months, including hearings. This schedule assumes approximately two months to prepare the Section 15162 Consistency Analysis and Initial Study Checklist, followed by one month of agency review and revisions in coordination with City staff, and subsequent public hearings. EPD remains flexible and prepared to adjust the schedule as needed to align with the City's requirements and project needs.
Thank you for your consideration.

Sincerely,

EPD Solutions, Inc.

Jeremy Krout
President/CEO

METHOD OF APPROACH

PROJECT DESCRIPTION

The Project site is located south of Depasquale Road, encompassing approximately 9.22 gross acres across APNs 376-510-002 and -003. The Project site is vacant and undeveloped, with no existing structures. Surrounding land uses include residential development to the north and east, vacant undeveloped land to the west, and vacant land and I-15 to the south. The site is designated Very High Density Residential (VHDR) (14-20 du/ac) by the City of Wildomar General Plan land use map and is currently zoned General Residential (R-3).

The proposed development includes development of 141 duplex homes (10.3 du/acre). The Project would also include associated improvements such as landscaping, parking, a private roadway, common and private open space areas, and utility and stormwater infrastructure.

The proposed project will require discretionary approvals from City of Wildomar to allow for the proposed residential development. Specifically, entitlements are expected to include Major Development Review.

PROJECT APPROACH

The proposed project is within the density assumptions and is anticipated to be consistent with the PA 13-0082 Westpark Promenade and its certified EIR. Accordingly, the project will be evaluated to determine whether any of the conditions requiring subsequent environmental review under CEQA Guidelines Section 15162 are triggered and the checklist will provide a determination regarding the appropriate level of CEQA compliance, including whether no further environmental review, an addendum, a supplemental EIR, or a subsequent EIR is required pursuant to CEQA Guidelines Sections 15162 through 15164. EPD Solutions has conducted a comprehensive review and analysis of the applicable mitigation measures identified in the EIR's Mitigation Monitoring and Reporting Program (MMRP) and has determined that no additional technical studies are required. Implementation of the mitigation measures adopted in the underlying EIR will be sufficient to address potential environmental impacts associated with the project, particularly those related to biological resources and cultural resources which require preconstruction and construction monitoring. A trip generation analysis is proposed to demonstrate the project's consistency with the certified EIR's assumptions. Based on this evaluation, the project would be consistent with CEQA Guidelines Section 15162, and this approach is reflected in the scope of work proposed below.

SCOPE OF WORK

TASK 1. PROJECT INITIATION

Task 1.1. Project Kickoff Meeting

Upon receipt of the signed contract, EPD will facilitate a kickoff meeting with the project team and Lead Agency staff. During this meeting, EPD will define the project scope, objectives, and key deliverables to ensure alignment among all participants.

Team members will be introduced, and their roles and responsibilities will be clarified. The project timeline, milestones, and dependencies will be reviewed to provide a clear roadmap for the project.

Communication protocols, including the frequency of meetings, reporting mechanisms, and escalation procedures, will be established to ensure effective coordination.

EPD will identify potential risks and develop mitigation strategies to address them.

Key topics to be discussed during this meeting may include the following:

1. Outline communication protocols
2. Refine project schedule
3. Confirm existing and past uses of the site
4. Review of project design, including, but not limited to:
    - Preliminary plans and design specifications
    - Phasing information
    - Construction and operational parameters
    - Discuss any other pertinent information that would guide the project description
5. Discuss parameters of any project alternatives/variations the City is considering
6. Obtain technical studies completed for the project; and
7. Discuss the preparation of new technical studies, along with any data requirements/needs for initiating technical analyses.
8. Identify relevant community and agency stakeholders.

We will also confer with the project team during this early process to discuss the potential environmental impacts of the proposed project. This upfront evaluation of impacts will allow the project team to consider project design features that would minimize environmental impacts.

EPD Staff will work closely with City of Wildomar's Staff to ensure the project follows the CEQA pathway that best suits the project. During this collaboration with City of Wildomar's Staff, EPD will identify any opportunities for increased efficiencies in the CEQA process.

Task 1.2. Project Description

Prior to the initiation of the environmental document, EPD will develop a detailed project description. One of the keys to successful CEQA compliance is a clear definition of the project and its components. The project description will be drafted to describe the full scope of project improvements, implementation schedule and phasing, infrastructure requirements, construction process, and any offsite improvements required for implementation and operation of the proposed project, including maps depicting the project footprint.

The budget for this task assumes that the Applicant will supply EPD with all necessary georeferenced and projected technical files and plans. Prior to beginning preparation of the 15162 analysis, the draft Project Description will be circulated to the City and project team for review and comment. One round of revisions is assumed.

TASK 2. PREPARATION OF TECHNICAL STUDIES

Task 2.1. Traffic Impact Analysis

Task 2.1.1. Trip Generation Analysis

A trip generation analysis will be prepared to estimate the number of daily, AM peak hour and PM peak hour trips generated by the project. Trip rates from the Institute of Transportation Engineers (ITE), Trip Generation, 12th Edition will be utilized in the analysis. The trip generation will include all necessary adjustments including calculation of passenger car equivalent (PCE) for truck trips as well as pass-by and internal trip capture, as appropriate. The project trip generation will be compared to the previous trip generation for the project area, as analyzed in the PA 13-0082 Westpark Promenade Draft and Final EIRs, prepared in 2016. A trip generation comparison memo will be prepared and submitted to the City for review. One revision to the memo will prepared in response to City comments.

TASK 3. CEQA 15162

Task 3.1. Administrative Draft - 15162

EPD will prepare a CEQA Guidelines Section 15162 consistency analysis to evaluate whether modifications to the proposed project or changes in surrounding circumstances require additional environmental review beyond the previously certified CEQA document. The analysis will review the approved project and prior environmental documentation, summarize applicable mitigation measures and findings, and assess whether substantial changes to the project, substantial changes in circumstances, or new information of substantial importance would result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts. EPD will utilize the CEQA Appendix G Environmental Checklist format to evaluate potential environmental effects and document consistency with the prior CEQA analysis. Based on the findings, the document will provide a determination regarding the appropriate level of CEQA compliance, including whether no further environmental review, an addendum, a supplemental EIR, or a subsequent EIR is required pursuant to CEQA Guidelines Sections 15162 through 15164.

EPD will prepare an Initial Study (IS) checklist for the project addressing each of the environmental resource areas and through this effort evaluate the applicability of Section 15162 to the project. EPD will apply the applicable standard environmental checklist to assess any potential environmental impacts.

An administrative draft of the 15162 Checklist and Justification will be provided to the City and with permission, to the project team for review. One round of review is assumed.

Task 3.2. Screencheck Draft - 15162

City and project team comments will be incorporated into an updated Screencheck Draft 15162 Checklist and subsequently distributed to the City of Wildomar for review. One round of review for the City of Wildomar is assumed.

Task 3.3. Public Draft - 15162

Section 15162 does not require a public circulation of the tiering document, however, EPD will prepare a Public Draft 15162 Checklist and Justification for inclusion in the City of Wildomar's staff report. As part of this task, EPD will also prepare a Mitigation Monitoring and Reporting Program (MMRP) for the project, which will incorporate the General Plan EIR mitigation measures applicable to the project.

TASK 4. MEETINGS AND PUBLIC HEARINGS

Task 4.1. Meetings

To effectively manage the costs of the project, EPD will attend half-hour bi-weekly conference calls (briefings) to update the Client on upcoming deliverables and discuss any potential issues that may impact the scope of work for the approximately 4-month duration of the project. EPD will draft agendas in advance of these meetings and deliver minutes via email to the entire project team. The minutes will identify action items and the responsible party to implement said action item. In addition to standing meetings, EPD will be available to the City staff to answer questions, address concerns, or to clarify issues as they arise. If the CEQA schedule extends beyond 4 months, an additional budget may be required.

TASK 5. CEQA PROJECT MANAGEMENT AND COORDINATION

EPD's CEQA project manager will coordinate closely with the project team and City of Wildomar staff to ensure that the CEQA document and associated documents delivered to the City of Wildomar are legally defensible, accurate, and useful to decision makers considering the approval of the project. The project manager will also coordinate with City of Wildomar staff throughout the process not only to streamline the CEQA process, but to avoid or anticipate any changes that could result in delays.

The project manager will be the key contact for the project team and City of Wildomar, and will be responsible for managing (1) CEQA document task scheduling and assignment, management of resources, monitoring of costs, and schedule adherence; (2) consultation and coordination with local and state agencies relative to the environmental document and the environmental review process; (3) coordination and communications with the project team and City of Wildomar staff to ensure that their policies, procedures, and any applicable codes are complied with and, where applicable, are incorporated into the CEQA document; and (4) ensuring that the environmental review process and the CEQA document satisfy the statutes and guidelines of CEQA and CEQA procedures.

This scope of work assumes ongoing project management at an estimated 1 hour/week for the Project Manager and 1 hour/month for the principal-in-charge for the duration of the schedule as estimated in this proposal, excluding public review periods.

PROPOSED BUDGET

Proposed Scope of Work:
EPD Solutions, Inc. will perform its professional services in the manner identified in the Scope of Services for the identified fixed fees and budgeted items, excluding direct expenses. Services provided on a time and materials basis or additional services will be charged based on the hourly billing rates in the attached EPD Schedule of Fees.

Task #	Tasks	Fee Type	Fee
1.	**Project Initiation**		
1.1	Project Kickoff Meeting	Fixed Fee	$1,560
1.2	Project Description	Fixed Fee	$5,015
2.	**Preparation of Technical Studies**		
2.1	**Traffic Impact Analysis**		
2.1.1	Trip Generation Analysis	Fixed Fee	$3,950
3.	**CEQA 15162**		
3.1	Administrative Draft – 15162	Fixed Fee	$21,240
3.2	Screencheck Draft – 15162	Fixed Fee	$4,440
3.3	Public Draft – 15162	Fixed Fee	$3,360
4.	**Meetings**		
4.1	Meetings	Not to Exceed	$3,930
5.	**CEQA Project Management and Coordination**	Not to Exceed	$6,050
Estimated Expenses		Not to Exceed	$250
TOTAL			**$49,795**

ASSUMPTIONS

Our cost estimate provided is based on the outlined scope of services, the anticipated schedule, and the following assumptions:

- Validity Period: The cost estimate is valid for up to 60 days from the date of submittal. After this period, the estimate may be subject to revision.
- Task Budget: Costs have been allocated to individual tasks to determine the total project budget. A “Not to Exceed” dollar amount is provided for each task, except where explicitly indicated as a “Fixed Fee.”
- Additional Meetings or Work: If additional meetings, site visits, or services beyond those described in the scope of work are requested or required, amendment `of the budget such as a change order will be necessary to cover such additional work.
- Expense Budget: If an estimated reimbursable expense budget is included, it covers direct project expenses such as mileage, reprographics and deliveries to the agency. Agency fees are not included in the budget.

- Document Review/Revisions: The scope of work assumes a limited number of review cycles of administrative draft versions. Additional review cycles/versions beyond the stated assumptions will be additional work and will constitute additional work, requiring a budget amendment.
- Budget Reallocation: At EPD's sole discretion, we reserve the right to reallocate costs among tasks, as needed, provided the total budget is not exceeded. Any unexpended budget will be invoiced in the final invoice.
- Subconsultant Substitutions: EPD reserves the right to substitute subconsultants at its sole discretion if necessary.
- Project Delays: If a delay of 90 days or more occurs due to circumstances beyond our control after project initiation, EPD reserves the right to adjust our budget to account for additional project management needs, updated labor rates, and other related costs.

Thank you again for your consideration and interest in EPD Solutions, Inc. If this proposal and Provision of Agreement are acceptable, please return a signed copy to us prior to the start of work. Should you have any questions, please do not hesitate to contact the EPD Contracts Team at contracts@epdsolutions.com or (949) 794-1180.

AGREED AND ACCEPTED

Provider:
EPD Solutions, Inc.

Signature:_____

Name:_____

Title:_____

Date:_____

Client:
City of Wildomar

Signature:_____

Name:_____

Title:_____

Date:_____

Billing Contact:_____

Billing Email:_____

PROVISIONS OF AGREEMENT

City of Wildomar ("Client") and Environment Planning Development Solutions, Inc. ("Consultant") agree that the following Provisions of Agreement ("Provisions") shall be part of the agreement to Client dated May 6, 2026 for the services described therein ("Project") to which these Provisions are attached and both shall be considered and constitute the "Agreement" referenced herein.

I. MUTUAL RESPONSIBILITIES:

1. Client and Consultant agree to cooperate with each other in order to fulfill their responsibilities and obligations under this Agreement. Both Client and Consultant shall endeavor to maintain good working relationships among members of the project team.

2. Ownership of Instruments of Service**:** All documents prepared or furnished by Consultant pursuant to this Agreement are Consultant's Instruments of Service, have been prepared for use solely with respect to this Project, and Consultant shall retain an ownership and property interest therein. Consultant grants Client a license to use Consultant's Instruments of Service for the purpose of constructing, occupying and maintaining the Project. Reuse or modification of any such documents by Client, without Consultant's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold Consultant harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

   Client acknowledges that Consultant's Instruments of Service may be stored and delivered to Client and others in electronic files ("Data"), and that anomalies and errors can be introduced into the Data when it is transferred or used in conjunction with incompatible computer equipment or software. Consultant's Data is being furnished "as is" and Consultant shall have no duty to modify or update the Data unless a part of the approved Project. Consultant reserves the right to retain an archival paper or electronic copy of the Data delivered to Client or the general contractor which shall be referred to and shall be conclusive proof and govern in all disputes over the form or content of the Data furnished by Consultant.

   If Consultant is not paid in full for all its services, Client shall, upon demand, return Consultant and Consultant's sub-consultants Instruments of Service and refrain from using Instruments of Service for any purpose whatsoever.

II. CONSULTANTS RESPONSIBILITIES:

1. Consultant will perform its professional services in the manner identified in the Agreement for the identified fixed fees and budgeted items, excluding direct expenses. Services provided on a time and materials basis or additional services will be charged based on the following hourly billing rates:

List of Standard Hourly Rates	
Position Level	Hourly Rate
President; Principal; Sr. Vice President; Vice President	$350 - $425
Principal Planner; Director; Sr. Director	$265 - $350
Senior Project Manager; Senior Planner; Senior Engineer	$225 - $285
Project Manager; Associate II and III Planner; Associate Engineer; Sr. Analyst	$190 - $265
Junior Project Manager; Assistant Project Manager; Associate I Planner; Assistant Planner; GIS Specialist; Sr. Support Staff	$165 - $210
Analyst; Junior Engineer; Technical Editor; Sr. Project Coordinator	$150 - $175
Project Coordinator; Drafter; Assistant Analyst; Biologist	$135 - $165
Support Staff	$100 - $150

Once the maximum fee is reached, Consultant will stop work unless Consultant and Client agree to increase the maximum fee amount or Client agrees to pay for additional services in accordance with Consultant's billing rates identified herein.

This rate schedule is subject to change due to the granting of wage increases and/or other employer benefits to field or office employees during the lifetime of this agreement.

2. Document printing and preparation may be billed directly to Client's account at the printing company at no additional administrative cost. Consultant administrative cost at cost plus fifteen percent (15%) will be billed when under Consultant's account. All other reimbursable expenditures will be invoiced at cost plus fifteen percent (15%) handling fee. Sub-consultant costs not covered under this Agreement will be billed at cost plus twenty-five percent (25%). Mileage will be billed at the standard Federal rate as provided under Internal Revenue code.
3. Standard of Care: Consultant's services shall be provided consistent with and limited to the standard of care applicable to such services, which is that Consultant shall provide its services consistent with the professional skill and care ordinarily provided by members of the same profession practicing in the same or similar locality under the same or similar circumstances. Such standard of care is not a warranty or guarantee and Consultant shall have no such obligation.
4. This Agreement comprises the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by an authorized representative of both Client and Consultant.
5. If any of the provisions of this Agreement shall be finally determined to be invalid or unenforceable in whole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon Client and Consultant hereto. Client and Consultant agree to reform this Agreement to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.
6. If the scope of services includes Consultant's assistance in applying for governmental permits or approvals, Consultant's assistance shall not constitute a representation, warranty or guarantee that such permits or approvals will be acted upon favorably by any governmental agency.
7. Governing Law: The laws of the state in which the Project is located shall govern the validity and interpretation of this Agreement.

Construction Observation: Consultant shall visit the project at intervals appropriate in the Consultant's professional opinion, or as otherwise required by Client and agreed upon by Consultant, during construction to become generally familiar with the progress and quality of contractor's work and to determine if the work is proceeding in general accordance with the Contract Documents. Client has not retained Consultant to make detailed inspections or to provide exhaustive or continuous project review and observation services. Consultant does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier, or any other entity furnishing materials or performing any work on the project.

If Client desires more extensive project observation or full-time project representation, Client shall request such services be provided by Consultant as Additional Services in accordance with the terms of this Agreement.

It is agreed that Consultant's services under this Agreement do not include project observation, review of contractor's performance or any other construction phase services. Client assumes all responsibility for all construction phase services including, **but not limited to**:

a. Submittal review and approval
b. Contract document interpretation
c. Site observations
d. Change order review and approval
e. Review and approval of contractor payment applications
f. Certificates of substantial and final completion
g. Preparation and disposition of punch lists
h. Responding to contractor requests for information
i. Administration of any operational and maintenance training including collection operational and training manuals

Client waives any claims against Consultant that may be in any way connected with Client's decision not to retain Consultant to perform construction phase services. Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Consultant, its officers, directors, employees and sub-consultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to Contract Documents to reflect changed field or other conditions.

Client, Client's contractors or subcontractors, or anyone for whom Client is legally liable shall assume full responsibility for the results of any changes made to the Contract Documents by persons other than Consultant during construction. Client agrees to waive any claims against Consultant and to release Consultant from any liability arising directly or indirectly from such changes.

Contract Documents Definition: The Contract Documents consist of the agreement, conditions of the contract (general, supplementary and other conditions), drawings, specifications, addenda issued prior to execution of the Agreement, other documents and modifications issued after execution of the Agreement.

8. Jobsite Safety: Consultant shall not supervise, direct or have control over general contractor or its subcontractors, regardless of tier, any employee or agent thereof (hereinafter "Contractor") work. Consultant shall not have authority over or responsibility for the construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work of Contractor. Consultant does not guarantee the performance of the construction contract by Contractor and does not assume responsibility for Contractor's failure to furnish and perform its work in accordance with the Construction Documents.

III. CLIENT'S RESPONSIBILITIES

1. Client acknowledges that its right to utilize reports and other documents of Consultant provided pursuant to this Agreement will continue only so long as Client is not in default, pursuant to the terms and conditions of this Agreement, and Client has performed all its obligations under this Agreement, including but not limited to payment for services rendered.
2. Client further agrees to waive all claims against Consultant resulting in any way from any unauthorized changes, use or reuse of the electronic files for any other project by anyone other than Consultant.
3. All fees and other charges due Consultant will be billed monthly and shall be due at the time of billing unless specified otherwise in this Agreement.
4. Consultant will provide Client with monthly invoices for services rendered and costs advanced. Client agrees that all billings from Consultant to Client are correct and binding on Client unless Client, within ten (10) days from the date of receipt of such billing, notifies Consultant in writing of alleged inaccuracies, discrepancies, or errors in billing.
5. Client agrees to pay a monthly late payment charge, which will be the lesser of one and one-half percent (1-1/2%) per month or a monthly charge not to exceed the maximum legal rate, which will be applied to any unpaid balance commencing thirty (30) days after the date of the billing. If Client notes any inaccuracies, discrepancies, or errors in billing pursuant to Article III, late fees shall only apply beginning on the thirty-one (31) days after the inaccuracies, discrepancies, or errors have been corrected.

IV. OWNERSHIP AND USE OF DOCUMENTS AND DATA

1. Survival: Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled hereunder and termination of this Agreement.

V. RISK ALLOCATION

1. Waiver of Consequential Damages: Notwithstanding any other provisions in this Agreement, Client and Consultant each waive any incidental, indirect or consequential damages against the other party arising out of or connected in any way to the Project or this Agreement. Notwithstanding anything to the contrary set forth herein, the foregoing waiver shall not apply if the consequential damages are covered by Consultant's insurance policy.
2. Indemnity: Consultant and Client each agrees to indemnify and hold harmless the other (Indemnitor and Indemnitee), and its respective principals, officers, directors, partners, employees, and any other entity or person for which Indemnitor and Indemnitee is legally liable, from and against any damages, losses, liabilities, judgments, settlements, expenses, and costs (including reasonable and necessary attorneys' fees, costs and expenses recoverable under

applicable law), that Indemnitee incurs as a result of third party claims, demands, actions, suits or matters connected therewith, to the extent caused by the negligent acts, errors or omissions, or willful misconduct of Indemnitor in the performance of services under this Agreement and any other entity or person for which the Indemnitor is legally liable. Indemnitor agrees use commercially reasonable efforts to obtain executed indemnity agreements with provisions identical to those set forth in this indemnity provision from each and every consultant it retains. In no event shall the indemnification obligation extend beyond the date when the institution of legal or equitable proceedings for professional negligence would be barred by any applicable statute of repose or statute of limitations. Indemnitor is not obligated to indemnify and hold harmless Indemnitee for its active or sole negligence, or willful misconduct.

If the project is in California, notwithstanding the foregoing, if Indemnitor's obligation to indemnify arises out of Indemnitor's performance of services for the Project as a "design professional," as that term is defined in California Civil Code Section 2782.8, Indemnitor's indemnity obligation shall be limited in accordance with the provisions of Section 2782.8 as it was in effect as of the date of this Agreement.

If the project is not in California, Notwithstanding any language to the contrary in this Indemnity, Indemnitor shall only be required to reimburse Indemnitee for its reasonable defense fees, costs, and expenses in direct proportion to Indemnitor's negligence on a percentage basis as ultimately determined by a court of competent jurisdiction and further, only to the extent such fees, costs, and expenses were directly attributable to Indemnitee's defense of a suit based on Indemnitor's actual negligence. Indemnitor is not obligated to indemnify the Indemnitee for Indemnitee's own negligence or willful misconduct.

3. Waiver of Personal Liability: It is intended by the parties to this Agreement that Consultant or its sub-consultant(s) services in connection with this Project shall not subject Consultant's or its sub-consultant(s) individual employees, officers or directors to any personal legal exposure for the risks associated with the Project or this Agreement, or any Addenda. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Consultant, a California corporation or its incorporated sub-consultant(s), and not against any of Consultant or its sub-consultant(s) individual employees, officers or directors.

4. Consultant will be legally liable for only the services expressly undertaken pursuant to this Agreement, and not otherwise. Consultant will not be legally liable for the providing of, or the failure to provide other services, even if information from others is incorporated into Consultant's instruments of service for ease of reference or otherwise. Further, and without limitation, Consultant will not be responsible for delays or other matters beyond its reasonable control; for inaccurate information provided to it by Client or other reasonably reliable sources; for site conditions of which it was not informed; for hazardous materials or toxic substances at the Project site; for construction means, methods, techniques, sequences or procedures, including without limitation excavation, shoring, demolition or erection procedures or construction safety precautions and programs; for the timeliness or quality of contractor performance or for the failure of any contractor to perform work in accordance with the Project's construction documents; or for actions or inaction of third parties including other consultants, utility companies and governmental or quasi-governmental agencies.

5. Limitation of Liability: To the extent permitted by law, the total liability, in the aggregate, of Consultant and its employees, officers, directors, members, partners, agents, and consultants, to Client, its subsidiary and/or affiliated companies and its respective employees, officers, directors,

members, partners, agents and anyone claiming by, through, or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of, resulting from or in any way related to Consultant's services, the Project or this Agreement, or any addenda, from any cause or causes whatsoever, including but not limited to, negligence, strict liability, breach of express or implied contract or warranty shall not exceed a total amount of $50,000.

6. Certification: Consultant shall not be required to execute certificates, consents or reliance letters that would require knowledge, services or responsibilities beyond the scope of this Agreement, and shall not be required to sign any documents that would result in Consultant having to certify the existence of conditions whose existence Consultant cannot reasonably ascertain beyond its standard of care.

7. Unauthorized Changes to Plans: In the event Client, Client's contractors or subcontractors or anyone for whom Client is legally liable, makes or permits any changes to be made to any reports, plans, specifications or other construction documents prepared by Consultant without obtaining Consultant's prior written consent, Client agrees to waive any claim against Consultant and to release Consultant from any liability arising directly or indirectly from such changes. In addition, Client agrees (1) to the fullest extent permitted by law, to indemnify and hold harmless Consultant from any damages, liabilities or costs arising from such change, and (2) to include in any contracts for construction appropriate language that prohibits any contractor or subcontractors of any tier from making any changes or modifications to Consultant's construction documents without the prior written approval of Consultant and that further requires contractor to indemnify both Consultant and Client from any liability or cost arising from such changes made without such proper authorization.

VI. INSURANCE

1. Insurance: Consultant shall purchase business insurance as follows:

   a. Professional Liability Insurance, with prior acts coverage sufficient to cover the services performed under this Agreement, and policy limits in an amount of $1,000,000 each claim and $2,000,000 annual policy period aggregate limit.

      Consultant specifically agrees, pursuant to this Agreement, to waive any rights of recovery against Client because of any payment made to the extent coverage is provided by the policy.

   b. Commercial General Liability Insurance (ISO CG 0001 0413), or another equivalent occurrence-based policy form, including coverage for bodily injury and property damage liability arising out of premises, operations, completed operations, and products in addition to advertising injury and personal injury liability coverage with a per project limit of not less than $1,000,000 each occurrence and $2,000,000 general aggregate limit.

      Consultant specifically agrees, pursuant to this Agreement, to the following:

      i. Additional Insured Provision: Shall include Client and Client-designated additional insured(s), to the extent coverage is provided by the policy, caused in whole or in part by Consultant or those acting on Consultant's behalf. Additional insured coverage shall be provided by a combination of the CG2010 0413 and CG2037 12 19 endorsements, or other comparable endorsement(s).

      ii. Primary and Non-Contributory Provision: The insurance provided to Client-designated additional insured(s) is primary to other insurance, which covers such additional insured as a named insured, and will not share with that other insurance

to the extent coverage is provided by the policy. Primary and Non-contributory coverage shall be provided by CG2401 12 19, or other comparable endorsement.

iii. Waiver of Subrogation Provision: The insurance provided shall waive any rights of recovery against Client-designated additional insured(s), because of any payment made to the extent coverage is provided by the policy. Waiver of Subrogation provision shall be provided by CG2404 12 19, or other comparable endorsement.

c. Owned, Hired and Non-Owned Automobile Liability Insurance, with a limit of not less than $1,000,000 combined single limit for bodily injury and property damage liability arising out of the maintenance or use of any policy covered hired or non-owned automobile by Consultant or Consultant's employees in the course of Consultant's business.

Consultant specifically agrees, pursuant to this Agreement, to the following:

i. Additional Insured Provision: Shall include Client-designated additional insured(s), to the extent coverage is provided by the policy.

ii. Waiver of Subrogation Provision: The insurance provided shall waive any rights of recovery against Client-designated additional insured(s), because of any payment made to the extent coverage is provided by the policy.

d. Commercial Umbrella or Excess Liability Insurance (ISO CX or CU 00 01 04 13), or another equivalent occurrence-based policy form, on a follow form basis, with a limit of not less than $2,000,000 each occurrence and $2,000,000 general aggregate limit. Coverage shall be excess of commercial general liability, hired and non-owned automobile liability and employers' liability with such coverage being concurrent with underlying insurance.

e. Workers' Compensation Insurance, covering Consultant's employees in accordance with statutory requirements of all jurisdiction(s) in which Services are being performed and Employers' Liability Insurance in an amount of:

Bodily Injury by Accident:	$1,000,000	Each Accident
Bodily Injury by Disease:	$1,000,000	Policy Limit
Bodily Injury by Disease:	$1,000,000	Each Employee

Consultant specifically agrees, pursuant to this Agreement, to the following:

i. Waiver of Subrogation Provision: The insurance provided shall waive any rights of recovery against Client and other person(s) or organization(s) that Consultant is required by contract or agreement, because of any payment made to the extent coverage is provided by the policy. Waiver of subrogation provision shall be provided by WC 04 03 06 (Ed. 4-84) from the Workers' Compensation Insurance Rating Bureau or WC 00 03 13 (Ed. 4-84) from the National Council on Compensation Insurance, or other comparable endorsement.

f. Certificates of Insurance: Prior to the commencement of this Agreement and upon the renewal of any of the insurance policies required hereunder, Consultant shall furnish certificates of insurance to Client as evidence of the insurance listed in Article VI.

2. Compliance with Code: Consultant shall exercise due and reasonable professional care in observing those federal, state, and local codes, standards, statutes, and regulations applicable at the time Consultant renders service. Notwithstanding the foregoing, Consultant has no responsibility for the discovery, presence, handling, removal, or disposal of, or exposure of

persons to, hazardous materials or toxic substances in any form at the Project site. It is understood, however, that various codes and regulations are subject to varying and sometimes contradictory interpretation. Consultant shall exercise its professional skill and care consistent with, and limited to, the generally accepted standard of care to provide a design that complies with such regulations and codes.

VII. DISPUTE RESOLUTION

1. Except as provided in subdivisions (b) and (c), in an effort to resolve any conflicts that arise during the design or construction of the project or following completion of the project, Client and Consultant agree that all disputes between them arising out of or relating to this Agreement shall first be submitted to nonbinding mediation before an agreed-upon mediator. Mediation shall take place within 60 days of a written demand for mediation, with costs shared equally by both parties, unless otherwise agreed. If mediation does not result in a resolution, either party may proceed with litigation or arbitration as permitted by law.

   (b) Subdivision (a) shall not preclude or limit either party's right to file an action in small claims court if the amount in dispute falls within the court's jurisdiction.

   (c) Subdivision (a) shall not preclude or limit Consultant's right to record a mechanic's lien or other legal notice securing its right to payment, as permitted by applicable law.

2. Reliance on Information Provided by Others: Consultant shall be entitled to rely, without liability, on the completeness and accuracy of any and all information and data provided by Client, Client's consultants and contractors, and information from public records, without the need for independent verification. Notwithstanding the foregoing, Consultant shall use its reasonable judgment and experience in determining whether such reliance is advisable.

   Client will also require its consultants and contractors to promptly notify Client if its consultants or contractor(s) observes or becomes aware of faults or defects in documents prepared by Consultant and Client will provide prompt written notice to Consultant.

3. Assignment: Neither Consultant nor Client may assign its obligations, interests, or delegate its duties under this Agreement (including monies that are due or monies that may be due) without prior written permission of the other party, which consent shall not be unreasonably withheld.

4. Severability: If any of the provisions of this Agreement shall be finally determined to be invalid or unenforceable in whole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon Consultant and Client hereto. Consultant and Client agree to reform this Agreement to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

VIII. GENERAL PROVISIONS

1. Suspension of Services: Services may be suspended in the event of the following:
   a. A substantial failure of performance by either party.
   b. Any Client's payment is more than thirty (30) calendar days past due and Consultant shall have no liability to Client for delay or damage caused Client because of such suspension of services.

c. Before resuming services, Client shall pay Consultant all sums due prior to such suspension and expenses incurred in the interruption and resumption of Consultant's services. Consultant's fees for the remaining services and the time schedules shall be equitably adjusted.

d. If the Project is abandoned or suspended in whole or part for more than a cumulative ninety (90) calendar days or indefinitely postponed, either party may terminate this Agreement and Consultant shall be paid for all services provided.

e. If the Project is resumed after a delay of more than ninety (90) calendar days in the aggregate, Consultant shall be entitled to additional compensation for remobilization costs and the time schedules shall be equitably adjusted.

2. Termination: Either party may terminate this Agreement upon seven (7) working days' written notice to the other party, with or without cause. Said notice shall be deemed to be effective upon delivery to the other party. In the event of termination by Client, Consultant shall cease work at the time specified, or if no time is specified, at the end of the day on the day receipt of the notice. Consultant shall be paid in full for services performed and expenses incurred to date as reasonably agreed upon by both parties.

3. Third-Party Beneficiaries: Client and Consultant agree that services performed by Consultant under this Agreement are solely for the benefit of Client, and are not intended by either Client or Consultant to benefit any other person or entity including, but not limited to, the Project contractor and/or any of its subcontractors. Any such benefit is purely incidental and such other person shall not be deemed a third-party beneficiary of this contract.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.22
Meeting Date: May 13, 2026

SUBJECT: Approval of a Services Agreement with Infinity Technologies for Information Technology and GIS Support Services

SUBMITTED BY: Cory Gorham, Assistant to the City Manager

PREPARED BY: Cory Gorham, Assistant to the City Manager

ACTION:
Authorize the City Manager to execute a Services Agreement with Infinity Technologies for Information Technology and GIS Support Services and waive any informality or irregularity in the bid.

SUMMARY:
The City Council is being asked to approve a 3-year Services Agreement with Infinity Technologies to provide managed Information Technology (IT) and Geographic Information System (GIS) support services. Infinity Technologies is the City's current service provider and has supported the City since 2021. The proposed agreement will continue these services while enhancing service delivery, including increasing on-site support from two (2) days per week to three (3) days per week.

BACKGROUND:

The City of Wildomar currently contracts for IT and GIS support services to maintain daily operations, support staff, and ensure the reliability and security of the City's technology environment. Infinity Technologies has served as the City's IT and GIS provider since 2021, supporting the development and ongoing operation of the City's systems, infrastructure, and applications. The original agreement with Infinity Technologies was approved in May of 2021 for a three year term with two additional one year extensions. The City has exercised both extensions and the agreement is set to expire on June 1, 2026.

As the City's operational needs have evolved, including increased reliance on digital services, cybersecurity requirements, integration of GIS across departments, and increased staff size, the City initiated a Request for Proposals (RFP) process to evaluate service delivery options, cost effectiveness, and to ensure alignment with current and future priorities.

The RFP was released on March 24, 2026, and proposals were due on April 30, 2026. The RFP sought qualified firms capable of providing comprehensive services, including help desk support, infrastructure management, cybersecurity, GIS services, audio/visual support for public meetings, and an option for website development and maintenance.

As part of the process, the City conducted a staff survey to assess current service performance and identify areas for improvement. Key themes included the need for improved response times, enhanced cybersecurity, modernization of systems, and a more proactive service model.

Following receipt and evaluation of proposals, staff determined that Infinity Technologies remains best positioned to meet the City's operational needs due to its institutional knowledge, proven performance, competitive pricing, and ability to provide continuity of service without disruption.

DISCUSSION:

The selection of a managed IT and GIS services provider is a critical operational decision, as these services support nearly all City functions, including finance, community development, public works, engineering, and public-facing services. As such, reliability, responsiveness, and system continuity are essential to maintaining daily operations and delivering services to the community.

Following the issuance of the Request for Proposals (RFP) and receipt of eight qualified submissions, staff conducted a comprehensive evaluation process. Proposals were evaluated based on experience, technical approach, service delivery model, staffing, transition plan, and cost. While several firms demonstrated strong qualifications, Infinity Technologies was determined to provide the best overall value to the City when considering both operational continuity and long-term service delivery.

A key factor in this determination is Infinity Technologies' longstanding role as the City's current IT and GIS provider. Infinity Technologies has supported the City since 2021 and has developed a deep understanding of the City's systems, infrastructure, applications, and operational workflows . This institutional knowledge significantly reduces the risk typically associated with transitioning to a new provider, including potential service disruptions, delays in onboarding, and loss of system familiarity.

Unlike a new provider that would require a transition period to assess and learn the City's environment, Infinity Technologies proposes a "continuity and optimization" approach. This model allows services to continue uninterrupted while focusing immediately on validating system performance, addressing gaps, and implementing targeted improvements within the first 90 days. This approach aligns with the City's operational needs and minimizes risk during the contract transition period.

Infinity Technologies also provides a fully integrated IT and GIS service model, which is a key advantage for the City. Rather than treating GIS as a separate or siloed function, their approach embeds GIS services within the broader IT framework, allowing for better coordination, improved data integration, and enhanced support for cross-departmental workflows. This integration supports more efficient operations and enables data-driven decision-making across departments.

The proposed service delivery model includes a combination of on-site support, remote support, and specialized technical resources. The City will continue to receive 24/7 help desk support, proactive system monitoring, cybersecurity services, and infrastructure management. In addition, a dedicated on-site technician will serve as the primary point of contact for day-to-day support, troubleshooting, and

coordination with City staff.

Based on feedback received through the staff survey, staff identified a need for increased on-site presence to improve responsiveness and provide more direct support to departments. As a result, the proposed agreement includes an increase in on-site services from two (2) days per week to three (3) days per week. This enhancement is expected to improve service delivery by reducing response times for in-person issues, increasing staff accessibility to IT support, and strengthening coordination across departments.

Infinity Technologies also demonstrated a strong service delivery framework supported by defined Service Level Agreements (SLAs), performance tracking, and regular reporting. Their approach includes centralized service management, priority-based response protocols, and structured escalation procedures, ensuring accountability and transparency in service delivery. The firm also provides ongoing strategic planning support, including technology roadmaps, lifecycle planning, and budget forecasting, which aligns with the City's goal of transitioning to a more proactive and strategic technology management model.

While other proposers offered competitive and innovative solutions, staff determined that Infinity Technologies provides the optimal balance of reliability, continuity, pricing, and opportunity for improvement. The ability to maintain uninterrupted operations while implementing targeted enhancements positions the City to improve service delivery without the risks associated with a full transition to a new provider.

Overall, the proposed agreement with Infinity Technologies supports the City's objectives of maintaining stable operations, improving service responsiveness, strengthening cybersecurity, and advancing long-term technology modernization efforts.

FISCAL IMPACT:
The proposed Services Agreement with Infinity Technologies will be funded through the City's adopted budget for Information Technology services. The agreement is structured to provide a fixed monthly cost for core IT and GIS services, ensuring predictability and stability for budgeting purposes. The year-to-year increases in annual cost reflect an annual adjustment of three percent (3%). The proposed Year 1 costs are within and do not exceed the approved budget for Fiscal Year 2026/27.

Year 1: $205,136
Year 2: $211,290
Year 3: $217,628

ATTACHMENTS:
City of Wildomar_IT-GIS Support Services Proposal v2.pdf
Request for Proposal Wildomar - IT and GIS Support Services.pdf
2026 Agreement for Services Infinity Technologies.pdf

INFORMATION TECHNOLOGY AND GIS SUPPORT SERVICES

APRIL 2026

INFINITY TECHNOLOGIES

Northern California: 2130 Professional Drive, Ste 240, Roseville, CA 95661

Southern California: 27051 Towne Centre Dr, Suite 120, Lake Forest, CA 92610

www.inftechnologies.com

TABLE OF CONTENTS

SECTION 1. EXECUTIVE SUMMARY 2

SECTION 2. QUALIFICATIONS, EXPERIENCE, & REFERENCES 5

SECTION 3. PROPOSED STAFFING & PROJECT ORGANIZATION 9

SECTION 4. RELEVANT QUALIFICATIONS & REFERENCES 15

SECTION 5. IMPLEMENTATION & OPTIMIZATION STRATEGY 18

SECTION 6. PROPOSED ENHANCEMENTS & INNOVATIONS 32

SECTION 7. COST PROPOSAL 36

APPENDICES 43

APPENDIX A – KEY PERSONNEL & QUALIFICATIONS 44

APPENDIX B – SERVICE DELIVERY & OPERATIONAL MODELS 45

APPENDIX C –PERFORMANCE, SLA, AND SERVICE DELIVERY SAMPLES 49

APPENDIX D – MUNICIPAL EXPERIENCE & PROJECT REFERENCES 53

INFINITY TECHNOLOGIES

April 30, 2026

Cory Gorham, Assistant to the City Manager
City of Wildomar
23873 Clinton Keith Road, Suite 103
Wildomar, CA 92595

RE: REQUEST FOR PROPOSAL | INFORMATION TECHNOLOGY AND GIS SUPPORT SERVICES

Dear Cory and Evaluation Committee Members:

Infinity Technologies has supported the City of Wildomar (City) since its incorporation in 2008, providing IT and GIS services as the City's technology environment was established and matured. This experience provides direct knowledge of the City's systems, operations, and priorities.

Infinity Technologies currently delivers integrated services including 24/7 help desk support, on-site technical services, infrastructure management, cybersecurity, and GIS. These services have evolved to support increasing operational needs, including GIS integration with City systems and workflows. Infinity Technologies also offers optional services including website development and maintenance, as well as business systems support, integration, and optimization, aligned with evolving City needs.

If selected, Infinity Technologies will continue services through a Continuity and Optimization Plan, replacing a traditional transition with immediate focus on validation, performance improvements, and targeted enhancements within the first 90 days. This approach ensures uninterrupted operations while advancing service delivery.

Key Differentiators

- *Institutional Knowledge*: Continuous support since City incorporation, eliminating transition risk.
- *Integrated IT and GIS Services*: Unified service model aligned with City operations.
- *Proven Performance*: Established service levels, reporting, and operational consistency.
- *Immediate Optimization***:** Ability to implement improvements from Day 1.

Infinity Technologies confirms its ability to meet all RFP requirements and comply with applicable laws, regulations, and City policies.

We appreciate the opportunity to continue its long-standing partnership with the City of Wildomar. If you have any questions, please contact me at (916) 273-4662 or mahmed@inftechnologies.com

Sincerely,

Mohammad Ahmed
President and Chief Executive Officer
Infinity Technologies

SECTION 1. EXECUTIVE SUMMARY

Infinity Technologies has served as the City of Wildomar's IT and GIS provider since its incorporation in 2008, supporting the development and ongoing operation of the City's technology environment. This experience provides direct knowledge of the City's systems, infrastructure, and operational workflows.

Infinity Technologies proposes to continue delivering integrated IT and GIS services through an established service model that ensures uninterrupted operations, reduced risk, and immediate focus on system optimization.

All required services are currently in place and will continue without transition at contract commencement.

1.1 CONTINUITY AND LOW-RISK SERVICE DELIVERY

As the current provider, Infinity Technologies will deliver uninterrupted service from Day 1 using existing staff, systems knowledge, and established processes. This approach eliminates transition delays, knowledge transfer gaps, and service disruption risk.

1.2 CONTINUITY AND OPTIMIZATION APPROACH

Rather than a traditional transition, Infinity Technologies will execute a Continuity and Optimization Plan focused on validating current systems and implementing targeted improvements. Within the first 90 days, this includes:

- Validation of system configurations, documentation, and performance.
- Service delivery processes and reporting will be refined.
- Targeted improvements in cybersecurity, infrastructure, and GIS integration will be implemented.
- Updated IT and GIS roadmaps will be delivered.

This approach enables immediate progress while maintaining uninterrupted operations.

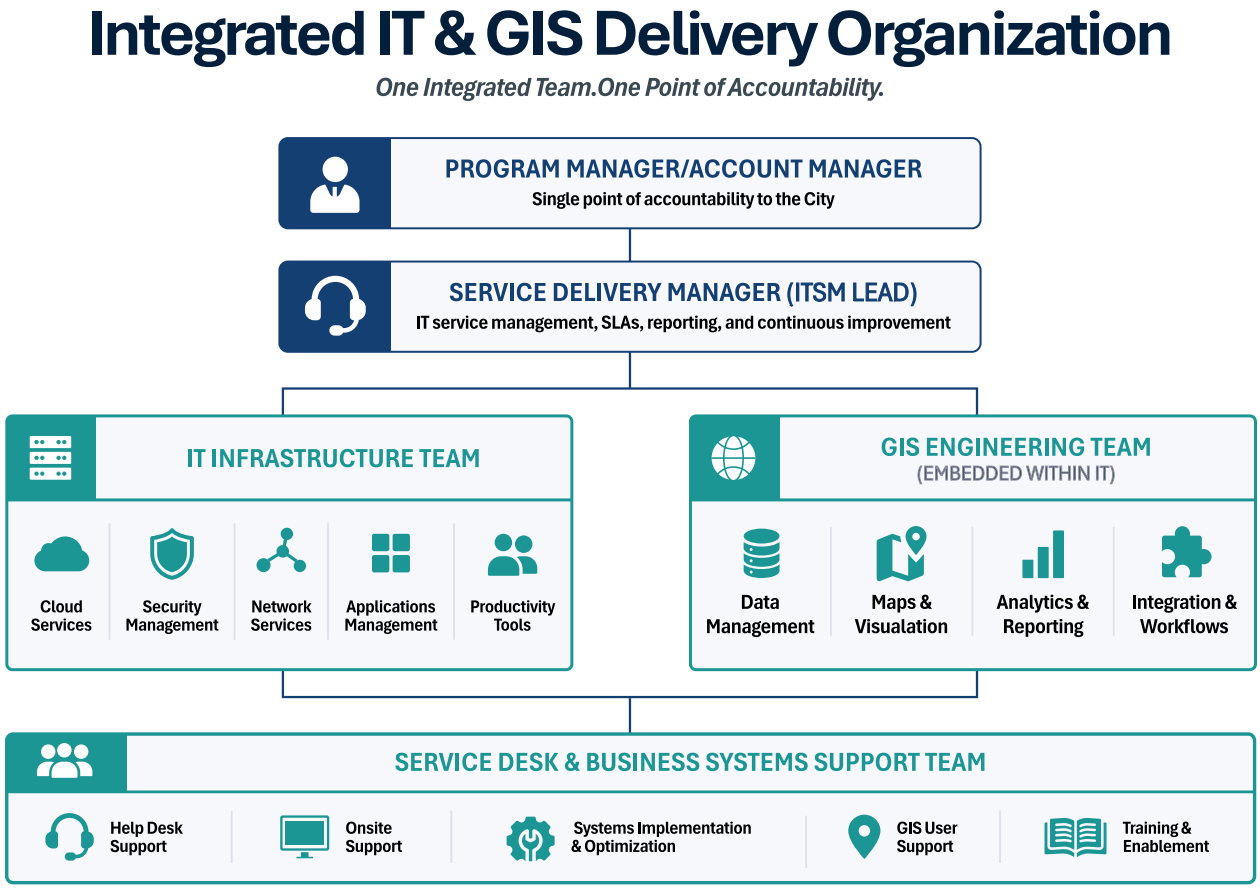
1.3 INTEGRATED IT AND GIS SERVICE DELIVERY

Infinity Technologies delivers IT and GIS services through a unified operational framework, positioning GIS as an embedded enterprise capability. This model supports:

- Integration with core systems (permitting, asset management).
- Consistent data governance and security.
- Centralized service management and support.
- Ongoing maintenance of GIS applications and datasets.

This integration improves coordination across departments and supports data-driven decision-making.

Figure 1. Integrated IT and GIS Service Delivery Model
This model illustrates how GIS is delivered as an embedded capability within the City's IT service platform—integrating infrastructure, applications, and service delivery to enable coordinated operations, data-driven decision-making, and cross-departmental efficiency.



1.4 SERVICE DELIVERY MODEL

Services are delivered through a structured, SLA-driven framework and include:

- 24/7 help desk and end-user support
- On-site technical services
- Infrastructure, network, and cloud management
- Cybersecurity monitoring and response
- GIS services including data, applications, and system integration.

1.5 OPTIONAL DIGITAL AND BUSINESS SYSTEMS SUPPORT

Infinity Technologies provides optional services to support evolving City needs, including:

- Website development and maintenance.
- Business systems support, including system selection, integration, and optimization.

These services extend the City's ability to enhance digital services and align systems with operational workflows.

1.6 STRATEGIC PLANNING AND MODERNIZATION

Infinity Technologies supports long-term City objectives through:

- Technology lifecycle planning and budget forecasting.
- Cybersecurity program advancement.
- Expansion and optimization of GIS and digital services.

1.7 GOVERNANCE, ACCOUNTABILITY, AND COST PREDICTABILITY

Infinity Technologies provides an established team, defined governance structure, and performance management framework. Fixed monthly pricing ensures cost predictability, while continuity of services eliminates transition-related cost and risk.

SECTION 2. QUALIFICATIONS, EXPERIENCE, & REFERENCES

2.1 FIRM OVERVIEW

Infinity Technologies is a California-based corporation providing managed IT and GIS services almost exclusively to public-sector organizations. Founded in 2007 within Interwest Consulting Group and established as an independent entity in 2021, the firm supports government agencies requiring secure, stable, and continuously available technology systems.

Infinity Technologies employs over 80 professionals and maintains offices in Roseville and Lake Forest, providing statewide support across California.

2.2 FINANCIAL STATUS

Infinity Technologies is a stable, privately held California corporation with the financial capacity to perform the services described in this RFP.

- No bankruptcy filings.
- No pending litigation affecting performance.
- No claims or settlements within the past five years impacting service delivery.
- No planned mergers, acquisitions, or office closures affecting operations.

2.3 MUNICIPAL EXPERIENCE AND OUR ADVANTAGE

Infinity Technologies supports 100+ municipal and public-sector organizations, delivering IT and GIS services in environments requiring reliability, regulatory compliance, and cross-department coordination.

This long-standing engagement provides:

- Direct knowledge of City systems, staff, and workflows.
- Established service delivery processes and documentation.
- Immediate service continuity without transition or discovery.

Infinity Technologies delivers integrated IT and GIS services in comparable municipal environments supporting:

- Permitting and asset management systems.
- Public-facing services and GIS applications.
- Cross-department operational workflows.

Representative municipal clients include:

- City of Bell
- City of Lakewood
- City of Laguna Niguel
- City of Rancho Santa Margarita
- City of San Juan Capistrano

Detailed contact information for our references are provided in *Section 4.4*.

2.4 RELEVANT EXPERIENCE – CITY OF WILDOMAR

Infinity Technologies has delivered infrastructure, cybersecurity, cloud, and application initiatives within the City's environment while maintaining continuous operations.

Table 2-1. Summary of Key Initiatives and Outcomes

CATEGORY	KEY INITIATIVES	OUTCOME
Infrastructure & Network	Network upgrades, wireless deployment, VLAN segmentation, backup internet, UPS systems, facility expansion support.	Improved performance, resiliency, and capacity.
Systems & Cloud Modernization	.GOV migration, Microsoft 365 deployment, server upgrades, domain controller deployment, legacy system replacement.	Modernized systems and improved accessibility.
Cybersecurity	Email security (Proofpoint), endpoint protection (MDR), M365 security controls, backup modernization.	Strengthened security posture and threat detection.
Data Protection & Disaster Recovery (DR)	Datto backup implementation, redundant systems, recovery capabilities.	Reliable backup, recovery, and continuity.
Enterprise Applications	Oracle financial system support, application integrations.	Stable operation of critical business systems.
Facilities & Public Safety	Verkada camera deployment, multi-site infrastructure support.	Enhanced physical security and monitoring.

2.5 SERVICE DELIVERY PERFORMANCE AND SLA FRAMEWORK

Infinity Technologies provides a performance-driven Service Level Agreement (SLA) governing all IT, GIS, and cybersecurity services. The SLA establishes clear service expectations, measurable performance standards, and defined escalation obligations, ensuring reliable, secure, and uninterrupted technology operations for the City.

Supporting performance metrics, reporting samples, and SLA validation data are provided in *Appendix C (Performance and SLA Evidence)*.

Service Coverage and Availability

Services are delivered continuously to meet the City's operational requirements, including after-hours and public meeting support.

SERVICE CATEGORY	COVERAGE STANDARD
Help Desk Support	24/7/365 remote support (phone, email, remote tools).
On-Site Support	2 days/week (expandable to 3–4 days as requested).
After-Hours Support	On-call technicians for critical incidents.
Public Meeting Support	On-site and after-hours support as required.

Service Level Expectations and Performance Standards

All service requests—including IT and GIS—are prioritized based on operational impact and managed under a unified SLA framework.

PRIORITY	TYPICAL IMPACT	RESPONSE TIME	TARGET RESOLUTION
Critical (P1)	System outage, cybersecurity incident, or major service disruption.	≤ 15 minutes	4–8 hours or immediate workaround
High (P2)	Multi-user or core system impact.	≤ 15 minutes	Same or next business day
Medium (P3)	Standard user issues, GIS updates, application errors.	≤ 30 minutes	2–3 business days
Low (P4)	Service requests, enhancements, non-urgent tasks.	≤ 1 business day	As scheduled

Response time reflects acknowledgment and initiation of work. Resolution targets represent typical timeframes and may vary based on system complexity, dependencies, or required approvals.

Cybersecurity Incident Response Obligations

In alignment with RFP requirements, Infinity Technologies maintains defined response protocols for cybersecurity events.

- Initial Notification: ≤ 1 hour from confirmed detection
- Preliminary Incident Report: ≤ 24 hours
- Final Root Cause and Remediation Report: ≤ 10 business days

Response actions includes ongoing coordination with City leadership and stakeholders.

Service Management, Tracking, and Reporting

All services are managed through a centralized IT Service Management (ITSM) platform.

Capabilities include:

- Logging and tracking all IT and GIS service requests.
- Assignment of priority, ownership, and escalation level.

- Real-time visibility into ticket status and performance.

Reporting includes:

- SLA compliance and response metrics.
- Ticket volumes, trends, and recurring issues.
- System performance and operational insights.

Review cadence:

- Ongoing operational coordination.
- Quarterly Business Reviews (QBRs).
- Annual planning and lifecycle reviews.

Escalation Framework and Accountability

A structured escalation framework ensures timely resolution and accountability for all service requests.

Table 2-4 Escalation Levels

LEVEL	RESPONSIBILITY	TRIGGER
Level 1	Service Desk / Technical Support	Initial response and issue resolution.
Level 2	Project Manager	SLA risk, multi-department impact.
Level 3	Executive Escalation	Critical incidents, prolonged disruption.
Level 4	City Coordination	Strategic, policy, or high-impact decisions.

Continuous Improvement and Service Optimization

Service delivery is continuously improved through proactive monitoring and performance review.

- Root cause analysis of recurring issues.
- Proactive maintenance and system monitoring.
- Identification of efficiency and automation opportunities.
- Ongoing SLA performance review and refinement

SECTION 3. PROPOSED STAFFING & PROJECT ORGANIZATION

3.1 ORGANIZATIONAL STRUCTURE & SERVICE DELIVERY APPROACH

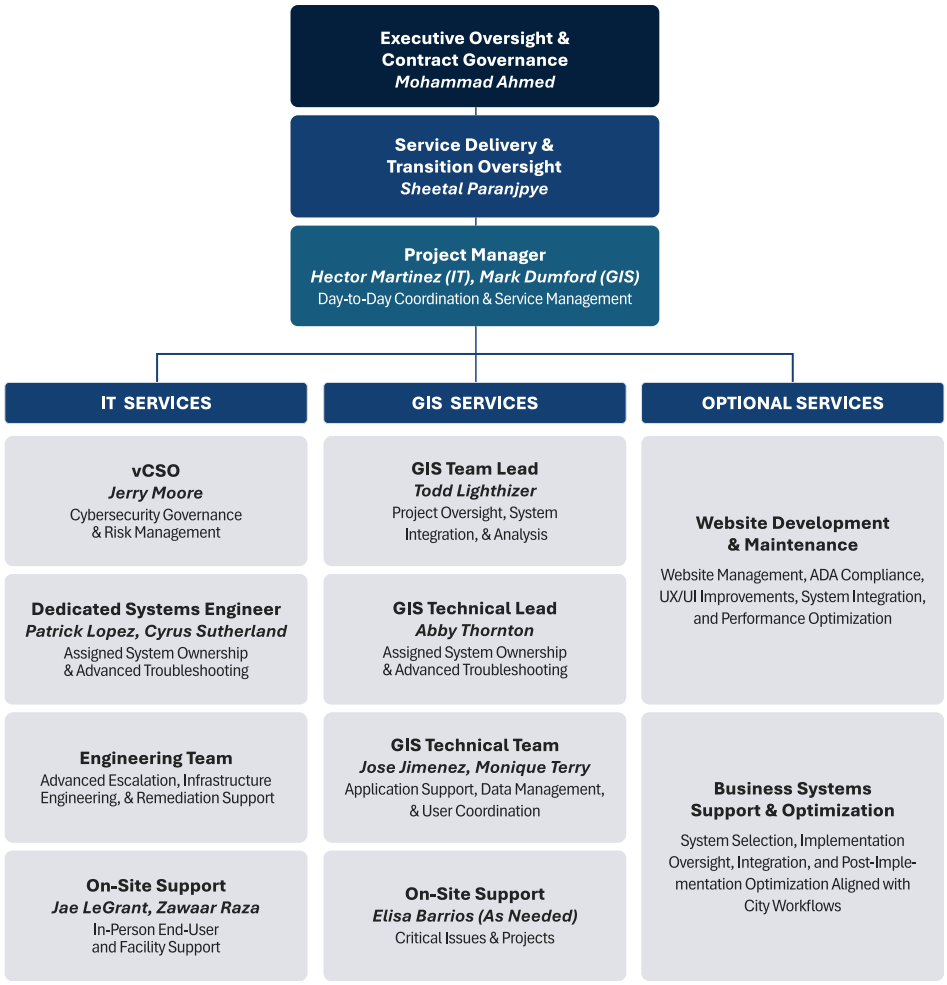
Infinity Technologies will serve as the Prime Contractor and single point of accountability for all services. The City will interface directly with designated Project Managers responsible for coordination, communication, and overall service performance.

The service delivery model is structured to provide:

- Clear accountability and governance.
- Consistent service delivery across IT and GIS.
- Defined escalation paths.
- Integration of on-site, remote, and specialized resources.

3.2 ORGANIZATIONAL CHART

Figure 3-1 Integrated IT & GIS Service Delivery Organization



Infinity Technologies provides an integrated service delivery model that aligns IT and GIS services under a unified governance and operational framework, supported by optional services that extend the City's capabilities as needed.

As the current provider, this structure reflects established personnel, systems knowledge, and operational workflows, enabling immediate continuity and ongoing improvement without transition.

IT services provide the foundational layer supporting infrastructure, systems, cybersecurity, and end-user operations. GIS services are integrated to support data-driven operations, system coordination, and application development across departments.

Optional services extend this model to support evolving City needs, including:

- Website development and maintenance.
- Business systems support (selection, implementation, integration, optimization).

All services operate within a shared service management framework, including centralized ticketing, defined service levels, and coordinated escalation.

3.3 IT & GIS SERVICE DELIVERY MODEL

Infinity Technologies delivers IT and GIS services as coordinated functional areas within a unified service delivery framework.

3.3.1 Core IT Coverage

- Dedicated full-time On-Site Technician [current assignment]
- 24/7 Help Desk support
- Infrastructure, network, and cloud engineering
- Cybersecurity monitoring and response
- After-hours support for critical operations

3.3.2 Core GIS Coverage

- GIS program management and coordination
- ArcGIS administration and application support
- Spatial data management and standardization
- Integration with City systems (permitting, asset management)
- Application and dashboard support

3.3.3 Integrated Service Functions

FUNCTION	DESCRIPTION
Service Desk	Central point of contact for all requests and issues.

24/7 Support	Continuous availability for incidents.
Technical Escalation	Coordination across IT, GIS, engineering, and cybersecurity.
Engineering Support	Infrastructure, network, cloud, and platform systems.
Cybersecurity	Monitoring, vulnerability management, incident response.
GIS Services	Data management, applications, and system integration.
Service Delivery Management	SLA oversight, reporting, and coordination.

3.4 ON-SITE SUPPORT AND CONTINUITY

Infinity Technologies provides on-site support through a primary technician model.

- Dedicated On-Site Technician assigned to the City.
- Provides day-to-day support, troubleshooting, and coordination.
- Supports meetings and operational activities.
- Escalates issues to IT and GIS resources.

Continuity is maintained through:

- Existing personnel with knowledge of City systems.
- Backup staff coverage.
- Documented systems and processes.

3.5 SERVICE DELIVERY OPERATIONS AND CONTROLS

Service delivery is managed through:

- Centralized ticketing system.
- Priority-based workflows.
- Defined escalation procedures.
- Proactive monitoring.
- Performance reporting.

3.6 STAFFING PLAN – INTEGRATED SERVICE DELIVERY TEAM

Infinity Technologies provides a unified IT and GIS staffing model supported by optional, project-based resources. Roles are organized by service area to provide clarity while maintaining integrated delivery.

Core IT & GIS Service Delivery Team

TEAM	NAME & ROLE	RESPONSIBILITIES	CURRENT ASSIGNMENT	COMMITMENT
IT	**Mohammad Ahmed** Project Executive	Executive oversight, contract accountability, and escalation authority.	Municipal and public sector clients.	15%

IT	**Sheetal Paranjpye** Service Delivery Dir.	SLA performance, reporting, and operational governance.	Municipal and public sector clients.	15%
IT	**Hector Martinez** Project Manager (POC)	Day-to-day coordination, client communication, and issue resolution.	Municipal and public sector clients.	15%
IT	**Jerry Moore** Cybersecurity Lead	Monitoring, threat response, and risk management.	All municipal clients (shared services).	15%
IT	**Robert Guthertz** Help Desk Lead	Ticket management, escalation coordination, and service quality.	All municipal clients (shared services).	15%
IT	**Patrick Lopez** Systems Engineer	Infrastructure, server, and network support.	Municipal and public sector clients, including Wildomar.	50%
IT	**Cyrus Sutherland** Systems Engineer	Network engineering and advanced troubleshooting.	Municipal and public sector clients.	50%
IT	**Jae LeGrant** On-Site Technician	End-user support, onsite coordination, and meeting support.	Wildomar (current assignment).	100%
GIS	**Mark Dumford** Project Manager	Oversight, integration, and stakeholder coordination.	Municipal and public sector clients, including Wildomar.	16%
GIS	**Abby Thornton** Team Lead	Service delivery, system ownership, applications, and data governance.	Municipal and public sector clients, including Wildomar.	30%
GIS	**Joey Jimenez** Technical Support	Data management, mapping, & user support.	Municipal and public sector clients.	20%
GIS	**Monique Terry** Technical Support	GIS maintenance, updates, and data support.	Municipal and public sector clients.	15%
GIS	**Elisa Barrios** Technical Support (Local)	GIS analysis, application support, & local coordination.	Regional / municipal support (local resources).	20%
GIS	**Todd Lighthizer** Enterprise Architect (Advisory)	Senior GIS architecture, system integration, advanced initiatives, and escalation support.	Available across municipal clients (as needed).	As Required

3.6.1 Optional Services Staffing (Project-Based)

Infinity Technologies provides specialized resources for website and business systems initiatives on an as-needed basis, enabling access to targeted expertise without ongoing staffing commitments.

SERVICE AREA	ROLE	RESPONSIBILITY
Website Development & Maintenance	Project Manager	Oversees project delivery, coordination with City staff, schedule, and quality control.
	Web Developer	Develops and maintains website functionality, integrations, and performance optimization.
	ADA Accessibility Specialist	Conducts accessibility audits, remediation planning, and ongoing WCAG compliance support.
	UX/UI & Graphic Designer	Designs user interface, improves usability, ensures consistent branding and user experience.
	Business Analyst	Defines requirements, coordinates with departments, supports integration with City systems and workflows.
Business Systems Support & Optimization	Business Analyst	Supports system selection, requirements definition, implementation coordination, integration, and post-implementation optimization aligned with City operations.

3.7 SPECIALIZED SKILLS AND EXPERIENCE

Infinity Technologies provides a multidisciplinary team aligned to the City's operational environment and integrated IT/GIS model.

SERVICE AREA	ROLE	SPECIALIZED EXPERIENCE AND CAPABILITIES
IT Service Delivery	Project Manager (Primary POC)	Manages municipal IT service delivery, including cross-department coordination, vendor management, SLA oversight, and alignment with City operations & priorities.
	On-Site Technicians	Provides direct user support, troubleshooting, and on-site coordination, including public meeting support and daily operational continuity.
	Systems Engineers	Manages infrastructure, network systems, and Microsoft 365/cloud environments to ensure system performance, reliability, and scalability.
	Cybersecurity Lead	Implements and manages public-sector cybersecurity frameworks (NIST, CIS), including monitoring, vulnerability management, and incident response.
	Help Desk Lead	Oversees service desk operations, including ticketing, escalation, performance tracking, & SLA-driven service quality.
GIS Services (Integrated)	GIS Project Manager	Leads municipal GIS programs, including strategic planning, stakeholder coordination, and alignment with City operations and capital projects.
	GIS Technical Lead	Designs and manages GIS architecture, system integration, ArcGIS platforms, and enterprise application development.
	GIS Technical Support Staff	Supports GIS data maintenance, mapping, application updates, and departmental workflows.

Optional / Specialized Support	Business Systems Analyst (As Needed)	Provides project-based support for permitting, asset management, and work order systems, including requirements gathering, vendor coordination, system integration, training, and process optimization.

Certifications
Team members maintain relevant certifications across Microsoft, networking, GIS, and cybersecurity disciplines.

3.8 PERSONNEL AVAILABILITY AND WORKLOAD

All personnel are available at contract start, with staffing structured to ensure coverage and responsiveness.

- On-Site Technician: Dedicated full-time (100%).
- Project Managers: Assigned for coordination and oversight.
- IT Staff: Support help desk, infrastructure, and cybersecurity functions.
- GIS Staff: Support system administration, data, applications, and integration.

Workloads are managed to maintain service levels and response times.

3.9 STRATEGIC PLANNING AND SUPPORT

Infinity Technologies supports the City's long-term objectives through integrated IT and GIS planning.

IT Planning:

- Infrastructure lifecycle management
- Cybersecurity improvements
- System performance optimization

GIS Planning:

- Data standardization
- System integration
- Application expansion

3.10 RESUMES

Resumes for all key personnel are included in *Appendix A*.

SECTION 4. RELEVANT QUALIFICATIONS & REFERENCES

4.1 RELEVANT QUALIFICATIONS AND EXPERIENCE

Infinity Technologies provides managed IT and GIS services for municipal clients with comparable scope, scale, and operational requirements to the City of Wildomar.

Core Capabilities

- IT service delivery and service desk operations.
- Infrastructure administration (network, server, cloud, Microsoft 365).
- Cybersecurity monitoring, risk management, and incident response.
- GIS services including ArcGIS administration, data management, and application support.

Municipal Environment Experience

- Multi-department operations requiring coordinated service delivery.
- Distributed facilities and hybrid (on-site/remote) support models.
- Operational support for public meetings and City functions.

System Integration Experience

- Integration of permitting, asset management, and financial systems.
- GIS integration with enterprise applications and workflows.
- Data access, reporting, and cross-department coordination.

Detailed project descriptions are provided in *Appendix D*.

4.2 STANDARDS, CODES AND PUBLIC-SECTOR REQUIREMENTS

Infinity Technologies operates within applicable federal, state, and local requirements for municipal IT environments.

Applicable Standards and Practices

- Cybersecurity frameworks: NIST, CIS Controls.
- Public records and data handling requirements.
- Accessibility standards (ADA/WCAG for web services).
- Procurement, documentation, and audit support processes.

Applied Experience (Representative Examples)

- Implementation of security controls aligned with NIST/CIS.
- Ongoing vulnerability management, monitoring, and incident response.
- Support for ADA-compliant public-facing systems.
- Documentation and reporting aligned with municipal governance and audit requirements.

4.3 PROCEDURAL AND TECHNICAL REQUIREMENTS

Based on current operations and comparable municipal engagements, the following targeted enhancements are proposed:

Service Delivery

- Refined ticket prioritization and escalation workflows.
- Expanded reporting, metrics, and trend analysis.
- Automation of routine processes to improve response and resolution.

Cybersecurity

- Continued alignment with NIST/CIS frameworks.
- Routine vulnerability assessments and remediation tracking.
- Expanded monitoring and alerting capabilities.
- Ongoing user awareness and training.

Infrastructure and Lifecycle Management

- Formalized lifecycle tracking and replacement planning.
- Standardization of systems and configurations.
- Proactive performance monitoring.

GIS and Digital Services

- Expanded integration between GIS and core systems (permitting, asset management).
- Evaluation and optimization of GIS applications and workflows.
- Website improvements including accessibility compliance and system integration.

4.4 PROJECT EXPERIENCE / REFERENCES

The following references are provided from Local Public Agencies with direct knowledge of our experience and approach to service delivery.

AGENCY	CONTACT	SERVICES PROVIDED	RELEVANCE
City of Bell 6330 Pine Avenue Bell, CA 90201	**Javier Ochiqui** Assistant to the City Manager (323) 773-1596 jochiqui@cityofbell.org	Managed IT services including infrastructure, secure access, and incident response.	Demonstrates secure municipal IT operations and coordinated incident response.
City of Lakewood 5050 Clark Avenue Lakewood, CA 90712	**Jose Gomez** Director of Finance & Admin Services (562) 866-9771 ext. 2601 jgomez@lakewoodcity.org	Full managed IT services: help desk, infrastructure, cybersecurity,	Comparable environment requiring SLA-driven delivery and

		backup, vendor coordination.	infrastructure reliability.
City of Rancho Santa Margarita 22112 El Paseo Rancho Santa Margarita, CA 92688	**Stefanie Turner** Finance Director (949) 635-1808 sturner@cityofrsm.org	Managed IT services including on-site support, 24/7 help desk, infrastructure, cybersecurity.	Similar-sized city with on-site support and alignment to staff operations.
City of San Juan Capistrano 32400 Paseo Adelanto San Juan Capistrano, CA 92675	**Matisse Reischl** Assistant City Manager (949) 443-6315 mreischl@sanjuancapistrano.org	Managed IT and GIS services including infrastructure, M365, cybersecurity, GIS support, integration.	Directly aligned with integrated IT/GIS scope and system coordination needs.

4.5 SUMMARY OF RELEVANT EXPERIENCE

Infinity Technologies demonstrates experience supporting municipal clients with:

- Comparable service delivery models and operational requirements.
- Integrated IT and GIS environments.
- Established processes for service delivery, security, and system management.
- Alignment with public-sector standards, governance, and compliance requirements.

In addition, Infinity Technologies has experience supporting the evaluation, implementation, and optimization of business systems, including permitting and asset management platforms. This includes vendor coordination, post-implementation support, and aligning system functionality with operational needs.

SECTION 5. IMPLEMENTATION & OPTIMIZATION STRATEGY

5.1 APPROACH AND SERVICE CONTINUITY

Infinity Technologies will continue service delivery without transition, maintaining all existing systems, configurations, and support structures currently in place.

As the City's current IT and GIS provider, Infinity Technologies brings direct knowledge of the City's infrastructure, systems, users, and workflows. This enables immediate service delivery without onboarding, discovery, or knowledge transfer.

Because systems, processes, and personnel are already established, work begins immediately with validation and targeted improvement rather than transition.

Initial focus areas:

- Confirm system configurations, inventory, and documentation.
- Validate performance, security, and reliability.
- Identify and implement targeted improvements.

5.2 IMPLEMENTATION PHASES AND ONGOING OPERATIONS

Service delivery follows a structured progression that maintains operational stability while introducing measured improvements.

Table 5-1. Implementation Phases

PHASE	TIMEFRAME	ACTIVITIES	OUTCOME
Continuity	Day 1	Maintain existing services and staffing.	Full operational continuity.
Validation	Days 1–30	Confirm systems, configurations, documentation.	Verified baseline.
Optimization	Days 30–90	Performance tuning, security improvements, process refinement.	Improved efficiency and stability.
Roadmap Development	By Day 90	Complete IT and GIS roadmaps.	Defined priorities.
Ongoing Operations	Month 3+	Execute roadmap and continuous improvement.	Sustained performance.

Within the first 90 days, a structured assessment of IT and GIS systems, resulting in updated roadmaps, prioritized initiatives, and defined performance benchmarks will be completed to guide ongoing improvements. This phased approach reflects the City's current operational environment and prioritizes continuity, validation, and incremental improvement.

5.3 IT SERVICE DELIVERY

Infinity Technologies delivers IT services as the foundational operational layer supporting all City systems, users, infrastructure, and business applications.

As the City's current IT and GIS provider, these services are already established and supported by personnel with direct knowledge of City systems, configurations, and operational requirements, ensuring consistent and informed service delivery.

5.3.1 Service Delivery Approach and Methodology

IT services are delivered through a structured, lifecycle-based approach that integrates service management, infrastructure operations, cybersecurity, and continuous improvement.

Service Delivery Principles:

- Centralized service management with full lifecycle tracking.
- Proactive monitoring and issue prevention.
- Defined escalation and accountability structure.
- Alignment with City workflows and operational priorities.
- Continuous improvement through performance analysis and planning.

This approach ensures IT services are not only maintained but continuously optimized to support City operations.

5.3.2 Core IT Service Areas

End User Support and Service Desk

- 24/7 help desk support via phone, email, and remote tools.
- Full lifecycle ticket management, tracking, and reporting.
- Support for all City applications and systems (including M365, finance, permitting, GIS, document management systems).
- Vendor coordination and escalation management.
- User account lifecycle management (onboarding, permissions, MFA, deprovisioning).
- Administration and support of peripherals (printers, scanners, multi-function devices).
- Services include end-to-end ownership of issue resolution, including vendor coordination and follow-through to closure.

On-Site Technical Support

- Dedicated on-site technician supporting all City facilities.
- Meeting and public session support (including after-hours).
- Direct coordination with departments and staff.
- Backup coverage to ensure continuity.

Infrastructure and Systems Management

- Administration of network, server, storage, and cloud environments.

- Administration of Microsoft 365 and email systems.
- Coordination with telecommunications providers and systems.
- Performance monitoring and capacity planning.
- System documentation and lifecycle tracking.

Cybersecurity Operations

- Continuous monitoring and incident response.
- Vulnerability scanning and remediation.
- Patch management across all systems and devices.
- Security awareness training (at least twice annually at no additional cost).
- Compliance alignment (CJIS, PCI, HIPAA as applicable).

Data Protection and Continuity

- Daily backup of critical systems and data.
- Quarterly restoration testing and validation.
- Annual disaster recovery testing and plan updates.
- Microsoft 365 backup and recovery management.

5.3.3 Operational Model and Controls

IT services are delivered through a structured operational framework:

- Centralized IT Service Management (ITSM) system.
- Priority-based response and escalation model.
- Proactive monitoring and alerting across all systems.
- Defined Service Level Agreements (SLAs).
- Performance tracking and reporting.

Incident response requirements will be met, including defined notification, reporting, and remediation timelines.

5.3.4 Continuous Improvement and System Optimization

Infinity Technologies supports not only the operation of systems, but also their ongoing improvement.

- Identification and resolution of recurring issues.
- System performance tuning and optimization.
- Lifecycle planning and upgrade recommendations.
- Support for system selection, implementation, and integration.
- Alignment of systems with City workflows and service delivery needs.

5.4 GIS SERVICE DELIVERY

Infinity Technologies delivers GIS as a dedicated service integrated with City operations and enterprise systems. As the City's current GIS provider, Infinity Technologies maintains direct

knowledge of existing datasets, systems, integrations, and departmental workflows, enabling immediate, informed service delivery without transition.

GIS is delivered as an operational platform supporting planning, public works, public safety, and administrative functions, rather than as a standalone technical service. GIS services are fully integrated into the City's service management system and SLA framework.

GIS services are fully aligned with the City's operational systems and service delivery priorities.

5.4.1 Core GIS Services and Delivery Approach

Infinity Technologies delivers GIS services through structured, standards-based practices aligned with the City's current systems, datasets, and workflows, ensuring continuity, reliability, and long-term operational value.

Table 5-2 Core GIS Services

SERVICE AREA	APPROACH / METHODOLOGY	OUTCOME
Data Management & Maintenance	Maintain and enhance core datasets (parcels, streets, trails, bike lanes, zoning, land use, public works assets, boundaries), including development of new data layers such as a Master Address Database. Apply standardized schemas, version control, and routine QA/QC validation (topology, attribute integrity). Maintain metadata and defined update schedules.	Accurate, current, and reliable GIS data supporting all City operations.
GIS Platform Administration	Administer ArcGIS Online and WebGIS environments, including user roles, permissions, licensing, and security. Monitor system performance and optimize services to ensure availability and efficiency.	Stable, secure, and high-performing GIS platform.
WebGIS & Applications	Maintain and enhance internal and public-facing GIS applications, dashboards, and web maps. Develop new WebGIS solutions for staff and public use. Configure feature services, data access, and user permissions aligned with operational needs.	Accessible, user-friendly GIS tools supporting staff workflows and public access.
Mapping & Spatial Analysis	Produce mapping, spatial analysis, and data visualization to support daily operations, capital improvement planning (CIP), General Plan initiatives, and project tracking.	Improved decision-making and operational efficiency.
System Integration	Integrate GIS with permitting, asset management, SeeClickFix 311, and code enforcement systems using API-based data exchange and synchronization workflows. Align GIS datasets with operational systems to support real-time coordination.	Unified systems, reduced data silos, and improved cross-departmental coordination.

User Support & Training	Provide ongoing user support, troubleshooting, and technical assistance. Conduct structured training sessions and develop user documentation and standard operating procedures.	Increased user adoption and effective, consistent system use.
Advanced GIS Services	Deliver on-call and project-based services including automation, NG911 support, system migrations, CIP solution development, GeoAI implementation, and advanced analytics.	Scalable GIS capabilities aligned with evolving City needs.

This approach ensures GIS services are not only maintained, but actively enhanced and integrated into City operations—supporting data accuracy, system connectivity, and informed decision-making across all departments.

5.4.2 System Integration with City Operations

GIS is integrated with City systems to support coordinated operations and reduce data silos.

Integration Approach:

- Integration with permitting, asset management, code enforcement, and operational systems.
- API-based data exchange and synchronization.
- Alignment of GIS datasets with operational systems and workflows.

Operational Integration Focus:

- Permitting and land management.
- Asset and infrastructure tracking.
- Public service systems (e.g., SeeClickFix).
- CIP planning and tracking.
- Public-facing applications and dashboards.

Integration is implemented through automated data exchanges, standardized data alignment, and development of operational dashboards supporting real-time visibility (i.e., permitting, work orders, code cases, crime reports).

5.4.3 Data Governance and Quality Control

Infinity Technologies maintains a structured data governance framework to ensure long-term integrity and usability of GIS data.

Key Practices:

- Standardized data models, schemas, and metadata requirements.
- Routine QA/QC validation (spatial accuracy, topology, attribute completeness).
- Defined ownership and update responsibilities by department.
- Scheduled updates and synchronization with external data sources.
- Audit logging and change tracking.

- Regular meetings with key stakeholders to review GIS priorities.

These practices are aligned with the City's existing datasets and operational use, ensuring continuity and consistency in data management.

5.4.4 Service delivery, SLA, and Performance Management
GIS services are delivered under the same service management framework as IT services.

Key Elements:

- All GIS requests managed through centralized ticketing system.
- Defined response and resolution times based on priority.
- Formal escalation procedures for high-impact issues.
- Full visibility and reporting for City staff.

This ensures consistent performance, accountability, and transparency across all service areas.

5.4.5 User Support, Training, and Adoption
Infinity Technologies provides structured support and training to ensure effective use of GIS tools.

- Ongoing user assistance for ArcGIS Online, ArcGIS Pro, and WebGIS.
- Support for mapping, analysis, and data use.
- Role-based training sessions and onboarding support.
- Development of user guides and standard procedures.

5.4.6 Continuous Improvement and Scalability
Infinity Technologies continuously enhances GIS capabilities through:

- Identification of opportunities to expand GIS across departments.
- Workflow improvements and automation.
- Development of new datasets, tools, and applications.
- Support for long-term GIS planning and modernization.

5.5 WEBSITE DEVELOPMENT & MAINTENANCE (OPTIONAL)

Infinity Technologies provides website development and maintenance as an optional, fully integrated service aligned with the City's IT environment. The City's website is managed as a secure, accessible, and high-performing digital platform supporting residents, businesses, and internal operations.

Website services are:

- Delivered through the same IT service management (ITSM) system and SLA framework.
- Coordinated across City departments with defined workflows and accountability.
- Structured to ensure accessibility, performance, security, and long-term scalability.

- Supported by dedicated project-based resources, including project management, development, accessibility, and design roles.

Services are delivered through a structured approach that integrates content management, user experience design, system integration, and ongoing performance optimization.

5.5.1 Website Service Delivery Framework

SERVICE AREA	APPROACH / METHODOLOGY	OUTCOME
Content Management & Governance	Manage content updates through defined workflows, approvals, and QA validation. Maintain consistency using templates, standards, and governance practices coordinated with City departments.	Accurate, timely, and consistent public information.
User Experience (UX) & Interface (UI)	Conduct usability reviews and implement improvements based on analytics and best practices. Ensure mobile-first, intuitive navigation, and accessibility.	Clear, user-friendly experience across all devices.
Functionality & Feature Development	Develop new pages, forms, and features aligned with City services. Prioritize enhancements based on impact and operational needs.	Expanded digital services and improved resident engagement.
Accessibility Compliance (ADA)	Execute a structured ADA program including audit, remediation roadmap, and ongoing compliance monitoring aligned with WCAG 2.1 AA standards.	Measurable progress toward compliance and reduced legal risk.
Performance Optimization	Monitor uptime, page speed, and system performance. Optimize assets, configurations, and hosting environment.	Fast, reliable website with consistent uptime.
Security & Risk Mitigation	Apply updates, patches, and vulnerability mitigation. Implement monitoring, access controls, and data protection measures.	Secure website protected from cyber threats and data risks.
System Integration	Integrate with permitting, payment, GIS, and communication systems using secure APIs and data connections.	Connected digital ecosystem and improved service delivery.
Collaboration & Governance	Coordinate with City staff through structured communication, defined roles, and content governance standards.	Consistent messaging, efficient updates, and clear accountability.

5.5.2 ADA Compliance Approach

Infinity Technologies will lead a structured ADA compliance program aligned with the City's target timeline, leveraging proven methodologies currently supporting the City of Bakersfield and the City

of Fullerton. A key priority is guiding the City through a phased approach to achieve and sustain accessibility compliance, while maintaining flexibility to support evolving regulatory timelines.

This approach is designed not only to achieve compliance, but to establish a sustainable, long-term accessibility framework aligned with evolving regulatory requirements.

Governance and Coordination
We will establish an ADA Compliance Working Group consisting of City department representatives and a designated ADA point of contact. This ensures accountability, clear ownership, and alignment across departments throughout the compliance process.

Phase 1: Assessment and Audit

- Conduct accessibility audits using industry tools (e.g., axe) combined with manual validation.
- Leverage analytics to prioritize high-traffic and high-impact pages.
- Deliver structured reporting identifying issues by severity and compliance standards.

Phase 2: Ownership and Roadmap Development

- Categorize findings by responsible party (City staff, CMS provider, third-party systems, Infinity Technologies).
- Develop a phased remediation roadmap aligned with risk, usage, and operational priorities.
- Define roles, timelines, and implementation sequencing.

Roadmap integrates with broader IT and website planning efforts to ensure coordinated execution.

Phase 3: Remediation and Implementation

- Execute remediation in prioritized phases, focusing on high-visibility and high-risk areas.
- Coordinate with third-party vendors and platform providers as needed.
- Validate all fixes through re-testing and quality assurance.

Ongoing Compliance and Continuous Improvement

- Integrate accessibility into all new content, templates, and development standards.
- Conduct periodic audits and progress reporting.
- Provide staff guidance and training to maintain compliance over time.

Accessibility becomes embedded in ongoing operations rather than treated as a one-time effort.

5.5.3 Digital Services and System Integration
Infinity Technologies supports the City's expansion of digital services through:

- Development of online forms, applications, and service tools.
- Integration with permitting, GIS, payment systems, and communication platforms.
- Support for scalable, API-driven architecture.

This approach positions the website as a centralized access point for City services.

5.5.4 Performance, Security, and Reliability

Performance

- Continuous monitoring of uptime and page speed.
- Optimization of media, scripts, and configurations.

Security

- Routine patching and vulnerability management.
- Monitoring for unauthorized access and threats.
- Alignment with City cybersecurity policies and incident response.

5.5.5 Service Delivery and Coordination

Infinity Technologies delivers website services as an extension of City staff through a structured engagement model:

- Designated point of contact for coordination.
- Defined request intake and prioritization process.
- Regular check-ins and status updates.
- Rapid response for urgent updates.

All services are delivered under the same SLA-driven framework as IT and GIS services, ensuring consistency, accountability, and visibility.

Website services are coordinated with City departments to ensure timely updates, consistent messaging, and alignment with operational needs.

5.6 INTEGRATED SERVICE DELIVERY AND GOVERNANCE

IT, GIS, and optional website services operate within a unified service delivery and governance framework.

Integration Elements:

- Centralized service management (ITSM) system.
- Executive oversight (Project Executive), service delivery leadership, and project manager coordination.
- Unified SLA framework for response and escalation.
- Coordinated support across IT, GIS, and digital platforms.

This structure enables coordinated support across systems while maintaining clear functional responsibilities.

5.7 SERVICE LEVELS AND OPERATIONAL CONTROLS

Service delivery is governed by defined response, resolution, and escalation standards and are aligned with the SLA framework defined in Section 2.5 and applied consistently across IT and GIS services.

PRIORITY	DESCRIPTION	RESPONSE TIME	TARGET RESOLUTION
Critical (P1)	System outage, cybersecurity incident, or major service disruption.	≤ 15 minutes	Continuous effort until resolved
High (P2)	Multi-user or core system impact.	≤ 15 minutes	Same or next business day
Medium (P3)	Standard issues, application support, GIS updates.	≤ 30 minutes	2–3 business days
Low (P4)	Service requests, enhancements, non-urgent tasks.	≤ 1 business day	As scheduled

5.8 INFRASTRUCTURE, SECURITY, AND DATA MANAGEMENT

Infrastructure, security, and data services are delivered as an integrated operational function. This function extends the IT service delivery model described in Section 5.3 and focuses on technical execution, system resilience, and operational controls.

Infrastructure Operations

- Monitoring and performance management of network, server, and cloud systems.
- Administration of Microsoft 365, email platforms, and telecommunications systems.
- Maintenance of system configurations and documentation.
- Capacity planning and lifecycle management.
- Administration of remote access systems, VPN, and secure connectivity for City staff.

Data Protection and Recovery

- Daily backups of critical systems.
- Quarterly restoration testing.
- Annual disaster recovery validation.

Optional enhanced cybersecurity and data protection services, including managed detection and response (MDR), endpoint protection, Microsoft 365 backup (Datto Spanning), and onsite backup solutions, are available as outlined in Section 7.4.

Cybersecurity Controls

- Continuous monitoring and incident response.
- Vulnerability scanning and remediation.
- Patch and firmware management.
- Security awareness training and compliance alignment (CJIS, PCI, HIPAA as applicable).

Incident response is managed in accordance with defined notification, reporting, and remediation requirements.

5.9 BUSINESS SYSTEMS SUPPORT (OPTIONAL/PROJECT-BASED)

Infinity Technologies provides optional Business Systems Support to assist the City with system modernization initiatives. Services are supported by a Business Analyst responsible for requirements, implementation coordination, and optimization.

Scope of Support

- Requirements definition and system selection.
- Vendor coordination and implementation support.
- System integration with existing platforms.
- Post-implementation optimization and user adoption.

Includes support for underperforming or legacy systems to improve usability and alignment with City workflows. This capability extends beyond traditional IT support, ensuring systems are not only implemented, but effectively aligned with City workflows and operational needs.

5.10 COMMUNICATION, REPORTING, AND PLANNING

Ongoing communication, reporting, and planning are structured to provide the City with clear visibility into system performance, service delivery, and upcoming needs. As the current provider, Infinity Technologies leverages established relationships, reporting practices, and direct operational knowledge to ensure coordination aligns with City priorities and decision-making processes.

Building on existing practices, Infinity Technologies will implement a more structured and proactive planning framework to strengthen alignment between day-to-day operations and long-term technology initiatives.

Communication and Coordination

- Regular coordination with City staff to review service requests, priorities, and operational needs.
- Ongoing communication during active issues, projects, and system changes.
- Designated points of contact to ensure clear and consistent communication.

Performance Reporting and Service Reviews

- Quarterly service and performance reviews with City leadership.
- SLA reporting, including response times, resolution metrics, and service trends.
- System performance reporting, including uptime, reliability, and security posture.
- Identification of recurring issues and targeted improvement opportunities.

Strategic Planning and Roadmap Management
Following completion of the initial 90-day validation and assessment period, Infinity Technologies will conduct quarterly strategic planning sessions at no additional cost.

Participants:

- Project Executive
- Service Delivery Director
- Project Manager

Focus Areas:

- Review and refinement of IT and GIS roadmaps.
- Status updates on active and planned initiatives.
- Alignment of technology priorities with City operational needs and budget considerations.
- Identification of new opportunities for system improvement, integration, and optimization.

These sessions expand upon current coordination practices by introducing a structured, executive-level planning process that ensures technology investments are actively managed, aligned, and continuously refined.

Budget and Planning Support

- Ongoing budget forecasting aligned with lifecycle planning and roadmap priorities.
- Coordination of upcoming projects, system upgrades, and resource needs.
- Integration of planning activities with procurement and capital improvement processes.

This approach enhances existing service delivery by combining responsive day-to-day coordination with structured reporting, executive-level planning, and integrated budgeting and procurement support. The result is a cohesive framework that improves visibility, strengthens decision-making, and ensures technology initiatives remain aligned with the City's operational and strategic objectives.

5.12 RISK MANAGEMENT

Operational risks are managed through established controls, continuous monitoring, and direct familiarity with the City's systems and environment. This approach enables proactive identification, mitigation, and response to risks while maintaining continuity of operations and service reliability.

RISK	MITIGATION	OUTCOME
Service Disruption	Existing systems and staff	Continuous operations
Knowledge Loss	Retained personnel	Continuity
Cybersecurity Threats	Monitoring and response	Reduced risk
Data Loss	Backup and testing	Reliable recovery
Resource Availability	Dedicated staff	Consistent service

System Integration Failure	Coordinated IT/GIS oversight	Reliable system performance
Vendor Dependency	Active vendor coordination & oversight.	Reduced delays and improved accountability.

5.13 SCOPE COMPLIANCE MATRIX

Infinity Technologies demonstrates alignment with the City's Scope of Services through an established service delivery model supported by defined processes, SLA-based performance controls, and direct knowledge of the City's systems and operations. This approach ensures consistent service delivery, accountability, and measurable performance across all required service areas.

Table 5-2. Scope Compliance Summary

SCOPE AREA	KEY REQUIREMENTS	SERVICE ALIGNMENT	REF.	STATUS
Help Desk & End User Support	24/7 support, ticketing, SLA tracking, user/application support	24/7 help desk, centralized ITSM tracking, SLA-based response and resolution (P1–P4), user/application support, account and device management, vendor coordination.	5.3, 2.5	✓
On-Site Support	Minimum 2 days/week, meeting support, backup coverage	Scheduled on-site support, after-hours meeting support, multi-site coverage, backup staffing aligned with service levels.	5.3	✓
Network & Infrastructure	Monitoring, backup, cloud, telecom, disaster recovery	Infrastructure management, network and cloud systems (M365), monitoring, telecom coordination, backup, and recovery testing aligned with SLA framework.	5.8, 2.5	✓
Cybersecurity	Monitoring, response, patching, training, compliance	Continuous monitoring, incident response aligned with defined response timelines, vulnerability management, patching, user awareness training, regulatory alignment (CJIS, PCI, HIPAA as applicable).	5.8, 2.5	✓
GIS Services	Data management, applications, integration, training, SLA	GIS data and application management, ArcGIS administration, system integration, dashboards, user	5.4	✓

		support, training, and advanced services (analytics, NG911 support).		
AV & Meeting Support	Public and hybrid meeting support	On-site AV setup, live support, hybrid meeting coordination integrated with on-site service delivery.	5.3	✓
Budget & Procurement Support	Lifecycle planning, forecasting, vendor coordination	Technology roadmap planning, lifecycle budgeting, vendor coordination and evaluation, procurement support aligned with City processes.	5.10	✓
Reporting & Performance Monitoring	SLA tracking, reporting, service reviews	SLA performance tracking, reporting dashboards, ticket metrics, quarterly service reviews (QBRs), and planning sessions.	5.10, Appendix C	✓
Website (Optional)	UX/UI, ADA, performance, security, integration	Website development and maintenance, ADA compliance, UX/UI improvements, performance optimization, and integration with City systems.	5.5	✓

SECTION 6. PROPOSED ENHANCEMENTS & INNOVATIONS

6.1 APPROACH & COMMITMENT

Infinity Technologies will deliver targeted enhancements to improve reliability, service delivery, and operational efficiency across the City's IT, GIS, and digital services environment. This allows enhancements and innovations to begin at contract start, with focus on measurable improvements rather than assessment or onboarding.

Enhancements are designed to:

- Maintain continuity of existing systems and configurations.
- Deliver incremental, measurable improvements.
- Align with City staffing, workflows, and budget constraints.
- Avoid disruption to ongoing operations.

6.2 FOCUSED IMPROVEMENT AREAS

Enhancements are organized across three integrated domains:

6.2.1 Integrated Improvement Framework

DOMAIN	FOCUS	OBJECTIVE
IT (Primary)	Service delivery, infrastructure, cybersecurity, lifecycle.	Improve reliability, responsiveness, and stability.
GIS (Integrated)	Data standardization, integration, applications.	Improve coordination, analysis, and visibility.
Digital Services (Optional)	Accessibility, usability, integration.	Improve public access and service delivery.

6.2.2 Targeted Improvements and Outcomes

AREA	IMPROVEMENT FOCUS	KEY ACTIONS	OUTCOME
IT Service Delivery	Consistent, Measurable Support.	Refine prioritization · Standardize SLA/escalation · Expand reporting · Address repeat issues.	Improved response consistency.
Cybersecurity	Centralized Monitoring & Response.	Expand monitoring · Formalize incident response · Conduct exercises · Standardize vulnerability mgmt.	Reduced risk exposure.
Infrastructure & Lifecycle	Proactive Reliability & Planning	Maintain asset inventory · Identify end-of-life · Align upgrades with budget.	Reduced failure risk.

GIS Integration	Data Standardization & Integration	Develop MAD (NG911) · Standardize datasets · Integrate systems · Expand apps/dashboards.	Improved coordination.
Digital Services	Accessibility & Usability	ADA/WCAG reviews · UX improvements · Expand services · Integrate systems.	Improved public access.

6.2.3 Digital Services (Website) Enhancement (Optional)

FOCUS AREA	KEY ACTIONS	OUTCOME
Content & Governance	Standardize workflows · Maintain content consistency.	Accurate information
UX/UI	Improve navigation · Optimize mobile.	Better usability
ADA Compliance	Audit, remediate, monitor (WCAG 2.1 AA).	Reduced risk
Functionality	Expand services, forms, applications.	Increased self-service
Performance & Security	Monitor uptime · Patch · mitigate vulnerabilities.	Reliable platform
Integration	Connect GIS, permitting, payments.	Unified service delivery

6.3 PERFORMANCE-DRIVEN IMPLEMENTATION

Improvements are managed through defined performance measures tied to service delivery, system reliability, and operational outcomes. Metrics are monitored through ongoing reporting and reviewed with the City.

DOMAIN	MEASURES	OUTCOME
IT	≥95% SLA · reduced resolution time.	Consistent service
Cybersecurity	≤15 min response · monitoring.	Faster response
Infrastructure	≥99% uptime · validated backups.	Reliability
GIS	Standardization · integration · dashboards.	Better coordination
Digital	ADA compliance · uptime · services.	Improved access

6.4 STRATEGIC ENHANCEMENTS

Strategic initiatives strengthen governance, optimize systems, and support long-term planning. Focus areas:

- Structured planning and decision-making.
- System and investment optimization.
- Security and access improvements.
- Automation and scalable technologies.

6.4.1 Strategic Initiatives

INITIATIVE	APPROACH	OUTCOME
IT & GIS Planning	Develop 2–5 year roadmap aligned with lifecycle and budget.	Informed decisions
Cloud Optimization	Assess and optimize hosting and platforms.	Improved efficiency
Security Architecture	Expand monitoring and response.	Reduced risk
Identity & Access	Implement SSO, MFA, role-based access.	Secure, simplified access
Network Optimization	Simplify segmentation and configuration.	Improved performance
Automation (Optional)	Implement targeted workflow automation.	Increased efficiency
Business Systems (Optional)	Selection → implementation → optimization.	Improved system adoption

6.4.3 Implementation Approach

PHASE	FOCUS
Assessment	Validate current state and priorities
Planning	Align with City needs and budget
Implementation	Execute within existing systems
Monitoring	Track performance and adjust

6.5 IMPLEMENTATION, CONTINUOUS IMPROVEMENT FRAMEWORK

Infinity Technologies delivers enhancements through a unified framework combining implementation, continuous improvement, and strategic partnership.

6.5.1 Implementation Phasing

PHASE	TIMELINE	FOCUS	OUTCOME
Near-Term	0–90 days	Stabilization, security, documentation.	Baseline established
Mid-Term	3–12 months	GIS expansion, lifecycle planning, website improvements.	Efficiency gains
Ongoing	Continuous	Optimization and roadmap updates.	Sustained performance

6.5.2 Implementation Principles

- Operational continuity (no disruption)
- Prioritized, high-impact execution
- Integration with existing systems
- Performance-driven delivery

6.5.3 Continuous Improvement Model

COMPONENT	APPROACH
Quarterly Reviews	SLA, performance, trends
Roadmap Updates	2–5 year IT/GIS planning
Ongoing Optimization	Incremental improvements

6.5.4 Strategic Partnership Approach

Infinity Technologies operates as an extension of City staff:

- Aligning services with City workflows.
- Providing transparent reporting.
- Delivering actionable recommendations.

6.5.5 Business Systems Implementation (Optional)

PHASE	APPROACH
Selection	Requirements, vendor evaluation
Implementation	Configuration, integration
Optimization	Performance tuning, adoption

6.6 SUMMARY AND OUTCOMES

Infinity Technologies delivers a structured, performance-driven enhancement framework that leverages direct knowledge of the City's systems and operations to implement improvements immediately and without disruption. This approach ensures enhancements are both practical and measurable, with clear alignment to City priorities, workflows, and resource constraints.

Integrated Outcomes

- Reliable and consistent IT service delivery.
- Enhanced GIS integration and data-driven operations.
- Improved digital services and public accessibility
- Optimized infrastructure performance and lifecycle management
- Reduced operational complexity through system integration and automation
- Sustainable long-term planning aligned with budget and capital priorities

SECTION 7. COST PROPOSAL

7.1 PRICING STRUCTURE AND ALIGNMENT

Infinity Technologies proposes a fixed monthly pricing model aligned with the City's Scope of Services and structured to provide a single, predictable cost for ongoing operations, with clearly defined optional and out-of-scope services.

This pricing structure is fully aligned with the RFP requirements, including fixed monthly fees, not-to-exceed annual totals, optional service pricing, and hourly rate schedules for services outside the base scope. As the current provider, this structure reflects continuity of service delivery and avoids transition-related costs or service disruption.

The pricing structure is designed to provide both cost predictability and transparency, with supporting detail provided to illustrate service composition without introducing unnecessary complexity.

7.1.1 Alignment with Attachment A (Work Cost Proposal Form)

Pricing is presented in Attachment A – Work Cost Proposal Form in the format required by the RFP and includes:

- Annual totals derived from fixed monthly pricing (not-to-exceed)
- Service levels based on onsite support requirements:
  - Two (2) days/week (base)
  - Three (3) days/week (optional)
  - Four (4) days/week (optional)
- Separate annual total for Website Development & Maintenance (optional).

7.1.2 Attachment A – Work Cost Proposal Form

The completed Attachment A – Work Cost Proposal Form is provided below in the format required by the RFP. This form presents the total annual not-to-exceed (NTE) costs for the proposed service levels.

The values reflect the fixed monthly pricing structure described in this section and include all base services, optional service levels, and website services as applicable.

Base IT & GIS Services (Annual Not-to-Exceed)

SERVICE	2026/2027	2027/2028	2028/2029
Annual Total – 2 Days On-Site Support	$164,576	$169,513	$174,598
Annual Total – 3 Days On-Site Support	$205,136	$211,290	$217,628
Annual Total – 4 Days On-Site Support	$257,936	$265,674	$273,644

Optional Services

SERVICE	2026/2027	2027/2028	2028/2029
Optional: Annual Total for Website Development & Support	$18,000	$18,540	$19,096

7.2 BASE FIXED MONTHLY FEE (CORE SERVICES)

The base fixed monthly fee includes all services required to deliver comprehensive IT and GIS support under this contract.

Included Services

- 24/7 help desk and end-user support
- On-site support (minimum two days/week)
- Network, infrastructure, cloud, and Microsoft 365 administration
- Cybersecurity monitoring and response
- GIS administration and support (This cost assumes approximately 30 hours per month of GIS support; actual allocation may vary).
- Asset and lifecycle management
- Reporting and Quarterly Business Reviews
- Strategic planning, budgeting, and procurement support

The base fee represents a single, comprehensive monthly cost for all in-scope IT and GIS services, delivered through an integrated service model across all functional areas.

7.2.1 Service Cost Allocation

To provide additional transparency, the base fixed monthly fee includes integrated IT and GIS services delivered under a single contract. While pricing is presented as a consolidated not-to-exceed total in Attachment A, the following illustrates how services are generally allocated across functional areas.

This allocation is provided for clarity only and does not represent separate billable components.

Table 7-2. Service Allocation

SERVICE AREA	SCOPE OF SERVICES	RELATIVE ALLOCATION
IT Services (Primary)	Help Desk, On-Site Support, Infrastructure, Cloud, Cybersecurity, And Service Management.	Majority
GIS Services (Integrated)	GIS Administration, Data Management, Applications, And System Integration.	Moderate
Website (Optional)	Website Development, Maintenance, Ada Compliance, And System Integration.	Optional / Separate Pricing

Supporting Clarification

- IT services represent the primary service component and operational foundation.
- GIS services are fully integrated with the overall service delivery model.
- Website services are optional and priced separately in accordance with RFP requirements.

7.3 SERVICE LEVEL PRICING

The following table summarizes the proposed pricing structure by service level, including base services and optional components. This structure is designed to provide a clear, predictable cost framework aligned with the Scope of Services, while allowing flexibility to adjust service levels based on the City's operational needs.

This structure maintains a clear distinction between base services, optional services, and out-of-scope work.

Table 7-1. Fixed Monthly Pricing by Service Level

SERVICE LEVEL	DESCRIPTION	PRICING STRUCTURE	RFP REQUIREMENT ALIGNMENT
Base Services (2 Days Onsite)	Full IT and GIS services	Fixed monthly fee (annual NTE in Attachment A)	Required
3 Days Onsite (Optional)	Expanded onsite support	Fixed monthly fee	Required optional
4 Days Onsite (Optional)	Expanded onsite support	Fixed monthly fee	Required optional
Website Development & Maintenance (Optional)	Full lifecycle website services	Separate fixed monthly fee (annual NTE)	Required optional
Optional Cybersecurity Services	Enhanced monitoring, email security, backup	Monthly / unit pricing	Optional
Out-of-Scope Services	Services outside defined scope	Hourly rates	Required (if applicable)

7.4 OPTIONAL CYBERSECURITY AND DATA PROTECTION SERVICES

Infinity Technologies provides optional cybersecurity and data protection services that may be implemented individually or as a bundled solution based on the City's needs. *These services are not included in the base monthly fee and are available at the City's discretion.*

Estimated quantities reflect the current environment and will be validated during the initial assessment.

A. Unit Pricing – Cybersecurity and Data Protection

SERVICE	DESCRIPTION	UNIT COST	ESTIMATED QTY.	ESTIMATED MONTHLY COST
MDR – Workstations	24/7 monitoring, detection, and response	$10.00/device	71	$710
MDR – Servers	Monitoring and response for server infrastructure	$4.00/server	3	$12
MDR – Network Devices	Monitoring for firewall and critical network infrastructure	$4.00/device	12 *(10 switches + 2 firewalls)*	$48
EDR – Workstations	Advanced endpoint detection and response	$6.25/device	71	$444
Email Security	Advanced filtering and threat protection	$6.00/user	~80 users *(est.)*	$480
Microsoft 365 Backup (Datto Spanning)	Backup for Exchange, OneDrive, SharePoint, Teams	$2.25/user	~80 users *(est.)*	$180
Backup Appliance (Onsite)	Local backup and rapid recovery solution.	$19,500/year	1	-

Estimated Monthly Total: Approximately $1,870

B. Bundled Security and Data Protection Stack (Recommended)

The following services may be implemented as a bundled solution for comprehensive protection:

Security Layer

- MDR (workstations, servers, network devices)
- Endpoint Detection & Response (EDR)
- Email Security

Data Protection Layer

- Microsoft 365 Backup (Datto Spanning)
- Onsite Backup Appliance (rapid recovery and redundancy)

Outcome

- Unified monitoring and response across endpoints and infrastructure.
- Protection of cloud and on-premise data.
- Rapid recovery capabilities for operational continuity.
- Simplified management, reporting, and incident coordination.

7.5 SERVICES OUTSIDE BASE SCOPE (HOURLY RATES)

Services not included in the base fixed monthly fee:

- Require prior City approval.
- Are defined and scoped in advance.
- Are delivered on a project or task-order basis.

Examples include major system implementations, infrastructure upgrades, application development, and specialized consulting. All such services are billed using fixed hourly rates by staff classification, as required by the RFP.

7.6 HOURLY RATE SCHEDULES

Rates are fixed by classification and do not include ranges or averages, in compliance with RFP requirements.

7.6.1 IT Hourly Rate Schedule

CLASSIFICATION	REMOTE ($)	ON-SITE ($)
Project Manager	170	185
Programmer/Developer	160	180
Senior Network Engineer	155	170
Network Engineer	140	160
Senior Systems Engineer	135	155
Systems Engineer	130	150
Senior Systems Analyst	120	135
Systems Analyst II	115	130
Systems Analyst I	110	125
Senior IT Technician	105	120
IT Technician II	100	115
IT Technician I	95	110

7.6.2 GIS HOURLY RATE SCHEDULE

CLASSIFICATION	REMOTE ($)	ON-SITE ($)
Project Manager	170	180
Enterprise GIS Architect	170	180
Senior GIS Analyst	140	155
GIS Analyst II	130	145
GIS Analyst I	120	130
Senior GIS Technician	115	125
GIS Technician II	105	115
GIS Technician I	95	105

7.6.3 Website Development & Maintenance Hourly Rate Schedule (Optional)

CLASSIFICATION	REMOTE ($)
Project Manager	140
Web Developer	120
Business Analyst	110
ADA Accessibility Specialist	100
UX/UI Designer	100

These rates apply to project-based website services not covered under the optional fixed monthly website fee.

7.6.4 Business Systems Support Hourly Rate Schedule (Optional)

CLASSIFICATION	REMOTE ($)	ON-SITE ($)
Senior Business Analyst	175	190
Business Analyst II	155	170
Business Analyst I	125	140

Hourly rates apply only to services outside the defined Scope of Work and require prior City authorization.

7.7 COST CONTROL AND BILLING

- Fixed monthly fee for all base services.
- Clear separation of optional and out-of-scope services.
- Monthly billing with itemized summary.
- Billing subject to City terms.

This structure ensures cost transparency and supports consistent budgeting.

7.8 PRICING ADJUSTMENTS

Pricing for the initial contract term is fixed. For subsequent years or extensions:

- Annual adjustment not to exceed 3%.
- Any adjustment subject to City approval.
- Adjustments reflect standard increases in labor and operating costs.

7.9 PRICING ASSUMPTIONS

Pricing is based on the City's current environment, Scope of Services as defined in the RFP, and continuation of existing service delivery. Final quantities (users, devices, systems) will be validated during the initial assessment phase.

APPENDICES

The following appendices provide supporting documentation, examples, and operational artifacts that demonstrate Infinity Technologies' ability to deliver reliable, secure, and high-quality managed IT and GIS services in alignment with the City's requirements.

Appendix A – Key Personnel and Qualifications

Appendix B – Service Delivery & Operational Models

Appendix C – Performance, SLA, and Service Delivery Samples

Appendix D – Municipal Experience and Project References

APPENDIX A – KEY PERSONNEL & QUALIFICATIONS

This appendix provides resumes for key personnel assigned to this engagement, demonstrating relevant experience, qualifications, and expertise aligned with the City's requirements.

MOHAMMAD AHMED | MANAGEMENT CONTACT / PROJECT EXECUTIVE

CERTIFICATIONS

- Cisco Certified Network Associate (CCNA)
- Citrix Certified Administrator (CCA)
- Microsoft Certified Professional+
- Microsoft Certified System Engineer (MCSE)

CORE MUNICIPAL STRENGHTS

- Executive Oversight of Municipal IT Contracts
- Public-Sector Service Delivery and Governance
- Strategic IT Planning and Budget Alignment
- Cybersecurity Leadership and Risk Management
- Executive Escalation and Issue Resolution
- Vendor and Partner Coordination

OVERVIEW & PROFESSIONAL CREDENTIALS

Mohammad Ahmed is a senior technology executive with more than 20 years of experience leading IT governance, modernization, and managed services for California municipalities. As Founder, President, and CEO of Infinity Technologies, he provides executive accountability for contract performance, service quality, and long-term technology planning. Mohammad serves as the primary executive escalation point for city leadership, ensuring alignment with operational priorities, cybersecurity requirements, and sustainable service delivery.

VALUE FOR THE CITY OF WILDOMAR

For the City of Wildomar, Mohammad Ahmed will serve as the Project Executive, providing senior-level governance, contract accountability, and executive escalation support to ensure consistent performance, cybersecurity alignment, and successful service delivery.

MUNICIPAL PROJECT EXPERIENCE

Infinity Technologies | President and Chief Executive Officer

- Provides executive leadership and contract governance for municipal IT services across California, supporting city environments with infrastructure modernization, cybersecurity oversight, and responsive delivery.
- Executive sponsor for municipal managed services contracts
- Oversees staffing, compliance, service performance, and delivery standards
- Partners directly with City leadership on IT strategy and risk planning

City of Westminster | IT Director (Executive Oversight)

- Executive leadership for citywide IT operations, cybersecurity posture, and vendor-managed services
- Primary contact for budgeting, modernization priorities and performance accountability

City of Downey | IT Director (Executive Oversight)

- Provides executive direction for municipal IT operations and infrastructure modernization
- Advises City leadership on technology risk, planning, and service improvement

City of La Mirada | IT Management Services

- Executive oversight of IT operations, infrastructure support, and cybersecurity services
- Strategic advisor for long-term technology planning and governance

City of San Juan Capistrano | IT Management Services

- Executive leadership for municipal IT services and multi-year technology planning
- Project executive oversight for ERP implementation (Tyler Munis)

SHEETAL PARANJPYE | DIRECTOR OF CLIENT SUCCESS AND SERVICE DELIVERY

CERTIFICATIONS

- Project Management Professional (PMP) - PMI.org
- AWS Certified Cloud Practitioner – Amazon
- AWS Certified AI Practitioner
- Project Management Certificate Program - Caltech IRC

CORE MUNICIPAL STRENGTHS

- Municipal Managed Services Oversight
- Executive Client Communication & Reporting
- Cyber Incident Coordination & Recovery
- Service Delivery Governance & Escalation Frameworks
- Cross-Team Operational Alignment (IT, GIS, Applications)
- Process Standardization, Documentation & Visibility
- IT Strategy & Operational Leadership
- Project & Program Management (Agile, Waterfall)

OVERVIEW & PROFESSIONAL CREDENTIALS

Sheetal Paranjpye is the Director of Client Success and Service Delivery at Infinity Technologies, with over 20 years of IT experience and more than 14 years leading complex public-sector programs. She is responsible for overseeing municipal service delivery, client success strategy, and operational governance across IT, GIS, and application services.

Sheetal serves as the primary executive interface for municipal clients, ensuring alignment between City leadership and technical teams. She specializes in establishing structured service delivery models, escalation frameworks, and reporting processes that drive accountability, transparency, and consistent performance. Her leadership ensures that services are not only delivered, but delivered predictably, efficiently, and in alignment with City priorities.

VALUE TO THE CITY OF WILDOMAR

Sheetal will provide executive-level oversight that ensures the City of Wildomar receives consistent, accountable, and high-quality service delivery across all technology areas.

She will establish clear communication channels, structured reporting, and defined escalation paths — giving City leadership full visibility into performance, priorities, and risks. Her experience coordinating complex service environments ensures alignment across IT, GIS, and application teams, reducing friction and improving responsiveness.

During critical events, including cybersecurity incidents, Sheetal leads coordination efforts, ensuring clear communication, rapid response, and organized recovery. Her approach will bring stability, transparency, and confidence to the City's ongoing technology operations.

MUNICIPAL PROJECT EXPERIENCE

Director of Client Success & Service Delivery | October 2025 - Present
Infinity Technologies – Roseville, CA

Provides executive oversight of managed IT services for municipal clients across California, ensuring consistent service delivery, operational alignment, and client satisfaction.

- Leads **municipal service delivery strategy**, ensuring alignment across IT, GIS, and application teams
- Serves as **primary executive point of contact** for client communication, reporting, and escalation
- Establishes **service governance frameworks**, including SLAs, escalation models, and performance tracking
- Oversees **cross-team coordination**, ensuring seamless delivery across technical disciplines
- Drives **process improvement initiatives** focused on documentation, visibility, and operational efficiency
- Implements **task tracking and reporting structures** to improve transparency and accountability

PRIOR MUNICIPAL PROJECT EXPERIENCE CONTINUED

Cybersecurity & Incident Response Leadership

- Leads coordination of **municipal cybersecurity incident response efforts**
- Facilitates communication between City leadership, technical teams, and third-party stakeholders (forensics, legal, insurance)
- Oversees **incident tracking, daily status reporting, and recovery coordination**
- Supports executive decision-making through clear, structured communication during high-impact events

Director of Solutions | 3Di Systems
3Di Systems – Roseville, CA

Supported Led enterprise technology programs and system modernization initiatives for municipal clients.

- Directed **SaaS implementations** supporting regulatory compliance and citizen-facing services
- Managed **data migration and system integration projects**, including legacy system transitions and GIS integrations
- Oversaw **multi-million-dollar municipal programs** with cross-functional teams
- Supported long-term client relationships through consistent delivery and successful project outcomes

HECTOR MARTINEZ | IT PROJECT MANAGER

CERTIFICATIONS

- CompTIA Network+

CORE MUNICIPAL STRENGTHS

- Enterprise IT Infrastructure & Network Administration
- Microsoft 365, Exchange, & SharePoint Administration
- Cybersecurity & Compliance (Endpoint Protection, Training, Risk Mitigation)
- Public Safety Systems (CAD/RMS, 911, Radio)
- Permitting & ERP Systems (Accela, Tyler Eden, Springbrook)
- Cloud & Endpoint Management (Intune, Defender)
- Network & Security (Firewalls, Switches, VPNs)
- IT Project Management & Budget Oversight

OVERVIEW & PROFESSIONAL CREDENTIALS

Hector is a senior IT professional with over 25 years of experience supporting municipal environments. He specializes in managing full-service IT operations, including infrastructure, cybersecurity, enterprise systems, and public safety technologies.

He is known for his hands-on, responsive approach and his ability to maintain stable, secure systems while leading critical initiatives such as migrations, upgrades, and cybersecurity programs. Hector works closely with City staff and leadership to ensure technology aligns with operational needs and long-term goals.

VALUE TO THE CITY OF WILDOMAR

Hector will provide continuity, reliability, and deep familiarity with the City's IT environment. He will ensure systems remain secure and operational while proactively identifying improvements that reduce risk and increase efficiency.

His experience supporting finance, public safety, and communication systems will allow the City to operate seamlessly across departments. With a practical, solutions-focused approach, Hector delivers stable IT operations while supporting future growth and modernization.

MUNICIPAL PROJECT EXPERIENCE

Senior IT Systems Administrator | 2014 – Present
Infinity Technologies – Lake Forest, CA

Provides comprehensive IT services across multiple municipalities including Wildomar, Eastvale, Bell, Paramount, and La Palma.

- Manages **citywide IT infrastructure**, including networks, servers, virtualization, and cloud systems
- Administers **Microsoft 365 environments**, including Exchange, SharePoint, Intune, and Defender
- Leads **major system initiatives**, including .gov domain migrations, SharePoint migrations, and infrastructure upgrades
- Oversees **cybersecurity programs**, including endpoint protection, monitoring tools, and staff training
- Supports **public safety systems** (CAD/RMS, 911, radio) and critical City operations
- Administers **ERP and permitting systems** (Tyler, Accela, Springbrook)
- Manages **network security**, including firewalls, switches, VPNs, and remote access
- Leads and supports **IT projects**, including new facility builds and system deployments
- Oversees **IT budgeting, asset tracking, and lifecycle management**

CORE MUNICIPAL STRENGTHS CONTINUED

- IT Project Management & Budget Oversight
- Virtualization (Hyper-V, VMware)
- Asset Management & Lifecycle Training

CITY EXPERIENCE HIGHLIGHTS

City of Wildomar

- Full IT operations support, Tyler Eden ERP, RingCentral, Verkada, cybersecurity program, .gov & SharePoint migrations

City of Eastvale:

- Accela administration, Civic Center IT project (City Hall, Library, Police), M365 & network management

City of Bell:

- CAD/RMS administration, 911 & radio system upgrades, virtualization and cloud systems

City of Paramount:

- Cybersecurity implementation, VMware upgrade, ERP and cloud systems support

City of La Palma:

- SCADA and CAD/RMS support, network administration, cloud and phone system migrations

MARK DUMFORD | GIS PROJECT MANAGER

CERTIFICATIONS

- GIS Project Management (IGIS)
- ESRI Software Training

CORE MUNICIPAL STRENGTHS

- Enterprise GIS Strategy & Implementation
- ArcGIS Enterprise (Server & Portal Administration)
- ArcGIS Pro & WebGIS Development
- GIS System Integration
- Story Maps & Dashboards
- GIS Assessments & Strategic Recommendations

OVERVIEW & PROFESSIONAL CREDENTIALS

Mark is the GIS Department Lead at Infinity Technologies, bringing over 35 years of experience supporting local, regional, and state government agencies. He is responsible for guiding the strategic direction, delivery, and growth of enterprise GIS services across multiple municipal clients.

Mark specializes in enterprise GIS strategy, system architecture, and program leadership—helping agencies build scalable, integrated GIS environments that support both internal operations and public engagement. He is known for leading complex initiatives from assessment through implementation while ensuring solutions are practical, sustainable, and aligned with organizational goals.

VALUE TO THE CITY OF WILDOMAR

Mark will provide executive-level GIS leadership to help the City of Wildomar modernize and fully leverage its GIS capabilities. As a department lead, he brings a structured, proven approach to assessing current systems, identifying gaps, and delivering a clear roadmap for a scalable, integrated GIS environment.

He will enable improved decision-making, streamlined workflows, and enhanced public services through well-designed GIS systems and applications. His experience integrating GIS with key City platforms ensures better coordination across departments and more efficient operations.

Mark's focus on governance, data quality, and long-term sustainability ensures the City's GIS program is not only effective today but positioned to grow with future needs.

MUNICIPAL PROJECT EXPERIENCE

GIS Team Lead / Manager | August 2021– Present
Infinity Technologies – Roseville, CA

Leads the GIS department, overseeing project delivery, technical standards, and strategic direction for municipal clients.

- Provides **oversight of enterprise GIS programs**, including priorities, staffing, timelines, and deliverables across multiple agencies
- Leads **ArcGIS Enterprise implementations**, including system architecture, configuration, data migration, and deployment
- Directs **GIS system integrations** with permitting, asset management, and other business systems
- Oversees **WebGIS development**, ensuring delivery of scalable, user-friendly applications for staff and public use
- Conducts **GIS assessments and develops multi-year strategic roadmaps**, aligning technology, data, and organizational needs
- Establishes **best practices, standards, and governance frameworks** for GIS across client environments
- Mentors GIS staff and ensures consistent, high-quality service delivery

MUNICIPAL PROJECT EXPERIENCE CONTINUED

Enterprise GIS Implementations

- Led planning and execution of **ArcGIS Enterprise deployments**, including platform audits, infrastructure design, and application migration
- Managed full lifecycle implementations from legacy environments to modern GIS platforms
- Ensured minimal disruption to operations during system transitions

GIS Strategy & Assessment

- Developed **multi-year GIS strategies** based on stakeholder engagement and operational requirements
- Delivered recommendations covering **data governance, system architecture, integrations, and staffing models**
- Guided agencies in building **modern, secure, and scalable GIS programs** aligned with long-term goals

JERRY MOORE | VIRTUAL CHIEF SECURITY OFFICER

CERTIFICATIONS

- A+ Certified Service Technician
- Advanced Cisco Router Configuration Training
- Certified Ethical Hacker – Security Training
- Cisco Certified Network Associate (CCNA)
- Microsoft Certified Professional+ Internet (MCP+I)
- Microsoft Certified System Engineer (MCSE)

CORE MUNICIPAL STRENGTHS

- Security Operations Center (SOC) Leadership
- Cybersecurity & Incident Response (EDR/MDR, Threat Detection)
- Municipal IT Infrastructure & Governance
- Network & Systems Architecture (On-Prem & Hybrid Cloud)
- Microsoft 365, Azure & Active Directory
- Backup, Disaster Recovery & Business Continuity
- Virtualization (VMware, Hyper-V)
- Accela Administration & Municipal Systems

OVERVIEW & PROFESSIONAL CREDENTIALS

Senior technology and cybersecurity leader with over 24 years of experience supporting municipal and public-sector organizations. Currently leads the Security Operations Center (SOC) at Infinity Technologies, overseeing incident response, threat monitoring, and cybersecurity strategy across multiple client environments.

Serves as a final escalation authority for critical incidents, security events, and infrastructure challenges. Specializes in securing and modernizing hybrid IT environments, with deep expertise in cloud platforms, enterprise networks, and business continuity planning. Known for combining executive-level guidance with hands-on technical leadership to ensure resilient, secure operations.

VALUE TO THE CITY OF WILDOMAR

Jerry will provide the City of Wildomar with senior-level cybersecurity and infrastructure leadership, ensuring systems are protected, monitored, and resilient against evolving threats.

As SOC lead, Jerry brings advanced experience in threat detection, incident response, and security oversight—strengthening the City's ability to prevent, identify, and respond to cyber risks. Enhancing overall system reliability and reducing exposure through proactive monitoring, secure architecture design, and strong governance practices.

Supporting City leadership with clear, actionable guidance on cybersecurity, compliance, and long-term technology strategy — Jerry will deliver both immediate protection and a forward-looking security posture.

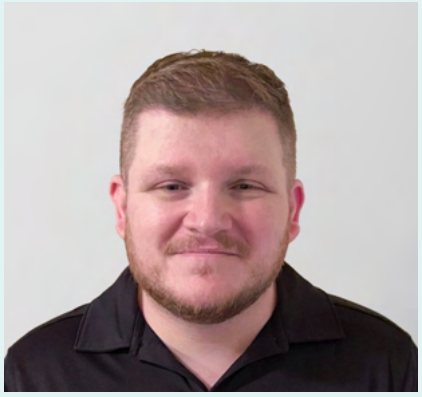
MUNICIPAL PROJECT EXPERIENCE

Chief Network Engineer / SOC Lead | April 2022 - Present
Infinity Technologies – Roseville, CA

Paramount, Atherton, Half Moon Bay, StanCOG, and others.

- Leads the organization's **Security Operations Center (SOC),** overseeing threat monitoring, incident response, and security operations
- Serves as **final escalation authority** for cybersecurity incidents, service outages, and compliance-related events
- Designs and governs secure, **high-availability infrastructure**, including networks, firewalls, VPNs, and hybrid cloud environments
- Directs **cybersecurity strategy**, including endpoint protection (EDR/MDR), monitoring, and remediation
- Oversees **backup, disaster recovery, and business continuity planning**
- Advises City leadership on **risk management, system performance, and infrastructure strategy**
- Leads **cloud and infrastructure modernization efforts**, including migrations and system upgrades

ROB GUTHERTZ | HELP DESK LEAD



CORE MUNICIPAL STRENGTHS

- Municipal IT Operations & Service Delivery Leadership
- Helpdesk Management & Senior Escalation Support
- Incident Response, Change. Management, & Continuity Planning
- IT Governance, Policy Development, & Process Standardization
- Infrastructure Reliability & Systems Administration
- Customer Experience, SLA Performance, & Service Accountability
- Disaster Recovery & Business Continuity

OVERVIEW & PROFESSIONAL CREDENTIALS

Rob Guthertz is an IT operations leader with over 15 years of experience managing service delivery, helpdesk operations, and internal IT platforms for public-sector and nonprofit clients. At Infinity Technologies, he leads Northern California service operations, ensuring consistent, high-quality support across municipal environments.

Rob serves as a senior escalation authority for complex incidents and service disruptions, bringing a structured, process-driven approach to incident management, service delivery, and operational governance. He specializes in building repeatable processes, improving service performance, and ensuring IT environments remain stable, responsive, and aligned with organizational needs.

VALUE TO CITY OF WILDOMAR

Rob will strengthen the City's day-to-day IT operations by ensuring service delivery is consistent, responsive, and well-managed. He brings structure to helpdesk operations, improving ticket resolution times, communication, and overall user experience.

His leadership in incident management and escalation ensures issues will be handled quickly and effectively, reducing downtime and operational disruption. By establishing clear processes, service standards, and accountability, Rob will help the City maintain reliable IT support while improving efficiency and long-term performance.

MUNICIPAL PROJECT EXPERIENCE

Help Desk Lead | December 2023 - Present
Infinity Technologies – Roseville, CA

Leads IT service operations and support delivery for municipal clients across California.

- Oversees **end-to-end service delivery**, including helpdesk operations, ticket workflows, and escalation management
- Serves as **senior escalation authority** for critical incidents and complex technical issues
- Leads **incident response coordination**, ensuring timely resolution and clear communication during service disruptions
- Manages **change management and continuity planning**, reducing risk and improving system reliability
- Develops and enforces **operational policies, procedures, and documentation standards**
- Monitors **SLA performance and service metrics**, driving accountability and continuous improvement
- Supports internal systems and service platforms used across municipal client environments

Senior Information Technology Manager | Digital Horizons IT Solutions

- Directed IT operations and escalation support across multi-client environments
- Administered Windows Server infrastructure, Active Directory, Hyper-V, DFS, and Azure services.
- Improved service visibility and response through ticketing, RMM platforms, and operational tooling.
- Supported identity management, cloud desktops, and infrastructure modernization initiatives.

PATRICK LOPEZ | SYSTEMS ENGINEER

CERTIFICATIONS

- Cisco Certified Network Associate (CCNA)
- CompTIA A+
- Microsoft Certified System Engineer (MCSE)

CORE MUNICIPAL STRENGTHS

- Municipal Systems Administration & Application Support
- Microsoft 365, Backup & Cloud Administration
- Network Infrastructure: Firewalls, Switches, Wireless & Phone Systems
- Cybersecurity Tools: Endpoint Protection, Email Security & Access Control
- ERP, Permitting & Land Management Systems: EnerGov, Eden, Fund Balance
- Content, Agenda & Recreation Systems: Documentum, SIRE, Class, CivicPlus
- Security Camera & Access Control Platforms: Verkada, Axis
- Vendor Coordination, User Support & Technical Troubleshooting

OVERVIEW & PROFESSIONAL CREDENTIALS

Patrick Lopez is an experienced Systems Engineer with more than 20 years of technology, project, and solutions experience supporting public-sector environments. He specializes in managing municipal applications, user systems, network infrastructure, cybersecurity tools, cloud platforms, and vendor-supported services.

Patrick brings a practical, service-oriented approach to IT support, working closely with both technical and non-technical staff to resolve issues, improve system performance, and support day-to-day City operations. His experience across core municipal platforms gives him a strong understanding of how technology supports finance, permitting, communications, records, recreation, public meetings, and public-facing services.

VALUE TO CITY OF WILDOMAR

Patrick will provide the City of Wildomar with experienced, hands-on support for the systems staff rely on every day. His direct experience supporting Wildomar's IT environment allows him to maintain continuity, respond quickly to issues, and understand the City's operational needs.

He strengthens reliability across Microsoft 365, phones, backups, network equipment, cybersecurity tools, and key municipal applications. Patrick also works effectively with vendors and City staff to troubleshoot issues, coordinate upgrades, and ensure systems remain secure, stable, and accessible.

His value is practical and immediate: he helps keep City operations running, reduces disruption, and supports technology improvements that make staff more efficient.

MUNICIPAL PROJECT EXPERIENCE

IT Systems Engineer | June 2021– Present
Infinity Technologies – Lake Forest, CA

Provides systems administration, application support, network support, cybersecurity support, and vendor coordination for municipal clients across Southern California.

- Manages users, **workstations, applications, servers, backups, phone systems, and network infrastructure** for municipal environments
- Administers **Microsoft 365**, including email, user access, cloud services, backup support, and application troubleshooting
- Supports **network infrastructure**, including FortiGate firewalls, switches, wireless systems, and connectivity troubleshooting
- Manages and supports **security tools**, including endpoint protection, cybersecurity platforms, cameras, and access control systems
- Coordinates with third-party vendors to support enterprise applications, system upgrades, and issue resolution
- Provides responsive technical support to City staff, ensuring business continuity and reliable day-to-day operations

SELECTED MUNICIPAL CLIENT EXPERIENCE

City of Wildomar

- Supports Microsoft 365, RingCentral phone system, backups, Adobe Cloud, Bluebeam, and Barracuda backup solutions
- Manages security platforms including ESET, Cylance, Verkada cameras, and access control
- Supports FortiGate firewall, wireless infrastructure, network switches, and core connectivity
- Assists with City applications including Granicus, Laserfiche Cloud, and vendor-supported systems

City of Eastvale

- Manages users, applications, servers, MDM solutions, phone systems, and network infrastructure
- Supports Microsoft 365, Jive phone system, MaaS360, Spanning Backup, Adobe Cloud, Bluebeam, and Barracuda Backup
- Manages ESET, Cylance, Verkada security cameras, access control, FortiGate firewall, wireless systems, and network switches
- Supports municipal platforms including Granicus, Laserfiche Cloud, Springbrook Cloud, and third-party vendor systems

City of La Mirada

- Supports Microsoft 365, phone systems, Adobe Cloud, backups, server maintenance, firmware updates, switches, and firewall systems
- Manages cybersecurity tools including Cylance and ESET for endpoint protection and malware prevention

City of Bell

- Supports Microsoft 365, phone systems, Adobe Cloud, MaaS360, backup systems, server maintenance, switches, and FortiGate firewall
- Manages cybersecurity tools including Cylance and ESET for antivirus and malware protection

ADDITIONAL MUNICIPAL EXPERIENCE

Patrick has experience supporting a wide range of municipal systems, including EnerGov, Class, Documentum, SIRE, Fund Balance, Eden, CivicPlus, ArcGIS, Bluebeam, Contract Assistant, ArborPro, Axis Camera, and Calsense.

CYRUS SUTHERLAND | IT SYSTEMS ENGINEER

CERTIFICATIONS

- VMware Certified Professional (VCP – DCV5)
- Microsoft Certified Systems Engineer (MCSE)
- Microsoft Certified IT Professional (MCITP)
- Microsoft Certified Professional (MCP) –

CORE MUNICIPAL STRENGTHS

- IT Infrastructure & Cloud: VMware, AWS, Google Cloud Platform, SAN, Virtualization
- Network Administration: TCP/IP, DNS, DHCP, LAN/WAN, VPN, IPsec
- Systems Administration: Active Directory, Windows & Linux environments
- Security & Compliance: SOC 2, PCI, Regulatory Compliance
- Database Management: SQL Server, MySQL, Oracle
- Scripting & Automation: PowerShell
- Microsoft Ecosystem: Microsoft 365, Exchange, SharePoint

OVERVIEW & PROFESSIONAL CREDENTIALS

IT Systems Engineer with 10+ years of experience managing enterprise infrastructure, specializing in VMware, SAN storage, Microsoft 365, and network security. Focused on delivering secure, reliable, and scalable systems while supporting both technical teams and end users to maintain efficient, uninterrupted operations.

VALUE TO CITY OF WILDOMAR

Cyrus will provide the City of Wildomar with reliable, secure, and scalable IT infrastructure that supports daily operations and long-term growth.

Key contributions include:

- **Ensuring system reliability and uptime** for critical City services through proactive infrastructure management and monitoring.
- **Strengthening cybersecurity posture** by implementing best practices across identity management, network security, and endpoint protection.
- **Optimizing IT environments** (VMware, SAN, cloud) to reduce costs while improving performance and scalability.
- **Supporting hybrid and remote work environments** through secure access solutions such as VPN and multi-factor authentication.
- **Improving data protection and disaster recovery readiness** through robust backup strategies and system redundancy.
- **Providing responsive end-user support** to maintain productivity across City departments.

His approach is proactive and solutions-oriented — focused on minimizing downtime, reducing risk, and ensuring IT systems effectively support City staff and services.

MUNICIPAL PROJECT EXPERIENCE

IT Systems Engineer | February 2026 – Present
Infinity Technologies – Lake Forest, CA

Provides infrastructure and systems support for the **San Bernardino County Transportation Authority**, managing on-premises environments and supporting daily IT operations.

- Administers a **VMware environment** with 6+ hosts and 45 virtual servers in a clustered configuration, ensuring high availability and performance.
- Manages **HP SAN infrastructure** supporting 30+ TB of data, including LUN provisioning, storage optimization, and backup integrity.
- Oversees **Microsoft 365 and Duo MFA environments** for 100+ users, supporting secure access for both on-site and remote staff.
- Administers **Windows and Linux servers**, including SharePoint environments and secure remote access via Fortinet SSL VPN.
- Supports **backup and disaster recovery systems**, ensuring data integrity and business continuity.

CORE MUNICIPAL STRENGTHS CONTINUED

- IT Operations: System Monitoring, Troubleshooting, Performance Optimization
- End-User Support: Remote Support, Hardware/Software Deployment
- Project & Service Tools: Jira, ServiceNow, Zendesk

MUNICIPAL PROJECT EXPERIENCE CONTINUED

- Provides **end-user support**, including system imaging, onboarding new staff, and troubleshooting hardware/software issues.
- Works closely with leadership to align IT operations with organizational needs and priorities.

Enterprise Systems Administrator | January 2012 – February 2026
Verizon Global Network & Technology Division – San Diego, CA

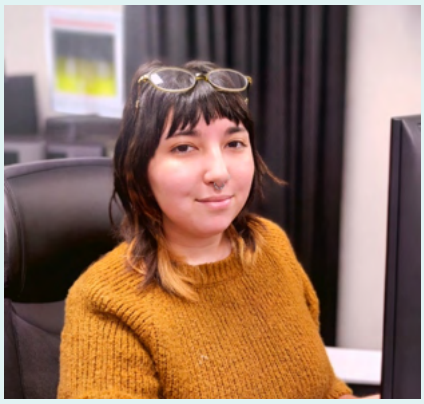
Delivered advanced (Level 2/3) infrastructure support for large-scale enterprise systems, improving performance, reliability, and security.

- Managed **VMware environments** with 50+ hosts and 80+ virtual machines, optimizing resource utilization and reducing operational costs.
- Administered **Dell EMC and NextGen SAN systems**, increasing storage efficiency by 30% and improving data accessibility for over 1,000 users.
- Implemented and managed **Veeam backup solutions**, achieving a 99.9% data recovery success rate and minimizing downtime risks.
- Maintained **core network services** including Active Directory, DNS, and DHCP to ensure system stability and user access.
- Led enterprise initiatives including a **Windows 10 rollout for 400 users** and a large-scale email migration project, improving user experience and system performance.

Systems Engineer | January 2008 – December 2012
Victor Treatment Centers – Chico, CA

- Managed 28 VMware ESXi virtual servers, improving system performance, resource allocation, and overall infrastructure efficiency.
- Administered Barracuda spam filtering and monitoring systems, enhancing email security and reducing threats.
- Configured and supported BlackBerry Enterprise Server (BES) for 100+ users, improving mobile access and communication reliability.
- Provided remote support to technicians across eight locations using Dell KACE, increasing team efficiency and response times.
- Led migration from Exchange 2007 to Exchange 2010, improving system performance, stability, and user experience.
- Administered Active Directory, strengthening user management, access control, and security compliance.
- Managed Dell EqualLogic SAN infrastructure, optimizing storage performance and ensuring availability for critical applications.

JAE LEGRANT | IT TECHNICIAN



CORE MUNICIPAL STRENGTHS

- Customer Service & End-User Support
- Clear Communication of Technical Concepts
- Microsoft Word & Excel
- Python, HTML, & CSS
- Linux, Windows, & Mac OS
- Hardware Installation & Troubleshooting
- Desktop & Laptop Configuration (Setup, Imaging, & Deployment)
- Software Installation, Configuration, & Patching
- User Account Management & Permissions
- Basic TCP/IP Networking (IP Addressing, DNS, DHCP)
- Remote Access & VPN Support
- Remote Desktop Support & Troubleshooting
- Basic Data Backup & Recovery Procedures
- Password Management & Access Control
- Router & Modern Configuration

OVERVIEW & PROFESSIONAL CREDENTIALS

Detail-oriented IT professional with hands-on experience supporting municipal operations across multiple cities. Demonstrates strong coordination, communication, and problem-solving skills in fast-paced environments, with a focus on ensuring reliable, secure, and efficient technology services.

Brings a proactive, service-oriented approach to IT support—effectively managing competing priorities, resolving issues, and supporting system improvements. Known for fostering collaboration between technical teams, city staff, and vendors to maintain alignment and deliver consistent results. Committed to continuous learning and applying technology solutions that improve operations and user experience.

VALUE TO CITY OF WILDOMAR

Jae provides dependable, day-to-day operational support that keeps City systems running smoothly and staff productive. She acts as a central point of coordination across departments, ensuring issues are addressed quickly, communication is clear, and tasks move forward without delays.

She improves service delivery by organizing workflows, tracking priorities, and supporting system upgrades and deployments with minimal disruption. She also strengthens accountability through consistent documentation, follow-through, and alignment with City goals.

Jae brings a responsive and solutions-oriented mindset — focused on resolving issues efficiently, supporting staff needs, and maintaining stable, well-coordinated IT operations.

MUNICIPAL PROJECT EXPERIENCE

IT Technician | October 2025– Present
Infinity Technologies – Lake Forest, CA

Supports multiple municipalities including the Cities of Wildomar, Paramount, Eastvale, and Stanton, providing day-to-day IT coordination, operational support, and incident response.

- Coordinates daily IT operations across multiple cities, ensuring consistent service delivery and timely issue resolution.
- Serves as a liaison between City staff, leadership, and external vendors to track tasks, resolve issues, and maintain alignment.
- Manages incident response efforts, including triage, prioritization, escalation, and resolution tracking across hardware, software, and network issues.
- Maintains project schedules, system deployments, upgrades, and documentation to support accountability and operational efficiency.
- Supports system implementations and updates, ensuring minimal disruption to City services and staff workflows.
- Documents incidents, resolutions, and processes to support continuous improvement and SLA compliance.
- Provides responsive end-user support, helping maintain productivity across departments.

ZAWAAR RAZA | IT TECHNICIAN

CERTIFICATIONS

- CompTIA Security+
- CompTIA A+

CORE MUNICIPAL STRENGTHS

- Tier 1 & Tier 2 Technical Support
- Microsoft Active Directory & Microsoft 365 Administration
- Endpoint Management, Imaging & Configuration
- Hardware, Software & Network Troubleshooting
- Patch Management & Endpoint Hardening
- Email Security, Filtering & Phishing Detection
- Firewall & Network Support
- Incident Investigation & End-User Training

OVERVIEW & PROFESSIONAL CREDENTIALS

Zawaar Raza is a Security+ certified IT professional with hands-on experience supporting municipal and public-sector technology environments. He provides responsive Tier 1 and Tier 2 support across hardware, software, network, endpoint, and user access issues, helping maintain reliable day-to-day operations for City staff and agency clients.

With a background in cybersecurity, Zawaar brings added value to technical support through his understanding of phishing detection, endpoint protection, patching, and incident investigation. He is detail-oriented, adaptable, and collaborative, working closely with senior IT staff to resolve issues, strengthen systems, and improve the user experience.

VALUE TO THE CITY OF WILDOMAR

Zawaar will provide responsive technical support that helps keep City staff productive and systems operating smoothly. His direct experience supporting Wildomar and other public-sector clients gives him familiarity with municipal service expectations, user needs, and the importance of timely communication.

He will support the City by resolving technical issues, assisting with endpoint security, maintaining user access, and helping identify potential risks before they become larger problems. His cybersecurity-focused background strengthens day-to-day IT support by combining operational responsiveness with security awareness.

MUNICIPAL PROJECT EXPERIENCE

IT Technician | November 2024 – Present
Infinity Technologies – Lake Forest, CA

Supports multiple public-sector clients, including the City of Wildomar, City of Eastvale, San Bernardino County Transportation Authority, and Valley Sanitary District.

- Provides **Tier 1 and Tier 2 technical support** for hardware, software, network, and user access issues across municipal client environments
- Resolved **300+ support tickets**, contributing to timely issue resolution and consistent service delivery
- Manages **Active Directory accounts**, user access, workstation imaging, and device configuration
- Assists with **patch management, endpoint hardening, and security updates** across workstations and servers
- Performs preliminary **incident investigation and threat analysis** for phishing, suspicious downloads, and endpoint-related concerns
- Supports deployment and administration of cybersecurity tools, including **Coro and Proofpoint**
- Assists with firewall, email filtering, & network connectivity troubleshooting
- Collaborates with senior IT staff on infrastructure support, security improvements, and system maintenance
- Provides end-user guidance and training to improve technology adoption and security awareness

ABBY THORNTON | GIS TECHNICAL LEAD

CERTIFICATIONS

- GIS Certificate Program – California State University, Fullerton

CORE MUNICIPAL STRENGTHS

- ArcGIS Pro, ArcGIS Online & ArcGIS Enterprise
- ArcGIS Portal & ArcGIS Server Administration
- WebGIS Application Development
- Field Maps & Mobile Data Collection
- Parcel, Address & Community Development GIS Data
- ArcSDE / Enterprise Geodatabase Management
- Arcade Scripting & Workflow Automation
- GIS System Integration: EnerGov, Cartegraph, OpenGov

OVERVIEW & PROFESSIONAL CREDENTIALS

Abby is a Senior GIS Analyst with strong experience delivering scalable, user-focused GIS solutions for municipal clients. She combines technical expertise across the Esri platform with a practical understanding of city operations, helping departments improve data quality, streamline workflows, and make more informed decisions.

She is skilled at supporting both technical and non-technical users, often serving as a bridge between GIS, IT, Community Development, Public Works, and City staff. Abby is known for solving complex GIS challenges, developing practical applications, and expanding GIS adoption through responsive support, training, and sustainable workflow improvements.

VALUE TO THE CITY OF WILDOMAR

Abby brings immediate value to the City of Wildomar by strengthening GIS as both an operational tool and a strategic decision-making resource. Her experience with municipal data, permitting integrations, field workflows, and web-based applications directly supports more efficient City operations.

She can help improve Community Development workflows through better parcel, zoning, address, and permitting data integration. Her experience with Field Maps and mobile GIS tools can support inspections, asset tracking, and real-time field data collection. She also brings the ability to develop clear, user-friendly web maps and applications that improve staff access to information and enhance public transparency.

With a proactive and solutions-focused approach, Abby helps cities reduce manual processes, improve data consistency, and build GIS tools that are practical, reliable, and aligned with staff needs.

MUNICIPAL PROJECT EXPERIENCE

Senior GIS Analyst | September 2021 – Present
Infinity Technologies – Roseville, CA

Provides GIS support to municipal clients across California, including Community Development, Public Works, utilities, and citywide GIS programs.

City of Sacramento | 2021– Present

- Provides ongoing GIS support to the Community Development Department, including data analysis, map production, and application development.
- Develops and maintains WebGIS applications to support planning, permitting, and public-facing initiatives.
- Collaborates Works with staff to improve data workflows, accuracy, and accessibility of critical municipal datasets.

City of Rancho Cordova | 2019 – Present

- Serves as a cross-departmental GIS resource supporting Community Development, Public Works, and City Management.

MUNICIPAL PROJECT EXPERIENCE CONTINUED

- Supports GIS integration with the **EnerGov permitting system**, improving data flow between systems and enhancing reporting capabilities.
- Designed and deployed **Field Maps workflows** to support homelessness outreach and field data collection.
- Troubleshoots and enhances automated GIS workflows, improving system reliability and efficiency.
- Develops **ArcGIS Experience Builder applications** and other web tools to support internal operations and public engagement.

Georgetown Divide Public Utility District | 2019 – Present

- Led implementation and configuration of the District's **ArcGIS Online platform**, establishing a centralized GIS environment.
- Designed **Field Maps workflows** to support asset management and field data collection.
- Integrated GIS data and services with the **Cartegraph asset management system**.
- Developed Story Maps to communicate project information to stakeholders and the public.

City of Desert Hot Springs | 2019 – Present

- Developed parcel and address GIS data products to support integration with the **OpenGov platform**.
- Built WebGIS applications to improve staff access to key datasets.
- Supported data standardization and preparation for system compatibility.

JOEY JIMENEZ | GIS ANALYST

CERTIFICATIONS

- **FEMA Emergency Management Institute Courses**
  IS 100, 1S 200, 1S 700, IS 800, GIS 922: GIS Support for Emergency Operations Environments

CORE MUNICIPAL STRENGTHS

- Infrastructure & Asset Management
- GIS Data Integration
- Enterprise GIS Administration
- Project Execution & System Analysis
- Technical Reporting
- Python, SQL, CAD, SAP, Microsoft Office

OVERVIEW & PROFESSIONAL CREDENTIALS

Joey Jimenez is a GIS Analyst with over five years of experience supporting government agencies, utilities, and private-sector clients. He specializes in infrastructure data management, asset tracking, GIS integration, and geospatial analysis. Joey brings a practical, field-informed approach to improving data accuracy, streamlining workflows, and delivering actionable GIS solutions.

VALUE TO THE CITY OF WILDOMAR

Joey strengthens the City's ability to manage infrastructure and asset data for better planning, maintenance, and decision-making. His experience with GIS integrations, real-time tools, and emergency response applications helps improve operational visibility, reduce manual processes, and support more responsive City services.

MUNICIPAL PROJECT EXPERIENCE

GIS Analyst | December 2021 – Present
Infinity Technologies – Roseville, CA

Supports public agency and private-sector clients with infrastructure data management, asset tracking, GIS integration, and enterprise GIS solutions.

- Manages infrastructure and asset data for 30+ clients, ensuring accuracy, consistency, and usability.
- Develops GIS-based asset management tools to support maintenance planning and operational efficiency.
- Integrates GIS with asset management, permitting, & enterprise systems.
- Builds monitoring, tracking, dashboard, and reporting tools to improve visibility and decision-making.
- Collaborates with operations, engineering, and IT teams to resolve data gaps and improve workflows.

SELECT MUNICIPAL CLIENT EXPERIENCE

City of Folsom | 2023 – Present

- Digitized infrastructure data; supports enterprise GIS administration; built public-facing Adopt-a-Trail application.

City of Pleasant Hill | 2023 – Present

- Developed Experience Builder applications, internal GIS tools, permitting integrations, dashboards, and address mailing label tools.

City of Rancho Palos Verdes | 2021 – Present

- Supports enterprise GIS administration, emergency response dashboards, application modernization, and critical infrastructure datasets.

Suisun City | 2021 – Present

- Digitized infrastructure assets and prepared GIS data for OpenGov Cartegraph integration.

ELISA BARRIOS | GIS ANALYST

CORE MUNICIPAL STRENGTHS

- ArcGIS Pro 3.8
- ArcGIS Online
- Survey 123 and Field Maps
- ESRI Story Maps and ArcGIS Hub
- Model Builder
- Suitability Analysis
- Near Analysis
- Georeferencing and Digitizing
- Geodatabase Management
- Template and Style Guide Management
- Cartography
- Microsoft Suites
- Adobe Creative Cloud

OVERVIEW & PROFESSIONAL CREDENTIALS

Elisa is a GIS Analyst with experience delivering data-driven solutions for municipal and regional agencies across California. She specializes in geospatial data management, spatial analysis, and web-based GIS applications using the Esri platform.

Her work focuses on transforming complex datasets into clear, actionable insights that support planning, environmental analysis, and public communication. Elisa brings a detail-oriented and collaborative approach, working closely with stakeholders to develop practical GIS solutions that extend beyond traditional mapping and improve how organizations use and understand their data.

VALUE TO THE CITY OF WILDOMAR

Elisa will provide immediate value to the City of Wildomar by strengthening its ability to manage, analyze, and communicate geospatial data effectively.

She will support City operations by improving data accuracy and accessibility, enabling staff to make more informed decisions across planning, public works, and environmental initiatives. Her experience developing streamlined data collection workflows and user-friendly web GIS applications helps reduce manual processes and improve efficiency.

Elisa will also enhance public communication through clear, visually engaging mapping products and applications, increasing transparency and community engagement. Her background in environmental and regional planning efforts positions her to support sustainability, land use, and long-term planning initiatives within the City.

MUNICIPAL PROJECT EXPERIENCE

GIS Analyst | May 2024 – Present
Infinity Technologies – Lake Forest, CA

Supports multiple municipalities including the Cities of Norco, Sunnyvale, Malibu, and Imperial County, with additional project work for the City of Burlingame and San Joaquin County.

- Ensure Develops and implements GIS workflows for data collection, management, and spatial analysis to support municipal operations.
- Builds and maintains **web GIS applications** to improve data accessibility for staff and stakeholders.
- Ensures **data accuracy and consistency** by maintaining geospatial datasets and optimizing workflows.
- Collaborates with City staff to deliver tailored GIS solutions that support planning, infrastructure, and environmental initiatives.
- Supports **community outreach efforts** through mapping products and applications that clearly communicate project information.

MUNICIPAL PROJECT EXPERIENCE CONTINUED

GIS Analyst | October 2019 – May 2024
Stantec – Monrovia, CA

- Developed GIS workflows to streamline data collection and spatial analysis for cultural and paleontological projects.
- Produced high-quality cartographic and geospatial deliverables using industry-standard design principles.
- Managed and maintained geospatial datasets and archives, ensuring data integrity and accessibility.
- Delivered GIS solutions that improved data interpretation and supported project decision-making.

AmeriCorps Climate Flow | September 2018 – August 2019
Southern California Association of Governments – Los Angeles, CA

- Managed the **Green Region Initiative**, a spatial model tracking 28 sustainability indicators across 191 California cities.
- Supported development of the **Regional Climate Adaptation Plan**, providing data-driven strategies for climate resilience.
- Conducted land use analysis to inform the ***Connect SoCal Natural and Farmlands Conservation Technical Report.***

MONIQUE TERRY | GIS ANALYST

CORE MUNICIPAL STRENGTHS

- ArcGIS (Pro, Online, Enterprise) & QGIS
- WebGIS Application Development (Experience Builder, Dashboards, Survery 123)
- GIS Automation & Python Scripting
- Data Management, ETL, & Migration
- System Integration (Permitting & Asset Management Systems)
- Spatial Analysis & Data Visualization
- Workflow Optimization & Process Improvement
- Stakeholder Collaboration & Technical Documentation

OVERVIEW & PROFESSIONAL CREDENTIALS

Monique is a GIS Analyst with over four years of experience delivering data-driven solutions for local government agencies. She specializes in WebGIS application development, data automation, and system integration using the Esri platform.

Her work focuses on improving how agencies manage, access, and use their data—streamlining workflows, increasing data accuracy, and enhancing decision-making. Monique is known for her strong collaboration skills, attention to detail, and ability to translate complex geospatial data into practical, user-friendly tools that support both staff operations and public-facing initiatives.

VALUE TO THE CITY OF WILDOMAR

Monique brings a modern, efficiency-focused approach to GIS that will help the City streamline workflows and maximize the value of its data. She improves data accuracy and accessibility through automation, reducing manual processes and saving staff time.

Her experience integrating GIS with permitting and asset management systems will support better coordination across departments, while her web applications and dashboards will enhance visibility and decision-making. With a collaborative and solutions-oriented mindset, Monique delivers tools that are practical, scalable, and aligned with City needs.

MUNICIPAL PROJECT EXPERIENCE

GIS Analyst | January 2023 – Present
Infinity Technologies –Roseville, CA

Supports multiple municipalities and agencies across California, delivering GIS solutions focused on automation, system integration, and WebGIS development.

City of Seal Beach | 2023 – Present

- Built and enhanced the City's **ArcGIS Online environment**, developing web maps and applications using Experience Builder.
- Developed **automated parcel update scripts**, reducing processing time by 50%.
- Maintains GIS integration with the **EnerGov permitting system**, improving data accessibility for staff.

City of Atherton | 2023 – Present

- Maintains and updates ArcGIS Online environment, ensuring applications align with current Esri standards.
- Migrated legacy applications to **Experience Builder**.
- Automated parcel update workflows, reducing manual effort and improving efficiency.
- Produces custom maps and exhibits for City staff as needed.

City of Rancho Cordova | 2023 – Present

- Supports Public Works GIS data, including **stormwater, streetlights, paving, sidewalks, and record drawings**.
- Performs digitization from engineering plans and CAD files.
- Collaborates with Operations & Maintenance teams to ensure data is accurate and inspection-ready.
- Supported migration from **ArcGIS Online to ArcGIS Enterprise**, including application updates.
- Developed mapping services integrated with the **Infor (IPS) Asset Management System**.

El Dorado Irrigation District | 2023 – Present

- Supported **ArcGIS Enterprise migration and upgrade**, including data cleanup and SDE configuration.
- Developed new maps, applications, and services using current Esri tools.
- Integrated GIS with the Infor (IPS) Asset Management System.

City of Half Moon Bay | 2023 – Present

- Developed a fully **automated parcel update workflow**, integrating county and assessor data with spatial enhancements.
- Integrated parcel data with the **CloudPermit system**, improving permitting workflows.

County of Maui | 2023 – Present

- Developed **Survey123 forms and dashboards** to support Solid Waste inspection workflows.
- Built automated reporting tools, providing leadership with **weekly operational insights**.
- Improved compliance tracking and data visibility across the division.

TODD LIGHTHIZER | ENTERPRISE ARCHITECT

CORE MUNICIPAL STRENGTHS

- Enterprise GIS Architecture & Administration
- ArcGIS Enterprise & ArcGIS Online
- GIS Database Administration
- Cloud GIS Deployments & Migrations
- GIS Integration with Permitting & Asset Management Systems
- Python, SQL & Arcade Automation
- GIS Project Management & Technical Leadership

OVERVIEW & PROFESSIONAL CREDENTIALS

Todd is an Enterprise GIS Architect with over 25 years of experience designing, implementing, and managing GIS systems for municipal and county agencies. Prior to joining Infinity Technologies, he spent 16 years with the City of Chandler, Arizona as a GIS Developer/DBA and Senior Systems Analyst.

He specializes in enterprise GIS architecture, database administration, system integration, and automation. Todd brings a practical understanding of municipal operations and develops scalable GIS environments that improve data quality, reduce manual effort, and support critical City functions.

VALUE TO THE CITY OF WILDOMAR

Todd will provide senior technical leadership to help the City of Wildomar maintain a stable, scalable, and integrated GIS environment. His experience with ArcGIS Enterprise, cloud deployments, and business system integrations strengthens data reliability and improves coordination across departments.

He will help reduce administrative burden through automation, improve system performance, and ensure GIS platforms are positioned to support both current operations and future growth.

MUNICIPAL PROJECT EXPERIENCE

Enterprise GIS Architect | August 2021 – Present
Infinity Technologies – Roseville, CA

Supports municipal clients with enterprise GIS design, administration, system integration, and platform modernization.

- Designs and administers **ArcGIS Enterprise, ArcGIS Online, and enterprise geodatabase environments**
- Leads **GIS platform upgrades, migrations, and cloud deployments** for cities and counties
- Integrates GIS with **permitting and asset management systems**, including EnerGov, TrakIT, and CentralSquare/Lucity
- Develops **Python, SQL, and Arcade solutions** to automate workflows and improve data management
- Establishes GIS administration best practices to improve performance, reliability, and long-term sustainability

SELECT PROJECT HIGHLIGHTS

CentralSquare EAM / Lucity

- Supported GIS integration and administration for Chandler, Napa, Folsom, and Norco

GIS Platform Upgrades

- Led ArcGIS Enterprise migrations for Merced, Vacaville, Lodi, Maui County, and Calaveras County

Cloud GIS Deployments

- Supported cloud migrations for Burlingame, Rancho Cordova, and Signal Hill

SELECT PROJECT HIGHLIGHTS CONTINUED

EnerGov Parcel Integration

- Developed custom Python/SQL workflow for Maui County parcel data management

Election Reporting

- Built GIS-based election reporting tools for Yolo County using ArcGIS Online

APPENDIX B – SERVICE DELIVERY & OPERATIONAL MODELS

This appendix outlines the operational processes used to manage service requests, incidents, and application support. These models demonstrate how issues are categorized, prioritized, escalated, and resolved in alignment with the Service Level Agreement (SLA), performance standards, and escalation framework defined in *Section 2.5*.

The examples provided are illustrative and do not reflect City-specific configurations or data.

B-1 ESCALATION AND PRIORITY MANAGEMENT

A structured escalation framework aligns response actions with issue impact and urgency, consistent with defined SLA priorities.

Priority Classification Model

PRIORITY	DESCRIPTION	TYPICAL IMPACT	RESPONSE APPROACH
Low (P4)	Routine service requests and non-critical issues (e.g., password resets, minor application issues).	Single user or minimal impact	Scheduled response within standard service targets.
Medium (P3)	Standard user issues, application errors, GIS updates.	Limited operational impact	Handled by help desk and on-site support within SLA targets.
High (P2)	Issues affecting multiple users or core systems.	Department-wide or significant impact	Escalated to engineering resources with accelerated response.
Critical (P1)	System outages, cybersecurity incidents, or essential service disruption.	Organization-wide or public-facing impact	Immediate escalation to senior technical resources with continuous response until resolved.

B-2 INCIDENT RESPONSE WORKFLOW

Incidents are managed through a structured lifecycle to ensure consistent handling, documentation, and resolution in alignment with SLA response and resolution targets.

Process Overview

1. Intake – Requests received via help desk, monitoring systems, or user submission.
2. Categorization & Prioritization – Priority assigned based on impact and urgency (P1–P4) .
3. Initial Triage – Frontline diagnostics and resolution .
4. Escalation – Transfer to appropriate technical or security resources per escalation framework .

5. Resolution & Validation – Issue resolved and verified through testing or user confirmation .
6. Closure & Reporting – Ticket closure with documentation, SLA tracking, and metric capture.

B-3 CYBERSECURITY INCIDENT RESPONSE COORDINATION

Cybersecurity incidents are managed in accordance with defined SLA response obligations and in coordination with the City's procedures. Response activities include:

- Investigation, containment, and mitigation support.
- Escalation based on defined priority levels.
- Coordination and communication with City stakeholders.
- Documentation, reporting, and post-incident review.

B-4 MONITORING AND OPERATIONAL VISIBILITY

Continuous monitoring provides real-time visibility into system health, performance, and potential issues, supporting proactive service delivery and SLA compliance. Monitoring capabilities include:

- Early detection of service degradation.
- Proactive identification of issues.
- Alert prioritization aligned with SLA priority levels.
- Performance tracking and trend analysis.

Remote Monitoring and Management (RMM) Dashboard

Monitoring tools provide real-time visibility into system health, performance, and alerts across the environment. Dashboards are used to track operational status, identify trends, and support proactive issue resolution and performance management.

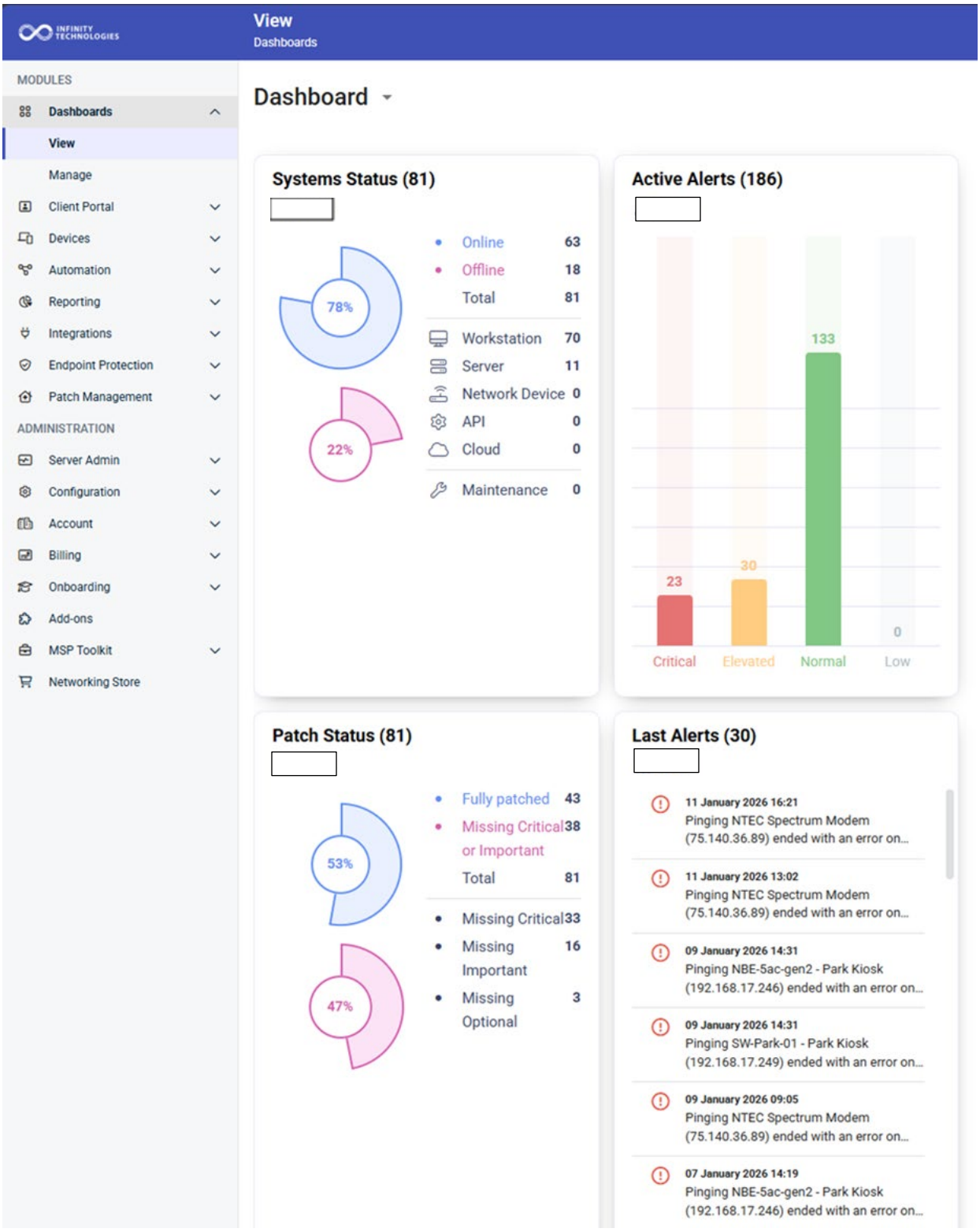


Figure B-4. Sample Remote Monitoring and Management (RMM) Dashboard.
Illustrative dashboard showing system performance, alerting, and monitoring data used to support proactive operations.

B-5 APPLICATION SUPPORT AND ESCALATION MODEL

Application-related issues are managed through the centralized IT Service Management (ITSM) system and follow the priority classification and SLA framework defined in Section 2.5.

All requests—including IT, GIS, and business applications—are tracked, prioritized, and resolved within the established service delivery model.

Application Support and Escalation Model

SUPPORT TIER	SCOPE OF SUPPORT	RESPONSIBILITY
Tier 1 – Initial Resolution	Routine issues, access requests, basic troubleshooting	Help Desk and On-Site Support
Tier 2 – Advanced Support	Complex issues requiring system-level analysis, configuration, or GIS/application support	Engineering Resources
Tier 3 – Vendor Coordination	Issues requiring third-party support (ERP, permitting, GIS platforms, cloud applications)	Managed vendor coordination and resolution tracking

Escalation and SLA Alignment

- Issues are escalated based on priority level (P1–P4) and operational impact.
- Response and resolution targets align with Section 2.5 Service Level Expectations.
- Vendor-supported systems are actively managed to ensure compliance with SLA commitments.

Service Management and Accountability

All requests are managed through the centralized ITSM platform to ensure:

- Full visibility into request status and ownership.
- SLA tracking and performance measurement.
- Consistent documentation and auditability.
- Coordinated resolution across internal and external resources.

APPENDIX C –PERFORMANCE, SLA, AND SERVICE DELIVERY SAMPLES

OVERVIEW

This appendix provides supporting documentation demonstrating Infinity Technologies' service performance, operational consistency, and ability to meet defined Service Level Agreements (SLAs) across IT and GIS services.

Supporting materials align with the service delivery model, SLA framework, and continuity approach described in *Section 2.5 (Service Delivery Performance and SLA Framework)* and related operational sections.

Included Documentation

- Ticket metrics and trend summaries
- Service performance reporting examples
- Representative GIS project examples

C.1 SERVICE PERFORMANCE AND DELIVERY METRICS

Historical service data demonstrates consistent delivery against defined SLA targets, supported by structured monitoring and continuous improvement. Performance tracking supports:

- SLA compliance dashboard (sample)
- Ticket volume and trend analysis
- Response and resolution performance by priority

C-2 SERVICE LEVEL MEASUREMENT FRAMEWORK

CATEGORY	MEASUREMENT FOCUS
Response & Resolution	Time to acknowledge and resolve by priority
Service Demand	Ticket volume and trends
SLA Compliance	Performance against defined targets
Quality & Stability	Incident recurrence and root cause trends

C.3 TARGETS AND ESCALATION FRAMEWORK

PRIORITY	TYPICAL IMPACT	ESCALATION PATH	RESPONSE TIME	TARGET RESOLUTION
Low (P4)	Single user / non-critical issue	Help Desk / On-Site	≤ 30 minutes	1 business day
Medium (P3)	Standard issues / limited impact	Technical Support	≤ 30 minutes	2–3 business days

High (P2)	Multi-user or system impact	Engineering	≤ 15 minutes	Same or next business day
Critical (P1)	System outage / security incident	Senior Engineering / Leadership	≤ 15 minutes	Continuous effort until restoration

Response time reflects acknowledgment and initiation. Resolution varies based on complexity, dependencies, and system conditions.

C-4 REPORTING AND OPERATIONAL VISIBILITY

Service performance is communicated through dashboards and structured reports.

Reporting Provides

- SLA performance and compliance.
- Trends and recurring issues.
- Operational insights for planning and prioritization.

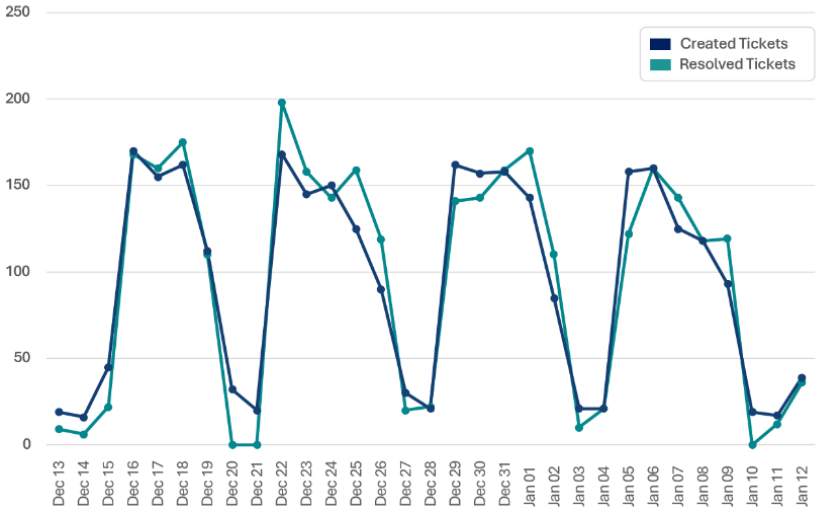
Review Cadence

- Ongoing operational check-ins.
- Quarterly service and performance reviews.

C-5 SERVICE PERFORMANCE DASHBOARD (SAMPLE)

The following dashboard illustrates how SLA performance, ticket trends, and system activity are tracked and reported, providing real-time visibility into service delivery and operational health.

HELP DESK TICKETS OVERVIEW: LAST 30 DAYS



Tickets Created
4,344

Tickets Resolved
4,271

AVG Response Time
30 min

C-6 GIS PROJECT EXAMPLES

The following examples demonstrate GIS solutions supporting system integration, operational workflows, and public-facing services in municipal environments comparable to the City of Wildomar.

Table C-2 Representative GIS Projects

CLIENT	SOLUTION	SUMMARY	KEY OUTCOMES	LINK
City of Seal Beach, CA	GIS Integration with Permitting (Tyler EPL)	Integrated master address and parcel data with permitting system via GIS services.	Improved data accuracy; streamlined workflows; reduced manual entry.	-
City of Norco, CA	CIP Dashboard (WebGIS)	Developed dashboard to track project location, status, budget, and schedule.	Improved visibility; enhanced coordination; supports executive reporting.	Capital Improvement Project Dashboard
City of Laguna Niguel, CA	Public Property Information Tool	Developed public-facing property lookup with integrated planning data.	Reduced inquiries; improved access; centralized information.	Property Information Tool

1. City of Seal Beach — GIS Integration with Permitting

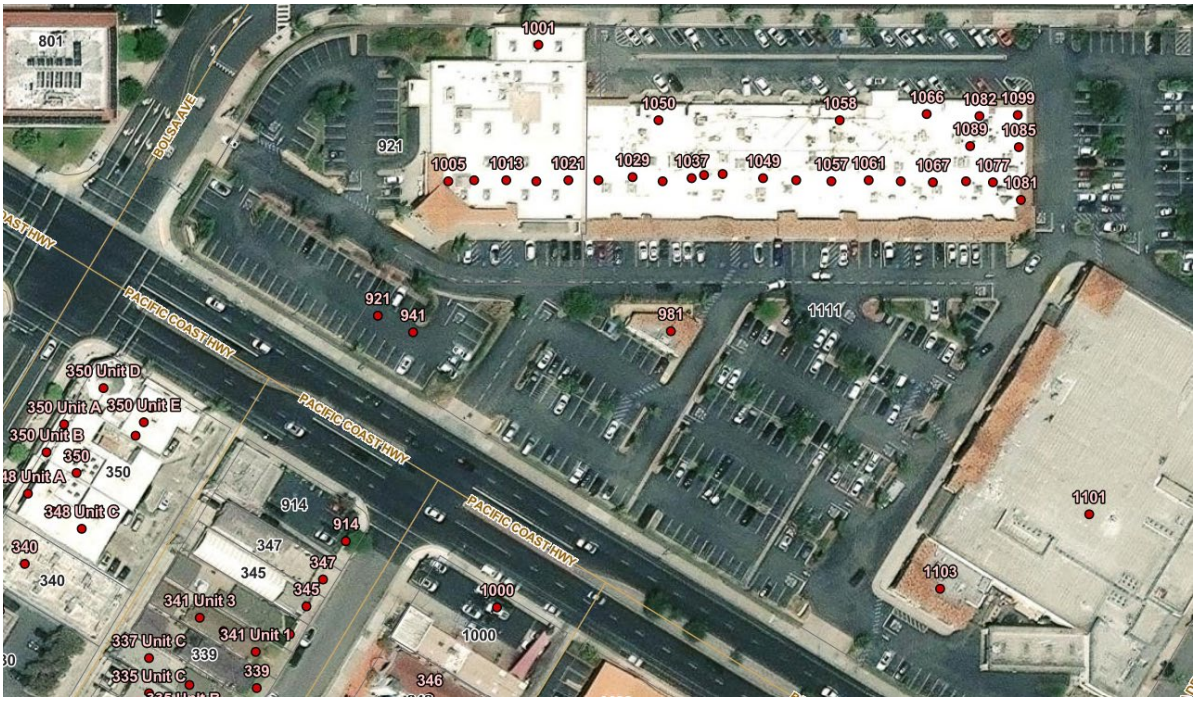


Figure C-1. GIS-integrated address and parcel data supporting permitting workflows and real-time validation.

2. City of Norco – CIP Dashboard

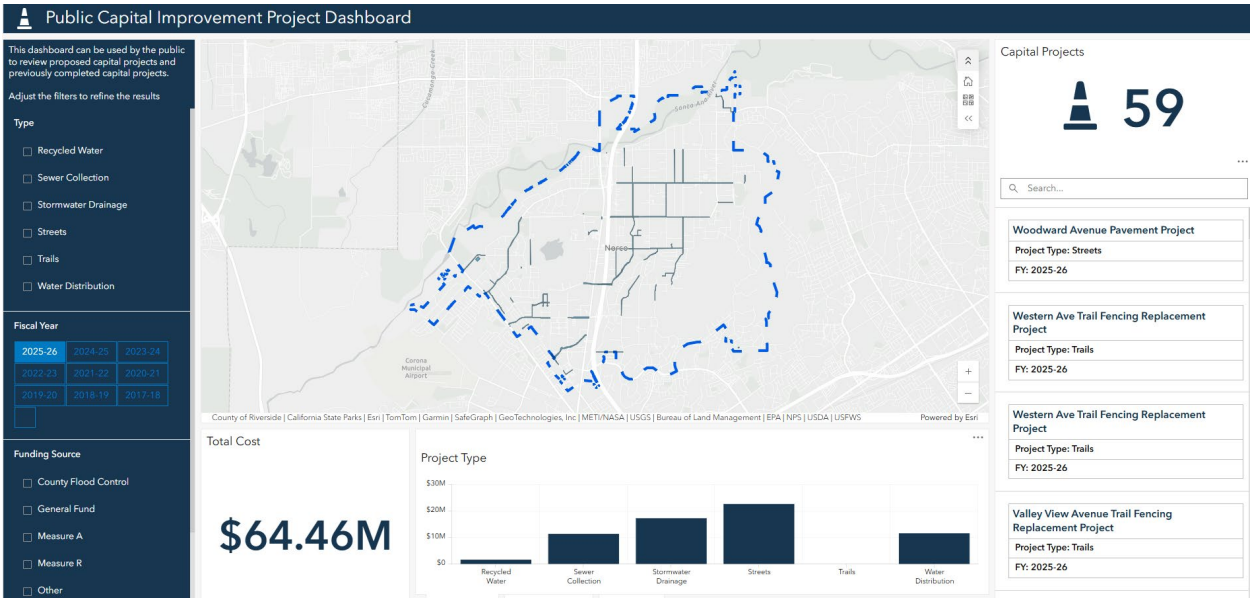


Figure C-2. WebGIS dashboard providing spatial visibility into capital projects, including status, budget, and timelines.

3. City of Laguna Niguel – Property Information Tool

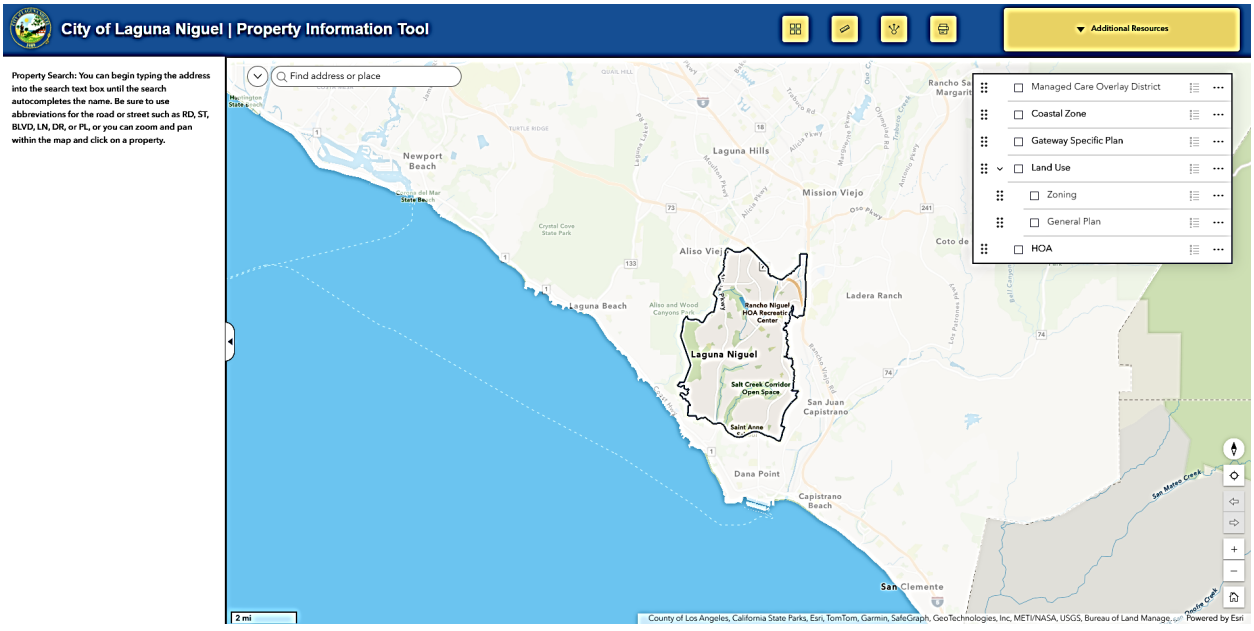


Figure C-3. Public-facing property lookup tool integrating parcel data and planning resources.

APPENDIX D – MUNICIPAL EXPERIENCE & PROJECT REFERENCES

OVERVIEW OF EXPERIENCE

Infinity Technologies supports 100+ active municipal, public sector, and utility clients, delivering managed IT services, GIS services, system integration, cybersecurity, and project-based consulting.

These engagements include cities, counties, special districts, and utilities with environments comparable to the City of Wildomar in size, complexity, and operational requirements.

REPRESENTATIVE PROJECTS

CITY	SERVICE MODEL	SCOPE SUMMARY	RELEVANCE TO WILDOMAR
City of San Juan Capistrano, CA	Managed IT & GIS Services	Full IT operations (infrastructure, Microsoft 365, cybersecurity, help desk); GIS administration, applications, and data management; cross-department system integration.	Directly aligned with Wildomar's scope, demonstrating integrated IT/GIS delivery, system coordination, and continuous service operations.
City of Eastvale, CA	Managed IT & GIS Services	Managed IT services including help desk, infrastructure, cybersecurity; GIS support and system integration across departments.	Demonstrates combined IT and GIS service delivery with operational integration across City systems.
City of Bell, CA	Managed IT & GIS Services	IT infrastructure, secure access, and incident response; GIS support and coordination.	Comparable municipal environment demonstrating secure operations, system support, and coordinated service delivery.
City of Rancho Santa Margarita, CA	Managed IT + GIS Support	On-site support, help desk, infrastructure, cybersecurity; GIS system support and application integration.	Similar-sized city with strong alignment to on-site support and day-to-day operational needs.
City of Lakewood, CA	Managed IT Services	24/7 help desk, infrastructure and cloud administration, cybersecurity, backup, and vendor coordination.	Demonstrates structured, SLA-driven service delivery in a multi-department municipal environment.
City of Westminster, CA	Managed IT & GIS Services	Combined IT infrastructure and GIS services; system administration and integration across departments.	Reinforces experience delivering unified IT/GIS services consistent with Wildomar's integrated model.

ADDITIONAL MUNICIPAL AND PUBLIC SECTOR CLIENTS

Infinity Technologies supports a broad portfolio of additional clients, including:

- **Cities:** Bell, Belmont, Burlingame, Chino Hills, Colton, Downey, Eastvale, Gilroy, Half Moon Bay, La Palma, Laguna Niguel, Lancaster, Malibu, Norco, Paramount, Pleasant Hill, Rancho Cordova, Rolling Hills Estates, Sacramento, Seal Beach, Signal Hill, Simi Valley, Sunnyvale, Thousand Oaks, Truckee, Vacaville, Wildomar, and others.
- **Counties & Agencies:** Calaveras County, Imperial County, San Bernardino County Transportation Authority.
- **Utilities & Districts:** El Dorado Irrigation District, Mid-Peninsula Water District, North Tahoe Public Utility District, Valley Sanitation District.
- **Regional Organizations:** Stanislaus Council of Governments, Stanislaus Regional Transit Authority.

Services across these engagements include:

- Managed IT services and help desk support.
- GIS system administration and consulting.
- Infrastructure and cybersecurity management.
- System integration and automation.

THANK YOU
FOR YOUR TIME AND CONSIDERATION

INFINITY TECHNOLOGIES

www.inftechnologies.com

CITY OF WILDOMAR
REQUEST FOR PROPOSAL
FOR
INFORMATION TECHNOLOGY AND GIS SUPPORT SERVICES

Anticipated RFP Schedule

Request for Proposals (RFP) Issued	Monday, March 30, 2026
Written Questions from Proposers Due	Friday, April 10, 2026
Reponses to Questions Posted	Wednesday, April 15, 2026
Written Proposals Due	Thursday, April 30, 2026, by 5:00 PM
Virtual Oral Interviews (only if necessary)	Week of May 4, 2026
Contract Award	Tuesday, May 13, 2026

* All dates and times are subject to change at City's sole discretion.

City of Wildomar
23873 Clinton Keith Rd., Ste. 103
Wildomar, CA 92595

I. CITY BACKGROUND

The City of Wildomar is located in Southwest Riverside County, along the Interstate 15 freeway between the cities of Lake Elsinore and Murrieta. It is approximately 24 square miles with a population of 37,277. The City has a total of 54.5 FTE and contracts with the County of Riverside for law enforcement and fire protection services.

To learn more about the City of Wildomar, please visit: www.wildomar.gov

II. RFP CONTACT AT CITY OF WILDOMAR

All communication and/or contact with City staff regarding this RFP prior to contract award shall be directed to:

Cory Gorham, Assistant to the City Manager
23873 Clinton Keith Rd
Wildomar, CA 92595
951-462-7819
cgorham@wildomar.gov

Commencing on the date of the issuance of this RFP and continuing until award of the contract or cancellation of this RFP, no Proposer, subconsultant, lobbyist or agent hired by the Proposer shall have any contact or communications regarding this RFP with any City staff or any contractor or Proposer involved with the procurement, other than the City staff named above, or unless expressly permitted by this RFP. Contact includes telephone, e-mail or formal written communication. Any proposer, subcontractor, lobbyist or agent hired by the proposer that engages in such prohibited communications may result in disqualification of the Proposer at the sole discretion of the City.

III. PROJECT OVERVIEW

The City of Wildomar is seeking proposals from qualified consultants to provide managed IT services, GIS Support Services, and website development and maintenance services for all City departments and locations. It is the City's intention to identify a strategic partner to support the planning, implementation, deployment, and ongoing management of all technology systems, including the design, enhancement, and continuous maintenance of the City's website, necessary to establish and maintain modern municipal IT operations. The ideal provider will deliver a combination of quality, reliability, effectiveness, and performance that best meets the needs of the City.

Current Technology Environment:

- 71 Desktop and laptop computers (PC and Apple/Mac devices)
- 34 Mobile devices (phones, tablets)
- Network infrastructure (3 servers, 10 switches, firewall, wireless access points)
- Cloud-based systems including Microsoft 365
- Line-of-business software systems (e.g., permitting, finance, asset management)
- GIS systems including ArcGIS Online and WebGIS applications
- Audio/visual systems supporting public meetings and hybrid participation
- Printers, copiers, and peripheral devices
- 19 surveillance cameras

Facilities Covered:

- City Hall: 23873 Clinton Keith Rd
- Cemetery: 21400 Palomar St
- Marna O'Brien Park: 20505 Palomar St
- Windsong Park: 35459 Prairie Rd
- Future City Facilities and City Parks

IV. SCOPE OF SERVICES

The selected provider will be expected to provide the following services:

1. Help Desk & End User Support

- Provide full administration and end-user support, including troubleshooting, configuration, escalation management, and resolution for common City software and business applications (both PC and Apple environments). Own end to end resolution of usage issues or errors in office productivity software (e.g. MS Office 365) and all City-specific programs (e.g. finance, permitting, code enforcement, GIS, document management systems, etc.) including escalation to appropriate vendor help desk and follow through with resolution.

- Furnish a responsive IT help desk reachable 24 hours a day, 7 days a week, including holidays. Offer unlimited remote technical support for City staff via phone, email, or remote login tools at all times. After-hours emergency calls are addressed by on-call technicians, with guaranteed rapid response for critical issues (e.g. network outages).

- Utilize a help desk ticket system to log all support requests (by phone, email, or in person) and track them through resolution. Document each issue, the resolution steps,

and time taken. Provide City staff with updates on ticket status and maintain a history of incidents to identify recurring problems or training needs. Provide read only access to ticketing system to key city staff.

- Include defined Service Level Agreements (SLAs) for response and resolution times.

- Handle user account lifecycle tasks. Create new user accounts (for network/domain, email, applications) when new employees are onboarded. Manage user access permissions (e.g. file shares, system rights) and set up multi-factor authentication for remote access as required. User accounts for separated employees shall be disabled within 24 hours of notification, and immediately (same business day) for involuntary separations or security related terminations, as directed by the City.

- Serve as the primary administrator for all user peripherals such as printers, scanners, multi-function copiers, monitors, and other connected devices. Install and configure printers for network or local use and resolve printing issues. Ensure users can reliably use scanning/imaging systems and coordinate with vendors for hardware repairs if a device fails.

2. On-Site Support Requirements

- Minimum on-site support of (2) days per week to include after-hours public meeting support.
    - Flexing time on public meeting days is permitted

- Include optional pricing for on-site support:
    - Three (3) days per week
    - Four (4) days per week

- Ensure qualified backup coverage during absences, vacations, or illness, with no reduction in service levels. On-site technician shall be able to travel between city facilities as needed utilizing transportation provided by Contractor.

3. Network & Infrastructure Management

- Maintain detailed documentation of the City's IT infrastructure. This includes network diagrams showing device locations and connections, configuration records (IP addresses, VLANs, firewall rules, etc.), server inventories with roles and configurations, and admin credentials stored securely. Update documents promptly when changes are made. All such documentation is made available to City personnel upon request.

- Provide day-to-day administration of the City's networks (LAN/WAN). Monitor network performance and proactively address issues to ensure reliable connectivity for all City locations. Manage network equipment (firewalls, routers, switches, wireless access points) – including applying firmware updates, managing configurations, and optimizing for security and performance. Regularly review the network to confirm it is operating at peak efficiency and capacity.

- Provide day-to-day server and IT infrastructure systems support, which includes, but is not limited to maintenance, repairs and minor updates and security and Enterprise system implementation and support.

- Manage the City's data storage systems and perform regular data backups. This includes maintaining file servers, NAS/SAN devices, and cloud storage allocations so that staff have reliable access to shared files. Monitor storage capacity and performance, and plan for expansions or archiving as needed. Perform daily backups of all critical systems and databases (on-site and to off-site or cloud locations). Verify backup jobs succeed and conduct periodic test restorations to ensure data can be recovered. Maintain backup logs and remediate any failed backups immediately.

- Oversee the City's internet connections (ISP services) and act as liaison to the ISP for any outages or bandwidth issues. Ensure the City's voice/data network is integrated with the IT network and coordinate with telecom vendors for support.

- Develop and maintain the City's IT disaster recovery mechanisms. Provide off-site file backup and disaster recovery solutions so that critical data and services can be restored after a major incident. Implement failover procedures for key systems. Draft and periodically update a Disaster Recovery Plan detailing steps to rebuild or failover City IT systems in various disaster scenarios. Conduct an annual disaster recovery test or simulated failover to validate the City's preparedness.

- Manage the City's wireless networks and remote access systems. Configure and monitor secure Wi-Fi networks at City facilities, ensuring adequate coverage and performance for staff and public (if offered). Ensure that remote connectivity is stable and uses strong encryption/MFA as per security policies.

- Support the City's use of cloud-based solutions. This may include administration of Microsoft 365 tenant services (Exchange Online, SharePoint/OneDrive, Teams) – managing licenses, user accounts, and security settings.

- Administer the City's email and collaboration systems. This may involve, but is not limited to creating mailboxes, distribution lists, and archives. Ensure spam filtering and malware protection on email is active. Provide user support for email issues and handle

back-end email system tasks like retention policies, e-discovery searches, and mailbox backups. If applicable, manage other messaging platforms (i.e., Teams, Slack) and ensure they integrate with City authentication.

- Proactive patching and timely firmware upgrades of infrastructure hardware.

- Manage the City's telecommunications infrastructure in coordination with telecom vendors. For example, administration of a VoIP phone system adding new phones, updating phone directory routes, and troubleshooting network-related call quality issues.

- Routine, documented, and auditable testing of data restoration from server and endpoint backups (e.g. staggered, quarterly test restores).

- Administer backup and recovery solution for Microsoft 365 services, including but not limited to Exchange Online, SharePoint, OneDrive, Teams.

4. Cybersecurity Services

- Maintain a comprehensive cybersecurity program. Develop a formal Cyber Security Plan and update it regularly to address new threats. This includes layering defenses (firewall, AV, email security, MFA, etc.), enforcing security policies City-wide, and keeping security architecture documentation. In cooperation with our Risk Management team, ensure cooperation with insurer's requirements (e.g. annual security audits). Overall, serve as the City's subject-matter expert on cybersecurity, keeping City leadership informed of risks, mitigation strategies, and incidents.

- Develop procedures for responding to IT security incidents or breaches. In the event of a suspected cyber incident (malware outbreak, data breach, etc.), execute the Incident Response Plan: isolate affected systems, eradicate threats, recover data from backups, and restore services safely.

- Investigate the root cause and implement measures to prevent recurrence. Coordinate with law enforcement or risk management as necessary. Provide post-incident reports and user communications.

- Conduct regular (minimum annual) cybersecurity awareness training for City employees. Educate staff on safe computing practices: how to recognize phishing emails, use strong passwords, handle sensitive data, and report potential security incidents. As part of this, run periodic simulated phishing exercises to test and reinforce employee vigilance. Provide training modules covering social engineering, general cyber hygiene, and department-specific security procedures. Track participation to ensure all users complete required training.

- Deploy and manage enterprise-grade anti-malware and anti-virus solutions on all City computers, servers, and email systems. Maintain up-to-date virus definitions and ensure scans are running regularly. Monitor dashboards for any virus detections or quarantines and respond to neutralize any malware found. This includes protecting against ransomware and spyware. Also keep spam filtering and email threat prevention systems active (blocking phishing emails, infected attachments, etc.).

- Ensure compliance with relevant standards (e.g. CJIS, PCI-DSS, HIPAA)

- Utilize DNS or web content filtering systems to block access to malicious or inappropriate websites from the City network. Monitor web traffic for signs of malware callbacks or data exfiltration. Manage DNS security services that prevent users from visiting known dangerous domains.

- Tune web filters to balance security with business needs (e.g. allowing required research sites while denying categories like malware, phishing, etc.)

- Proactively assess the City's IT environment for vulnerabilities and ensure compliance with relevant security standards and best practices. Perform periodic vulnerability scans of networks and systems (using tools or managed services) and promptly remediate any findings. Ensure the City meets any mandated security frameworks. This includes implementing controls for data encryption, secure configurations, and access controls as required.

- Implement a rigorous patch management program. Apply security patches and software updates to servers, PCs, network devices, and applications on a timely schedule – often weekly after hours for critical updates. Ensure operating systems (Windows, Linux) and third-party software (browsers, PDF readers, etc.) are kept current to eliminate known vulnerabilities. Coordinate with City departments to schedule patches so as to minimize disruption (e.g. deploy after Business Hours 7:00 AM – 6:00 PM). Maintain a log of applied patches and verify systems are fully updated.

- Contractor shall notify the City of any confirmed cybersecurity incident within one (1) hour of detection, followed by a written incident report within 24 hours and a final root-cause and remediation report within 10 business days.

5. GIS Services

- Maintain and update GIS datasets including, but not limited to:
    - GIS meta data
    - Parcel, address, trail, bike lane, and street centerline data

    - Public Works asset layers
    - Planning, zoning, and land use layers
    - City, District, Code Enforcement Beat, boundaries and other City-specific datasets
- Assist or create static mapping and documentation from existing or new GIS datasets for:
    - Daily operations
    - Project specific needs
    - Larger comprehensive efforts (General Plan, Specific Plan, other plan updates, special projects)
- Assist departments with statistical and data analysis using GIS systems and datasets.
- Administer and maintain ArcGIS Online and related GIS platforms.
- Maintain and support existing WebGIS applications for internal staff and public use.
- Ensure data accuracy, consistency, proper documentation, and meta data standards.
- GIS services shall be fully integrated into the City's IT help desk system.
- Establish and maintain defined Service Level Agreements (SLAs) for GIS services, including:
    - Response times
    - Resolution timelines
    - Escalation procedures
- Assist departments in integrating GIS into business workflows and operations.
- Support integration of GIS with City systems such as:
    - Permitting systems
    - Asset management systems
    - Code enforcement platforms

- Development of new GIS applications or dashboards

- Provide ongoing user support for GIS tools and applications.
- Conduct periodic GIS training sessions and workshops for City staff including basic training for users of ArcGIS Online and ArcPro.
- Develop training materials and guidance documentation as needed.
- Support onboarding of new staff using GIS systems.
- The consultant may be requested to provide additional GIS services on a project or task-order basis, including:
    - Advanced data integration and automation
    - Next Generation 911 (NG911) GIS support
    - System migrations or major upgrades, separate from the above listed integration items
    - GIS support for capital improvement projects (CIP)
    - Advanced analytics or business intelligence integrations

6. Audio / Visual (AV) & Meeting Support

- Onsite support for City Council, Planning Commission, Measure AA, and Measure Z meetings to include pre-meeting setup and testing, live camera operation, and troubleshooting of AV systems.
- Support for hybrid and virtual meeting platforms.
- Maintenance and optimization of recording and streaming system.

7. Budget Development & Support

- Assist in annual IT budget preparation by identifying necessary hardware/software investments, licensing needs, IT/software enhancements, upgrade projects and associated costs within budget timelines established by Finance Department.
- Create a road map for long-range information systems planning and forecasting based on analysis and audit. Evaluate and identify means and approaches to accommodate

current and emerging technology requirements, major trends, and upgrades facing the City.

8. Procurement

- Assist in procuring IT equipment, software, licenses, and services as needed. Contractor staff shall assist with obtaining quotes and providing recommendations for the purchasing of new IT assets. Evaluate proposals from vendors and ensure the City receives appropriate technology at the best value and coordinate order placement and delivery for approved purchases in accordance with City policies and procedures.

9. Reporting & Performance Monitoring

- Quarterly Business Reviews that include, but are not limited to, SLA compliance, project progress, budgetary alignment, and overall performance of the contracted services.

- Annual or bi-annual planning sessions for budget forecasting, technology lifecycle management, and strategic project planning.

10. Website Development & Maintenance (Optional)

- Provide ongoing website maintenance and updates to ensure that all content remains current, accurate, and functional across all pages and platforms.

- Perform website design enhancements and implement user experience (UX) and user interface (UI) improvements to ensure the website is intuitive, user-friendly, and aligned with modern design standards.

- Develop new website pages, features, and functionality as needed to support City operations, programs, and services, including the expansion of online capabilities for residents and businesses.

- Ensure the website complies with all applicable accessibility standards, including but not limited to Americans with Disabilities Act (ADA) requirements, and shall proactively address accessibility issues as they arise.

- Monitor and optimize website performance to ensure fast load times, reliability, and consistent uptime, including identifying and resolving performance issues.

- Implement regular security updates and perform vulnerability mitigation efforts to protect the website from cyber threats, unauthorized access, and data breaches.

- Assist with the integration of the website with City systems, applications, and third-party platforms, including but not limited to permitting systems, payment portals, GIS applications, and communication tools.

- Work collaboratively with City staff to ensure timely content updates, maintain consistent branding and messaging, and support effective communication through the City's website.

V. PROJECT TIMELINE

All dates below are tentative and subject to change at the discretion of the City. Changes to any deadlines will be followed with a notice to prospective proposers.

Event, Milestone, or Deliverable	Date or Due Date
Request for Proposals (RFP) Issued	Monday, March 30, 2026
Written Questions from Proposers Due	Friday, April 10, 2026
Reponses to Questions Posted	Wednesday, April 15, 2026
Written Proposals Due	Thursday, April 30, 2026, by 5:00 PM
Virtual Oral Interviews (only if necessary)	Week of May 4, 2026
Contract Awarded by City Council	Wednesday, May 13, 2026 (tentative)
Expected First Day of Operations	Monday, June 1, 2026

VI. TERM OF AGREEMENT

It is the intent of the City to contract for the services presented herein for an initial 3 year term. The City of Wildomar reserves the right to extend the term of this contract for additional (2) one-year terms subject to satisfactory negotiation of terms, including a price acceptable to both the City and the selected firm. The proposal package shall present all-inclusive fees for each year of the contract term.

VII. SUBMITTAL INSTRUCTIONS

It is the responsibility of the Proposer to ensure that any proposals submitted have been uploaded to PlanetBids prior to the RFP due date and time. Proposals, including all required sections and forms, shall be submitted electronically via the city's online bidding system, PlanetBids. No other form of submittal will be accepted.

PlanetBids will not accept late proposals, and no exceptions shall be made. If submittal is completed by the deadline, Proposers will receive an e-bid confirmation number with a time stamp from PlanetBids indicating that their proposal was submitted successfully. The City will only receive and consider those proposals that were transmitted successfully.

Submit proposal online at: https://vendors.planetbids.com/portal/66534/portal-home

Proposer shall be solely responsible for informing itself with respect to the proper utilization of the online bid management system, for ensuring the capability of their computer system to upload the required documents, and for the stability of their internet service. Failure of the Proposer to successfully submit an electronic proposal shall be at the Proposer's sole risk and no relief will be given for late and/or improperly submitted proposals. Proposers experiencing any technical difficulties with the bid submission process may contact PlanetBids at (818) 992-1771. Questions of an operational nature may be directed to the City's assigned RFP Administrator. Neither the City, nor PlanetBids, makes any guarantee as to the timely availability of assistance, or assurance that any given problem will be resolved by the bid submission deadline.

All notifications, updates and addenda will be posted online on PlanetBids at https://vendors.planetbids.com/portal/66534/portal-home. Proposers registered with PlanetBids who have downloaded the RFP documents from the online bidding system will receive email notifications upon the release of project updates and communications. Please ensure registration and contact information is updated in PlanetBids. Proposers shall be responsible for monitoring the site to obtain information regarding this solicitation. Failure to respond to required updates may result in a determination of a nonresponsive proposal.

VIII. PROPOSAL CONTENT

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Colored displays, promotional materials, photographs, etc., are not necessary nor desired.

Qualifications, Experience & References

- Firm profile: services, founding year, organization type, office locations, and staff size
- Financial status: bankruptcy, listing of any lawsuit or litigation and result from (a) any public project undertaken (b) the Proposer or by its subcontractors where litigation is still pending or has occurred within the last five years or (c) any type of project where claims or settlements were paid by the consultants or its insurers within the last five years., office changes, mergers/acquisitions

- Relevant experience, specifically with Municipal, Public Sector, and Utilities: list projects from past 5 years with detailed descriptions in appendix.
- Service Level Agreements, expectations and escalation obligations

Proposed Staffing & Project Organization

- Describe organization and management approach
- Identify key personnel: education, credentials, experience, availability, current workload
- Include resumes (max 2 pages each) for key staff
- Provide names, roles, current assignments, and commitment levels
- Include a brief narrative on key staff's specialized skills
- Submit an organizational chart with all personnel and subconsultant
- Identify subcontracted functions and corresponding subconsultants if known

Relevant Qualifications & References

- Provide at least 3 professional references from Local Public Agencies (LPAs) who are knowledgeable about citied projects; include contact details
- Detail experience with federal, state, and local codes, standards, and procedures, with example projects
- Highlight qualifications relevant to the scope of work
- Propose procedural or technical enhancements that align with project objectives

Implementation and Transition Strategy

- Include a detailed implementation and transition plan which describes the methodology, approach, timeline, and resources that will be used to assume responsibility for the City's IT services and fully implement the scope of work
- At a minimum, the Implementation and Transition Plan shall include:
    - Detailed schedule outlining major milestones and estimated completion dates
    - Identification of critical transition activities
    - Estimated timeframe to achieve full operational status
    - Identification of the Transition Project Manager
    - Roles and responsibilities of key personnel
    - Escalation and issue resolution procedures
    - Process for reviewing and documenting existing infrastructure, systems, applications, and security configurations
    - Coordination plan with incumbent provider (if applicable)
    - Asset inventory validation process
    - Identification of potential transition risks
    - Mitigation strategies

- Plan to ensure uninterrupted support services during transition
- Reporting structure and frequency
- Stakeholder communication approach
- End-user communication strategy during transition

Cost Proposal

- All Proposers are required to submit a fixed rate fee with their Cost Proposal, including the following:
  - Base fixed monthly fee for all IT services included in this contract including a maximum "not to exceed" fee
    - Include a total monthly fixed fee for additional days of on-site support (3 & 4)
    - Include a separate monthly fixed fee for website development & maintenance (optional)
  - Hourly rate sheets (if applicable) by contractor staff titles for services not included in the base fixed monthly fee. Proposer shall not include rate ranges or averages. If providing hourly rate sheets, Proposer shall not include rate ranges or averages
  - Complete Attachment A "Work Cost Proposal Form"

IX. EVALUATION CRITERIA

City staff will evaluate the proposals provided based on the following criteria:

- Quality and completeness of proposal.
- Quality, performance and effectiveness of the services to be provided by the Proposer.
- Proposer's experience, including the experience of staff to be assigned to the project, the engagement of similar scope and complexity.
- Cost to the City.
- Proposer's financial stability.
- Proposer's ability to perform the work within the time specified.
- Proposer's prior record of performance with city or other.
- Proposer's compliance with applicable laws, regulations, policies (including city council policies), guidelines and orders governing prior or existing contracts performed by the contractor.

Acceptance of the proposal will be evidenced by written Notice of Award from the City's Finance Department to the successful Proposer.

During the evaluation process, the City of Wildomar reserves the right, where it may serve the City's best interest, to request additional information or clarification from proposers, or to allow corrections of errors or omissions. At the discretion of the City of Wildomar, firms submitting proposals may be requested to make oral presentations as part of the evaluation process.

X. GENERAL PROVISIONS

- Pre-Contractual Expenses
    - The City is not liable for any costs incurred by Proposers prior to entering into a formal contract. Costs of developing a response to this RFP, are entirely the responsibility of the Proposer, and shall not be reimbursed in any manner by the City. Pre-contractual expenses are not to be included in the cost proposal. Pre-contractual expenses include, but are not limited to, preparation of the proposal, submission of the proposal and additional information, attendance at pre-proposal conference, negotiating any matter related to this RFP with City, and/or any other expenses incurred by the Proposer prior to the date of award and execution, if any, of the contract. There is no expressed or implied obligation for the City of Wildomar to reimburse responding firms for any expenses incurred in preparing proposals in response to this request. Materials submitted by respondents are subject to public inspection under the California Public Records Act (Government Code Sec. 6250 et seq.), unless exempt.

- Insurance Requirements
    - The selected Proposer(s), at Proposer's sole cost and expense and for full term of agreement or any extension thereof, shall obtain and maintain, at a minimum, all the insurance requirements outlined in the Professional Services Agreement (Exhibit B).
    - All policies, endorsement, certificates and or/ binders shall be subject to the approval of the Risk Manager of the City of Wildomar as to form and content. These requirements are subject to amendment or waiver if so, approved in writing by the Risk Manager. The selected Proposer agrees to provide the City with a copy of said policies, certificates and /or endorsements upon award of contract.

- Proposal Exceptions
    - This shall include any exceptions or request changes that Proposer has to the City's RFP conditions and requirements. If there are no exceptions noted, it is assumed the Proposer will accept all conditions and requirements identified. **Items not excepted will not be open to later negotiation.**

- Collusion
    - By submitting a proposal, each Proposer represents and warrants that its proposal is genuine and not a sham or collusive or made in the interest of or on behalf of any person not named therein; that the Proposal has not directly induced or solicited any other person to submit a sham proposal or any other person to refrain from submitting a proposal; and that the Proposer has not in any manner sought collusion to secure any improper advantage over any other person submitting a proposal.

- Disqualification - Factors such as, but not limited to, any of the following may be considered just cause to disqualify a proposal without further consideration:
    - Evidence of collusion, directly or indirectly, among Proposers regarding the amount, terms or condition of this proposal.
    - Any attempt to improperly influence any member of the evaluation team.
    - Existence of any lawsuit, unresolved contractual claim or dispute between Proposer and the City.
    - Evidence of incorrect information was submitted as part of the proposal.
    - Evidence of Proposer's inability to successfully complete the responsibility and obligation of the proposal; and
    - Proposer's default under any previous agreement with the City, which resulted in termination of the Agreement.

- Non-Conforming Proposal
    - A proposal shall be prepared and submitted in accordance with the provision of these RFP instructions and specifications. Any alteration, omission, addition, variance, or limitation of, from or to a proposal may be sufficient grounds for non-acceptance of the proposal, at the sole discretion of the City.

- Gratuities
    - No person shall offer, give or agree to give any City employee and gratuity, discount or offer of employment shall solicit, demand, accept or agree to accept from any other person a gratuity, discount or offer of employment in connection with a city contract.

- Withdrawal of Proposal
    - A Proposer may withdraw their proposal at any time before the expiration of the time for submission of proposals as provided in the RFP by delivering a written request for withdrawal signed by, or on behalf of, the Proposer.

- Rights of the City - This RFP does not commit the City to enter into a contract, nor does it obligate the City to pay for any costs incurred in preparation and submission of proposals or in anticipation of a contract. The City reserves the right to:
    - Make the selection based on its sole direction.
    - Reject all proposals.
    - Issue subsequent Requests for Proposal.
    - Postpone opening for its own convenience.
    - Remedy technical errors in the Request for Proposal process.
    - Accept other than the lowest offer.
    - Waive informalities and irregularities in the Proposal and/or enter into agreement with another Proposer in the event the originally selected Proposer defaults or fails to execute an agreement with the City.
    - Retain all proposals submitted and to use any idea(s) in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in the request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Wildomar and the firm selected.
    - An agreement shall not be binding or valid with the City unless and until it is executed by authorized representatives of the City of Wildomar

ATTACHMENT A

WORK COST PROPOSAL FORM

Service	2026/2027	2027/2028	2028/2029
Annual Total w/2 Days Onsite Support	$	$	$
Annual Total w/3 Days Onsite Support	$	$	$
Annual Total w/4 Days Onsite Support	$	$	$

Service	2026/2027	2027/2028	2028/2029
Optional: Annual Total for Website Development and Support	$	$	$

ATTACHMENT B

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,
a municipal corporation

and

Infinity Technologies, Inc

AGREEMENT FOR SERVICES
BETWEEN
THE CITY OF WILDOMAR, CALIFORNIA
AND
INFINITY TECHNOLOGIES, INC

This Agreement for Services ("Agreement") is entered into as of this 1st day of June, 2026 by and between the City of Wildomar, a municipal corporation ("City") and Infinity Technologies, Inc. a managed IT Service and GIS provider ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by ***Request for Proposal*** the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Service Provider, following submission of a ***proposal*** for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

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

D. The Parties desire to formalize the selection of Service Provider for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

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

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for ***3 years*** commencing on the date first ascribed above.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Service Provider agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

(b) Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Service Provider shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Service Provider to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Service Provider shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "B" "Compensation" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed five hundred eight thousand, six hundred eighty-seven dollars ($508,687.00), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Each month Service Provider shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-Service Provider contracts. Sub-Service Provider charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "B" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Service Provider to determine whether the work performed and expenses incurred are in compliance with the provisions of this

Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

(d) Payment to Service Provider for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Service Provider.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Service Provider's work under this Agreement, either during performance or when completed. City shall reject or finally accept Service Provider's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Service Provider's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Service Provider's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

Except as otherwise provided below, all documents, data, studies, drawings, maps, models, photographs and reports prepared by service provider (collectively, "Documents") under this Agreement are City's property. Service Provider may retain copies of such Documents as desired but will deliver all original materials to City upon City's written notice. City agrees that use of Service Provider's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. Service Provider warrants that all Documents it drafts and completes pursuant to this Agreement constitutes original work. Specifically, Service Provider understands and agrees that use of artificial intelligence (AI) tools including, without limitation, ChatGPT, Microsoft's Bing Chat, Google's Bard, and Meta's LLaMA (Large Language Model Meta AI), in the performance of this Agreement does not constitute an original work, i.e., submitting Documents generated by such AI tools to City and representing it as Service Provider's original work constitutes a material breach of this Agreement, constitutes a false claim, and may also violate applicable intellectual property right laws including, without limitation, United States Copyright Law. Accordingly, and notwithstanding any other provision of this Agreement as to ownership, City specifically rejects ownership of such Documents. Service Provider is required to indemnify and defend City to the fullest extent allowed by applicable law should it violate this Section.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement, Service Provider's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

(a) Service Provider shall maintain any and all documents and records demonstrating or relating to Service Provider's performance of the Services. Service Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Service Provider pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed

upon, such documents and records shall be made available at Service Provider's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Nothing in this Agreement may be construed to be inconsistent with this relationship or status. Service Provider shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

(b) Service Provider shall perform all Services 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. Service provider shall be solely responsible for the means, methods, techniques, sequences and procedures in performance of Services. The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Any terms within this Agreement regarding City directives apply to an concern the result of Service Provider's provision of service and not the means, methods, or scheduling of the Service Provider's work. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

(c) Neither Service Provider, nor any of Service Provider's officers, employees or agents, shall obtain any privileges or rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Service Provider expressly waives any claim Service Provider may have to any such benefits, privileges or rights.

SECTION 9. STANDARD OF PERFORMANCE.

Service Provider represents and warrants that it has the qualifications, experience

and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Service Provider shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Service Provider shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Service Provider under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Service Provider's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Service Provider shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Service Provider shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Service Provider shall provide a hazard assessment upon request to the City. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Service Provider to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

It is the understanding of City and Service Provider that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, "construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

SECTION 12. NONDISCRIMINATION.

Service Provider shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Service Provider hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended,

and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Service Provider so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Service Provider 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.

SECTION 14. CONFLICTS OF INTEREST.

(a) Service Provider 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 Service Provider's performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider 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.

(b) City understands and acknowledges that Service Provider is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Service Provider is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide 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 Service Provider gives City notice of such court order or subpoena.

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

Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Service Provider shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims,

suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider.

(c) Indemnification from Sub-Service Providers. Service Provider agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every sub-Service Provider or any other person or entity involved by, for, with or on behalf of Service Provider in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Service Provider fails to obtain such indemnity obligations from others as required herein, Service Provider agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Service Provider and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Service Provider agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Service Provider agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Service Provider are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Service Provider under this Agreement. In recognition of that interest, Service Provider shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Service Provider's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20

"Termination of Agreement." City acknowledges, however, that Service Provider, in the performance of its duties pursuant to this Agreement, may utilize sub-contractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Service Provider shall make every reasonable effort to maintain the stability and continuity of Service Provider's staff and sub-contractors, if any, assigned to perform the Services. Service Provider shall notify City of any changes in Service Provider's staff and sub-contractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Service Provider. In the event such notice is given, Service Provider shall cease immediately all work in progress.

(b) Service Provider may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Service Provider or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Service Provider, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Service Provider or City, all property belonging exclusively to City which is in Service Provider's possession shall be returned to City. Service Provider shall furnish to City a final invoice for work performed and expenses incurred by Service Provider, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider for any work performed after the date of default. Instead, the City may give notice to Service Provider of the default and the reasons for the default. The notice shall include the timeframe in which Service Provider may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Service Provider is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Service Provider does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice

of the Service Provider's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Service Provider shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Service Provider. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Service Provider in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by telecopier or certified mail, postage prepaid and return receipt requested, addressed as follows:

To City:
City of Wildomar
Attn: City Manager
23873 Clinton Keith Rd., Suite 110
Wildomar, CA 92595

To Service Provider:
Infinity Technologies, Inc
27051 Towne Centre Dr
Suite 120
Lake Forest, CA 92610

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims

that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 "Amendment" and the City Manager's contracting authority under the Wildomar Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Service Provider and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager's contracting authority under the Wildomar Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. 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 nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Service Provider and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

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

CITY OF WILDOMAR

_____
Chris Mann
City Manager

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

Service Provider

Infinity Technologies, Inc

By: _____ By: _____

Name:_____ Name: _____

Its (Title):_____ Its (Title): _____

NOTE: SERVICE PROVIDER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO SERVICE PROVIDER'S BUSINESS ENTITY.

EXHIBIT "A"
SCOPE OF SERVICES

See Attached Proposal

EXHIBIT "B"
COMPENSATION

See Attached Proposal

Exhibit C

Insurance Requirements

Service Provider shall procure and maintain, for the duration of the Agreement, 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 Service Provider, 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 $1,000,000 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 Service Provider 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 Service Provider provides written verification it has no employees)

4. Professional Liability (Errors and Omissions) Insurance appropriate to the Service Provider's profession, with limit no less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of Agreement work. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, the Service Provider must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work. A copy of the claims reporting requirements must be submitted to the City for review.

If the Service Provider 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 higher limits maintained by the Service Provider. 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:

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 Service Provider 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 Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this Agreement, the Service Provider's insurance coverage shall be primary insurance coverage 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 Service Provider's insurance and shall not contribute with it.

Notice of Cancellation

Service Provider shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Service Provider shall forthwith obtain and submit proof of substitute insurance.

Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider 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. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Service Provider to 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.

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.

Verification of Coverage

Service Provider shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Service Provider'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.

Subcontractors

Service Provider shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Service Provider shall ensure that City is an additional insured on insurance required from subcontractors.

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.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: May 13, 2026

SUBJECT: Road Maintenance and Rehabilitation - Program Summary and Potential List of Streets for FY 26/27 Project

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Cameron Luna, Associate Engineer

ACTION:
Receive and file the Road Maintenance and Rehabilitation (Road Rehab) Update and receive and provide input on the proposed list of streets for the FY 26/27 Road Rehab Project.

SUMMARY:
The City administers an annual Road Maintenance and Rehabilitation Program (Road Rehab) with the use of RMRA funds. Streets are evaluated based on a variety of different criteria to determine which streets should be included in a specific Road Rehab project for a given year. Staff is seeking Council and public input on the potential list of streets for the FY 26/27 Road Rehab Project.

BACKGROUND:
In 2017, Senate Bill 1 (SB 1), also known as the Road Repair and Accountability Act of 2017, created the Road Maintenance and Rehabilitation Program to address deferred maintenance on the State Highway System and the local street and road system. The Road Maintenance and Rehabilitation Account (RMRA) was established for the deposit of program funds. SB 1 increases transportation funding through gas taxes. A percentage of RMRA funding is apportioned to eligible cities and counties for basic road maintenance, rehabilitation, and critical safety projects.

The City of Wildomar receives an annual apportionment of funds from the RMRA that has been instrumental in establishing and funding the City's annual Road Maintenance and Rehabilitation Projects (Road Rehab) and the annual Slurry Seal Projects. The City began implementing the annual Road Rehab project in 2018 and has already rehabilitated many roads throughout the City using RMRA funds. A summary of the prior year projects and major streets that were rehabilitated is included below for reference.

The City's annual appropriation of RMRA funds varies from year to year but has generally increased each year. The estimated FY 26/27 apportionment for the City of Wildomar, as of January 2026, is $981,270.

Prior Road Rehab Projects

- **2018/2019 Project**
  - Bundy Canyon Rd. (Oak Circle Dr. to The Farm Rd.)
  - Clinton Keith Rd. (Palomar St. to Renaissance Plaza - north side only)

    - Grand Ave. (Jane Ct. to McVicar St.)
    - Inland Valley Dr.
- **2019/2020 Project**
    - Almond St. (Bundy Canyon Rd. to Waite St.)
    - Bryant St. (Grand Ave. to Union St.)
    - Black Beauty Trail
    - Dunn St. (Wildomar Trail to Pasadena St.)
    - Darby St. (Wildomar Trail to Pasadena St.)
    - Gruwell St. (Black Beauty Trail to Baxter Rd.)
    - Orchard St. (Walnut St. to Cashew St.)
    - Pony Cart Trail
    - Wesley St. (at Palomar St.)
    - Wildomar Trail (Grand Ave. to Palomar St.)
- **2021/2022 Project**
    - Lemon St. (Gafford Rd. to north of Citrus Grove)
    - Grand Ave. (Jane Ct. to north of Kennemer Dr.)
    - 60+ Residential Slurry Seal Streets
- **2023/2024 Project**
    - Clinton Keith Rd (Grand Ave to Hidden Springs Rd)
    - Grand Ave (Willow Bay to Leslie St)
    - Grand Ave (Clinton Keith Rd to Royal Adelaide St)
    - Walnut St (Mission Trail to White St)
    - Cherry St (East of I-15, Bundy Canyon Rd to Waite St)
    - Waite St (East of I-15, Orange St to Sellers Rd)
    - Sellers Rd (Bundy Canyon Rd to Waite St)
    - Canyon Ranch Rd (Bundy Canyon Rd to Gafford Rd)
    - Gafford Rd (Great Falls Rd to Canyon Ranch Rd)
    - Wildomar Trail (Palomar St to Margaret Ln)
    - Cervera Road (Wildomar Trail to 325' East)
    - 129 Residential Slurry Seal Streets
- **2024/2025 Project**
    - Pavement Management Program Report
- **2025/2026 Project**
    - Bundy Canyon Road (Mission Trail to Orange St)
    - Bundy Canyon Road (Orange St to Cherry St)
    - Bundy Canyon Road (West of Oak Circle to Sunset Ave)
    - Almond Street (Bundy Canyon Rd to Elsinore HS)
    - Orange Street (South of Waite St to Bundy Canyon Rd)
    - Gruwell Street (Front Street to Palomar Street)
    - "Deep Digout" Repairs on Almond St, Dunn St, Raynor St, Hidden Springs Rd, and Catt Rd
    - 102 Residential Slurry Seal Streets
    - 2 Slurry Seal Parking Lots (City Hall and Marna O'Brien Park)

DISCUSSION:
Selecting which streets will be included in the annual Road Rehab or Slurry Seal Projects requires the consideration of several different criteria. The primary criteria that are considered include:

- Pavement Condition Index (PCI)
- Roadway Priority

- Future Overlapping Projects
- Public Input
- Rehabilitation Costs

Pavement Condition Index

Pavement Condition Index (PCI) is a number that is used to describe the condition of pavement on a street. PCI can be based on a visual assessment of a road or based on an assessment made with the use of special instruments. PCI ratings range from 0 to 100 and are categorized as shown in Table 1 below.

Table 1 - PCI Ratings

PCI	Condition Description
90-100	Excellent
70-90	Good
50-70	Fair/At Risk
25-50	Poor
0-25	Very Poor/Failed

As of February 2026, the City's network average PCI was 67. As part of a Pavement Management Program (PMP) that relies on the use of PCIs, it is generally recommended to prioritize and maintain roads with a higher PCI first. Maintaining higher PCI roads is less costly and extends the lifespan of the road, reducing long-term maintenance and repair costs. Once a road begins to deteriorate past the 'Good' condition, repair costs significantly increase. For roads that have already entered the 'Fair/At Risk' condition, or lower, preventative maintenance may not be the most effective option and more significant rehabilitation may be necessary, which significantly increases costs. The City is currently updating its PMP which will reevaluate the City's network PCI and provide guidance for the next six years.

Roadway Priority

Some roadways may have a higher priority than others based on classification and use. For example, arterial or regional roads that carry large amounts of daily traffic, have high speeds, and experience heavy traffic loads may warrant more immediate attention due to the reliance of a larger number of daily users on that road. Roads that serve specific uses such as schools, hospitals, or other similar uses may also have a higher priority than other streets.

Future Overlapping Projects

There are several roads throughout the City that are part of upcoming Capital Improvement Projects or Private Development Projects. These projects may already be scoped to widen, improve, and/or rehabilitate pavement. As a result, staff takes into consideration these upcoming projects to maximize cost efficiencies, minimize waste, and minimize traffic impacts. For example, including road rehab in the scope of a widening project minimizes disruption to drivers by limiting the work to one larger combined project rather than having one contractor repave the street in one year, and another contractor widen the street in a subsequent year. Private Development Projects that are conditioned to provide certain improvements are also responsible for the costs of those improvements. This reduces the City's costs for maintenance and allows the City to use those funds to maintain other roads.

Public Input

The City regularly receives feedback from the public about roadway conditions and areas that

may need maintenance. In addition to the City's routine maintenance schedule, the City responds to and addresses these requests as they arrive. Staff makes note of where repetitive requests are received, or where repetitive maintenance on a specific street is observed and would be better addressed by a larger rehabilitation project. Staff also takes into consideration locations that are specifically requested by residents for general repaving or rehabilitation.

Rehabilitation Costs

Road rehabilitation strategies can vary significantly in cost. Slurry seals and microsurfacing are surface treatments designed to work in conjunction with crack sealing to help seal the asphalt surface to protect the roadway from intrusion of water into the base layers, which could result in base and pavement failure. Slurry seals are generally a lower cost preventative maintenance measure. Asphalt overlays are more expensive due to the cost of the asphalt and the methods and equipment required to place the asphalt. Removals and replacements of asphalt are even more expensive due to the cost of equipment to remove and dispose of the material, and the increased cost to implement traffic control. Based on available budgets, rehabilitation of certain streets may be limited in a given year.

A list of the streets previously approved and a list of additional potential streets to be considered for the next year's project are included below.

- **Potential Streets to be Considered for the FY 2026/2027 Project (next year's project)**
  - The Farm Road, 100' S of Bundy Canyon Road to Citrus Hill
  - Harvest Way, Bundy Canyon Road to Citrus Hill
  - Lemon Street, Mission Trail to Grape Street
  - Gruwell Street, Union Street to Grand Avenue
  - Cherry Street, Baxter Road to Canyon Drive
  - Almond Street, Canyon Drive to Wesley Street
  - Grand Avenue, McVicar Street to Jane Court
  - Raynor Street, Orange St to end of City maintained road
  - Wesley Street, Grand Avenue to Union Street
  - ARAM, Chip Seals, and/or Slurry Seals through various residential streets
  - Remove and Replace ("Deep Digout") locations Citywide
  - CIP 025 Clinton Keith Road (Hidden Springs Rd. to Eastern City limits)
  - CIP 026-2 Bundy Canyon Road (Oak Canyon Dr. to The Farm Rd.)
  - CIP 044-3 Mission Trail (Malaga Rd. to Elberta Rd.)
  - CIP 050-1 Pavement Management Program - Street Asset Inventory

To be eligible to use RMRA funds, the City is required to adopt a resolution each year identifying a list of the streets that are proposed for the next fiscal year's budget. This resolution must be submitted to the California Transportation Commission (CTC) before the City can receive its appropriation of RMRA funds for the fiscal year. It should be noted that depending on the type of pavement rehabilitation required for each street, total costs may exceed available funds, and so it is possible that the rehabilitation for some streets may need to be rescheduled in a future fiscal year.

The RMRA program also requires that there be a public input process on the selection of streets included in the resolution. While the City already accepts and considers public input throughout the year, staff would like to receive any additional input from the public or the City Council on the potential list of streets to be considered for next fiscal year's project. With this feedback, staff will complete the evaluation of streets and bring forward a resolution with a

final list of streets for City Council consideration and adoption at the June Council Meeting.

FISCAL IMPACT:
Road Rehab is included in the annual CIP Program Budget and typically makes use of RMRA, Measure AA, and Measure A funds. There is no impact to the General Fund.

ATTACHMENTS:
Presentation - Road Maintenance and Rehabilitation

Road Maintenance and Rehabilitation

Program Summary and Potential List of Streets for FY 26/27

Public Works Department

City of Wildomar

May 13, 2026

Road Repair and Accountability Act of 2017

- Senate Bill (SB) 1 – Road Repair and Accountability Act
- Created Road Maintenance and Rehabilitation Program
- Created Road Maintenance and Rehabilitation Account (RMRA) for program funding
- Increased funding through gas tax
- Percentage of funding apportioned for counties and cities for basic road maintenance, rehabilitation, and safety projects.
- City receives annual appropriation from RMRA.
- City's FY 26/27 apportionment estimated at $981,270 (as of January 2026).

City's Road Maintenance and Rehabilitation Program

2018/2019

- Bundy Canyon Rd. (Oak Circle Dr. to The Farm Rd.)
- Clinton Keith Rd. (Palomar St. to Renaissance Plaza - north side only)
- Grand Ave. (Jane Ct. to McVicar St.)
- Inland Valley Dr.

2019/2020

- Almond St. (Bundy Canyon Rd. to Waite St.)
- Bryant St. (Grand Ave. to Union St.)
- Black Beauty Trail
- Dunn St. (Wildomar Trail to Pasadena St.)
- Darby St. (Wildomar Trail to Pasadena St.)
- Gruwell St. (Black Beauty Trail to Baxter Rd.)
- Orchard St. (Walnut St. to Cashew St.)
- Pony Cart Trail
- Wesley St. (at Palomar St.)
- Wildomar Trail (Grand Ave. to Palomar St.)

City's Road Maintenance and Rehabilitation Program

2021/2022

- Lemon St. (Gafford Rd. to north of Citrus Grove)
- Grand Ave. (Jane Ct. to north of Kennemer Dr.)
- 60+ Residential Slurry Seal Streets

2023/2024

- Clinton Keith Rd (Grand Ave to Hidden Springs Rd)
- Grand Ave (Willow Bay to Leslie St)
- Grand Ave (Clinton Keith Rd to Royal Adelaide St)
- Walnut St (Mission Trail to White St)
- Cherry St (East of I-15, Bundy Canyon Rd to Waite St)
- Waite St (East of I-15, Orange St to Sellers Road)
- Sellers Rd (Bundy Canyon Rd to Waite St)
- Canyon Ranch Rd (Bundy Canyon Rd to Gafford Rd)
- Gafford Rd (Great Falls Rd to Canyon Ranch Rd)
- Wildomar Trail (Palomar St to Margaret Ln)
- Cervera Road (Wildomar Trail to 325' East)
- 129 Residential Slurry Seal Streets

City's Road Maintenance and Rehabilitation Program

2024/2025

- Pavement Management Program Update

2025/2026

- Bundy Canyon Road (Mission Trail to Orange St)
- Bundy Canyon Road (Orange St to Cherry St)
- Bundy Canyon Road (West of Oak Circle to Sunset Ave)
- Almond Street (South of Bundy Canyon Rd, Canyon Dr to Walnut St)
- Orange Street (South of Waite St to Bundy Canyon Rd)
- Gruwell Street (Front Street to Palomar Street)
- 3" Deep Digout Repairs on Dunn St, Raynor St, Via Sarah, Hidden Springs Rd and Catt Rd
- 102 Residential Slurry Seal Streets
- 2 Slurry Seal Parking Lots (City Hall and Marna O'Brien Park)

2026/2027

- To be determined

Road Selection Criteria

PAVEMENT CONDITION INDEX (PCI)

ROADWAY PRIORITY

FUTURE OVERLAPPING PROJECTS

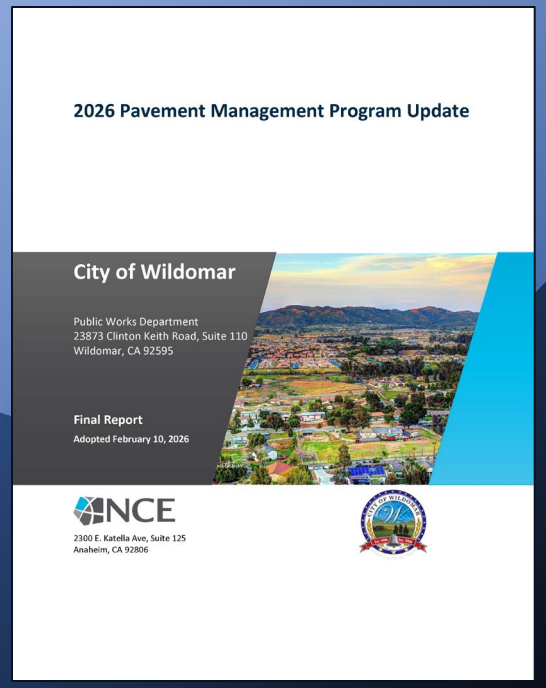
PUBLIC INPUT

REHABILITATION COSTS

Pavement Condition Index

PCI	Condition Description
90-100	Excellent
70-90	Good
50-70	Fair/At Risk
25-50	Poor
0-25	Very Poor/Failed

2026 Pavement Management Program Update:



Road Selection Criteria

PAVEMENT CONDITION INDEX (PCI)

ROADWAY PRIORITY

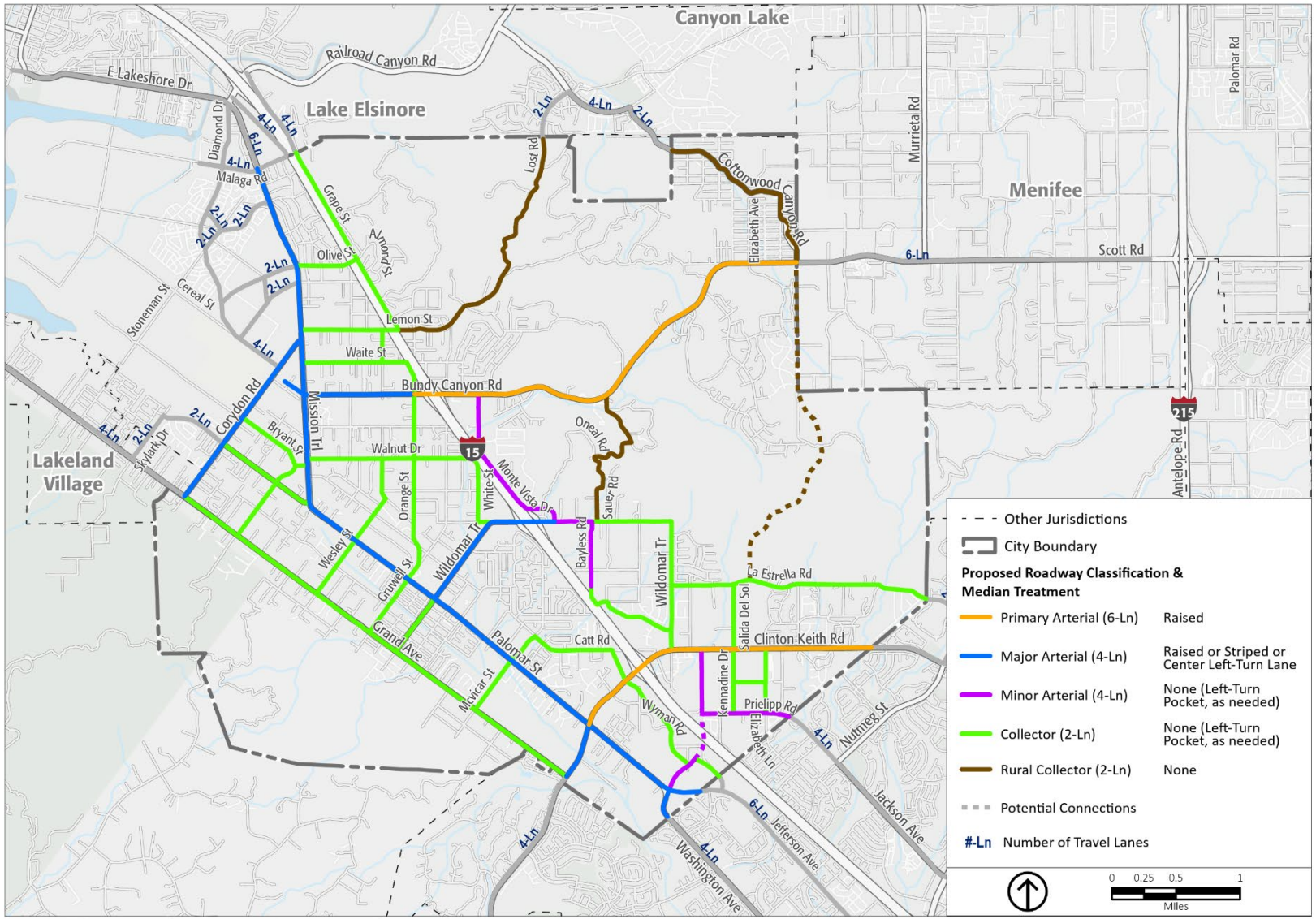
FUTURE OVERLAPPING PROJECTS

PUBLIC INPUT

REHABILITATION COSTS

Roadway Priority

FIG 3-4: PLANNED ROADWAY NETWORK CLASSIFICATIONS



Source: ESRI, 2024; Chen Ryan Asociates, 2023; PlaceWorks, 2024

Road Selection Criteria

PAVEMENT CONDITION INDEX (PCI)

ROADWAY PRIORITY

FUTURE OVERLAPPING PROJECTS

PUBLIC INPUT

REHABILITATION COSTS

Road Selection Criteria

PAVEMENT CONDITION INDEX (PCI)

ROADWAY PRIORITY

FUTURE OVERLAPPING PROJECTS

PUBLIC INPUT

REHABILITATION COSTS

Road Selection Criteria

PAVEMENT CONDITION INDEX (PCI)

ROADWAY PRIORITY

FUTURE OVERLAPPING PROJECTS

PUBLIC INPUT

REHABILITATION COSTS

Budgeting Rehabilitation Costs =

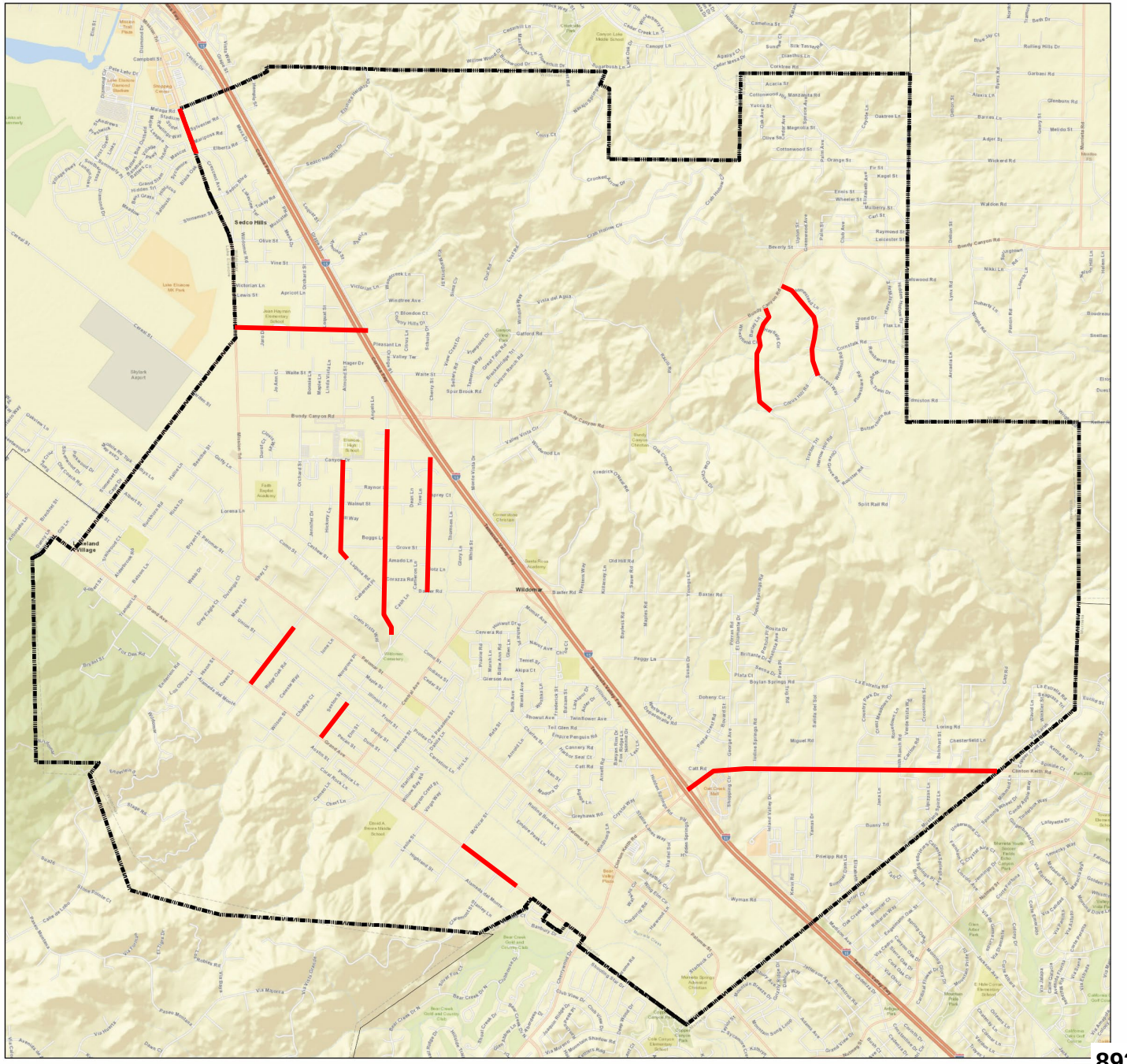
1. RMRA Funds
2. Local Funds (Measure A/AA)
3. Grants

2026/2027 Project

(Potential Rehab Streets)

- Clinton Keith Rd.
- The Farm Rd.
- Harvest Way
- Grand Ave.
- Gruwell St.
- Wesley St.
- Mission Trail
- Almond St.
- Cherry St.
- Lemon St.
- Orange St.

Note: Map is in draft form and street selection is subject to final revisions prior to advertisement.

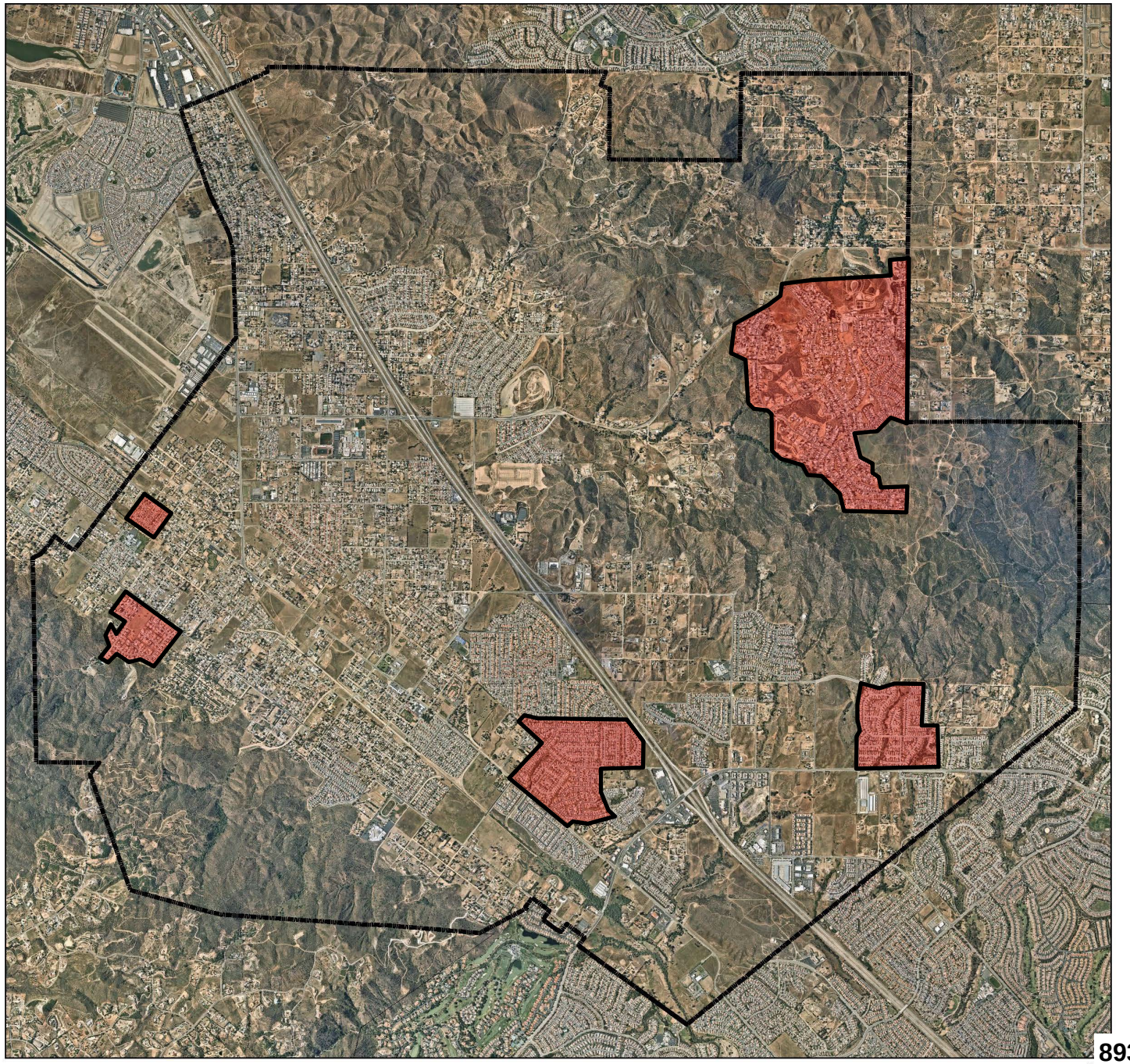


2026/2027 Project

(Potential ARAM, Chip Seal, Slurry Streets)

- The Farm
- Windsong Valley
- Residential Streets near Grand Ave, Palomar Rd. & Clinton Keith Rd.

Note: Map is in draft form and street selection is subject to final revisions prior to advertisement.



Potential List of Streets for 2026/2027 Project

- The Farm Road, 100' S of Bundy Canyon Road to Citrus Hill
- Harvest Way, Bundy Canyon Road to Citrus Hill
- Lemon Street, Mission Trail to Grape Street
- Gruwell Street, Union Street to Grand Avenue
- Cherry Street, Baxter Road to Canyon Drive
- Almond Street, Canyon Drive to Wesley Street
- Grand Avenue, McVicar Street to Jane Court
- Wesley Street, Grand Avenue to Union Street
- ARAM, Chip Seals, and/or Slurry Seals through various residential streets
- Remove and Replace ("Deep Digout") locations Citywide
- CIP 025 Clinton Keith Road (Hidden Springs Rd. to Eastern City limits)
- CIP 026-2 Bundy Canyon Road (Oak Canyon Dr. to The Farm Rd.)
- CIP 044-3 Mission Trail (Malaga Rd. to Elberta Rd.)
- CIP 050-1 Pavement Management Program - Street Asset Inventory

Questions and Input

SUBJECT: Streetlight Program Feasibility Analysis and Phase 1 Streetlight Project

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Ninette Eva, Associate Engineer

ACTION:
Approve the Phase 1 Streetlight Project recommendation and direct staff to add the Phase 1 Streetlight Project to the Citys 5-Year (FY 2026-27 to FY 2030-31) Capital Improvement Program.

SUMMARY:
This project proposes the installation of new streetlights in certain locations throughout the City.

BACKGROUND:
Over the years, staff has received requests from residents and community members for improved streetlighting. More recently, staff received a request to evaluate streetlighting in and around the Sedco area and on Catt Road. In addition, the City's Local Roadway Safety Plan (LRSP) identified specific locations/intersections where the installation of streetlights is recommended to enhance night-time visibility and safety for motorists and pedestrians.

DISCUSSION:
To provide a comprehensive analysis, City staff reviewed the recommended intersections and segments requested and included in the LRSP to determine the type(s) of streetlights and most probable general locations; met with SCE to understand the costs of the different rates, process, and time required for coordination and design; and gathered costs and estimates for the different streetlights being recommended for installation. Below is a result of the analysis:

Streetlight Type	Cost Range Per Light (includes materials and installation)	Factors to Consider	Suggested Funding Sources

Streetlights on Existing SCE Utility Poles	$1,700 to $2,500	- SCE owned streetlights - SCE design process and agreements - Low initial installation costs - Monthly energy costs (LS-1 rate) - City's responsibility for maintenance and replacement with SCE requirements.	- Local Funds
Solar-Powered Streetlights Option	$6,000-$8,000	- City owned streetlights - Off-grid system. No monthly energy costs. - Higher installation costs (pole and direct burial). - Streetlights can be relocated. - City's responsibility for maintenance and replacement.	- Local Funds - Grants (CDBG, SS4A, HSIP, etc.)
New Streetlight on New Utility Pole Option	$10,000-$12,000	- City owned streetlights - SCE design process and agreements to provide power. - Highest installation costs (pole, permanent foundation, conduit). - Monthly energy costs (LS-2, unmetered or LS-3, metered rates). - City's responsibility for maintenance and replacement.	- Local Funds - Grants (CFBG, SS4A, HSIP, etc.)

The total preliminary costs to install streetlights at the locations that were requested and the locations recommended by the LRSP are included in the table below.

Streetlight Type	**Total Cost Range (include materials and installation)**
Streetlights on Existing SCE Utility Poles	<u>Requested Locations</u> Intersections: $20,000 to $30,000 Streets: $131,000 to $205,000 <u>LRSP Locations</u> Streets: $100,000 to $177,000

Solar-Powered Streetlights (alternative option)	Streets: $150,000 to $185,000
New Streetlight on New Utility Pole (alternative option)	Streets: $350,000 to $385,000
TOTAL	**$401,000 to $797,000**

Based on the analysis provided above, staff recommends the creation of an initial Streetlight Project (Phase 1) that includes the installation of streetlights on existing SCE utility poles at the following intersections and Street Segments, and inclusion of this Phase 1 Streetlight Project into the City's 5-Year (FY 2026-27 to FY 2030-31) Capital Improvement Program for funding. The 5-Year CIP, including project budgets, will be brought forward at a future City Council meeting for adoption.

Intersections
Lemon St/Orchard St
Lemon St/Loquat St
Lemon St/Almond St
Lemon St/Grape St
Lemon St/Gafford Rd
Mission Trail/Waite St
Waite St/Bonnie Ln
Waite St/Almond St
Waite St/Mojonnier Way
Waite St/Almond St
Waite St/Amberton Dr
Almond/Walnut

Streets (Sedco and Catt Rd.)
Olive Street (Mission Trail to Mountain View Ave)
Lemon Street (Mission Trail to Gafford Rd)
Waite Street (Mission Trail to Orange Street)
Almond Street (Lemon St to Waite St)
Almond Street (Canyon Dr to Walnut St)
Almond Street (34699 Almond St to Grove St)
Catt Road (between Avry Way and Hidden Springs Rd.)

Streets (LRSP)
Grand Avenue (Corydon Rd to Richard St)
Mission Trail (Malaga Rd to Corydon Rd)
Mission Trail (Cordyon Rd to Bundy Canyon Rd)
Clinton Keith (Wildomar Trail to Elizabeth Ln)

FISCAL IMPACT:

There is no immediate impact associated with the approval of the Phase 1 Streetlight Project.

Staff will identify the funding source for the Phase 1 Streetlight Project and bring it to the City Council with the proposed 5-Year (FY 2026-27 to FY 2030-31) Capital Improvement Program recommendations for approval at a later date. The total approximate cost for the Phase 1 Streetlight Project is estimated to range between $251,000 and $412,000, as detailed below.

Requested Locations
Intersections: $20,000 to $30,000
Streets: $131,000 to $205,000

LRSP Locations
Streets: $100,000 to $177,000

ATTACHMENTS:
Presentation

Streetlight Program Feasibility Analysis and Phase 1 Streetlight Project

CITY OF WILDOMAR
PUBLIC WORKS/ENGINEERING DEPARTMENT
CITY COUNCIL MEETING
MAY 13, 2026

COMMUNITY REQUESTS

Over the years, the City has received requests for street lighting in areas throughout the City.

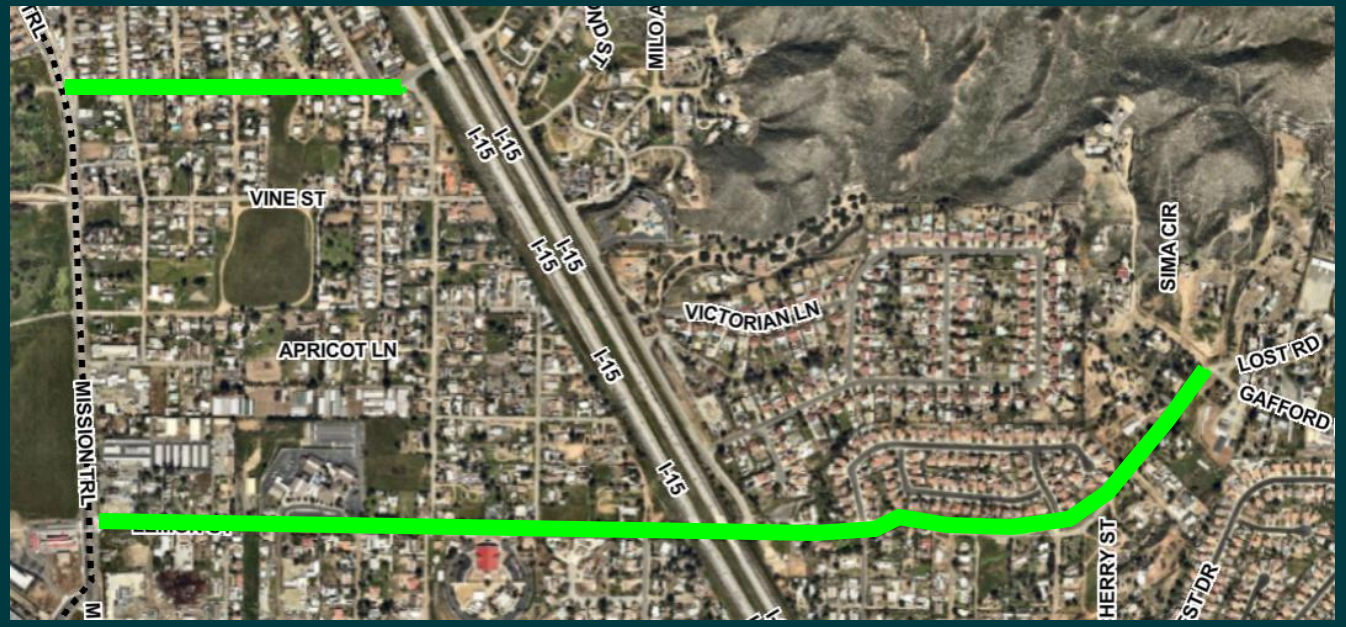
LOCAL ROADWAY SAFETY PLAN (LRSP)

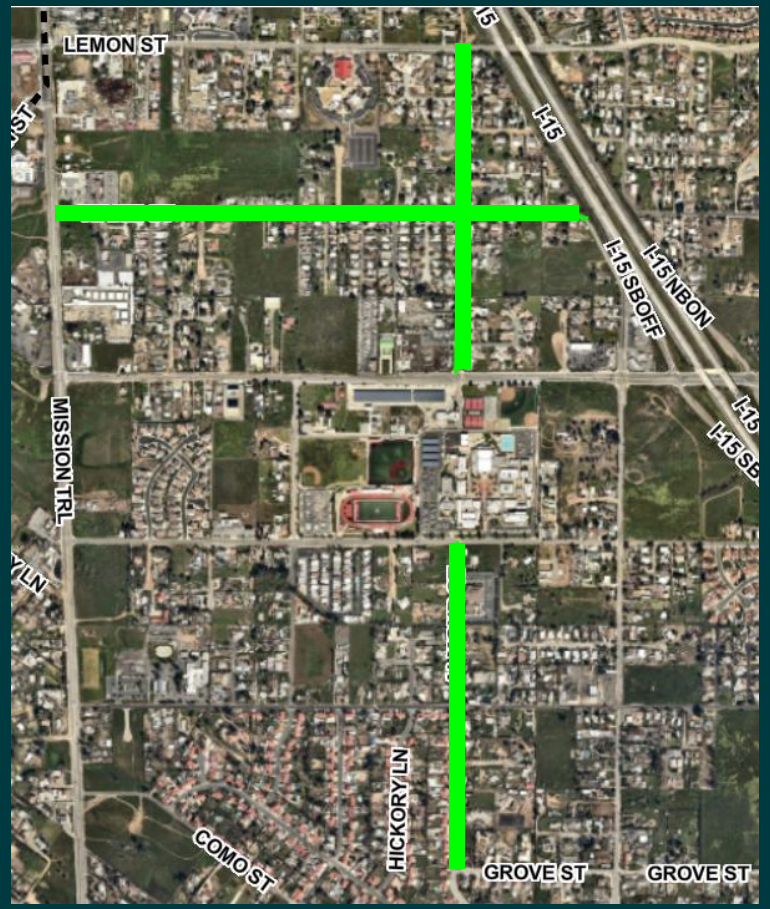
The City's LRSP also recommended installation of streetlights on several intersections and street segments to improve nighttime visibility for motorists and pedestrians.

SEDCO AND NEARBY AREAS

The Sedco Area and nearby locations have recently been requested for consideration for streetlight installation. Much of the area does not currently have street lighting. The areas include:

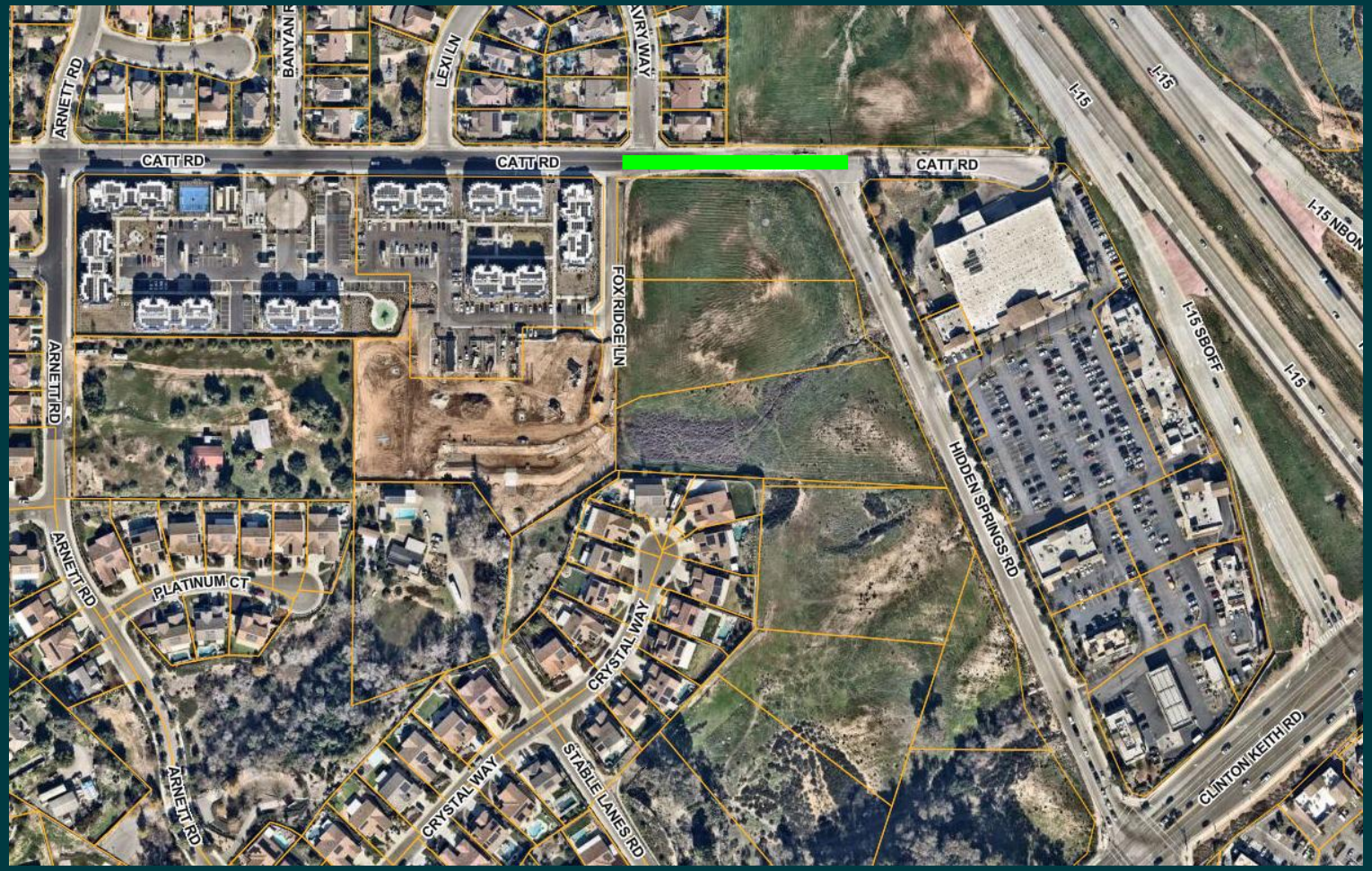
- Olive Street from Mission Trail to Orchard Street
- Lemon Street from Mission Trail to Gafford Road
- Waite Street from Mission Trail to Orange Street
- Almond Street from Lemon Street to Bundy Canyon Road
- Almond Street from Canyon Drive to Grove Street





CATT ROAD

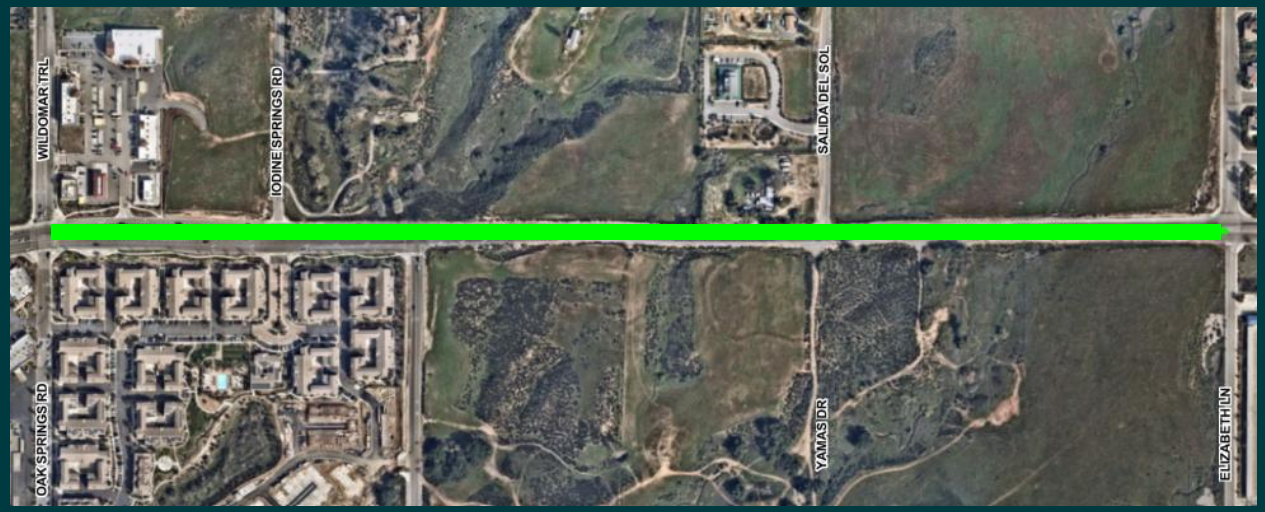
Catt Rd. west of the I-15, near Hidden Springs Rd., has also been recently requested for a streetlight installation.



LOCAL ROADWAY SAFETY PLAN (LRSP) RECOMMENDATIONS

In the LRSP, lighting improvements were one of the improvements identified as most likely to create safety benefits in the City. The City has sought grant funding for these improvements but has not been successful. Recommended locations include:

- Grand Avenue from Corydon Road to Richard Street (shared with County of Riverside)
- Grand Ave. at Gruwell St.
- Clinton Keith Road from Wildomar Trail to Elizabeth Lane
- Mission Trail from Malaga Road to Corydon Road (shared with Lake Elsinore)
- Mission Trail from Corydon Road to Bundy Canyon Road



STREETLIGHT OPTIONS

1	**New Streetlight on Existing SCE Utility Pole** New streetlight installed on existing SCE utility pole. City will not own streetlights. Requires coordination and design with SCE. Maintenance Agreement. Monthly costs.	**Estimated Installation Cost for Each** **$1,700 - $2,500**
2	**Solar-Powered Street Lights** Stand-alone solar LED streetlights with battery storage. Independent system. No utility connection required.	**Estimated Installation Cost for Each** **$6,000 - $8,000**
3	**New Streetlight Pole and Fixture** Full installation with a new streetlight pole and streetlight fixture. City owned lights. Includes underground conduits and may required new meter installation. Requires more significant coordination and design with SCE (Long Lead).	**Estimated Installation Cost for Each** **$10,000 - $12,000**

COSTS AND CONSIDERATIONS

1

New Streetlight on Existing SCE Utility Pole

- Low capital cost, on-going monthly electrical utility costs.
- Limited to locations where utility poles exist.

2

Solar-Powered Street Lights

- Higher capital cost, no on-going monthly utility costs.
- Can be relocated. May require maintenance/replacement after a certain number of years based on lifespan of batteries and solar panels.

3

New Streetlight Pole and Fixture

- Highest capital cost, on-going monthly electrical utility costs.
- Requires more detailed design plans and potential meter installations.
- May need to be relocated in the future when roads are widened/sidewalks added, etc...

PRELIMINARY ESTIMATES

The table below identifies preliminary cost estimates for installing new lights only on existing utility poles. These do not reflect costs to install separate streetlight poles or solar lighting where no utility poles exist.

Lighting Type	Low Cost	High Cost	Average Cost
Intersections	$20,000	$30,000	$25,000
Streets (LRSP)	$100,000	$177,000	$138,500
Streets (Requested Areas)	$131,000	$205,000	$168,000

NEXT STEPS

- Staff recommends adding a Phase 1 Streetlight Project that includes the installation of streetlights on existing SCE utility poles at the requested locations and LRSP recommended locations.
- The Phase 1 Streetlight Project will be included as a new project in the 5-Year CIP for FY 26-27.
- Staff will identify the funding sources for installation and operational costs (utility bill and maintenance).
- Proceed with construction/installation.

Questions?