PALMDALE

a place to call home

CITY COUNCIL
SUCCESSOR AGENCY
HOUSING AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY
PALMDALE AIRPORT AUTHORITY
PALMDALE FINANCING AUTHORITY
CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
TUESDAY, JUNE 2, 2026
5:00 PM
www.cityofpalmdaleca.gov

WELCOME

LEGISLATIVE BODY

ERIC OHLSEN, MAYOR
AUSTIN BISHOP, MAYOR PRO TEM
RICHARD J. LOA, COUNCILMEMBER
LAURA BETTENCOURT, COUNCILMEMBER
ANDREA ALARCÓN, COUNCILMEMBER

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Translation QR Code.
Translation QR Code.pdf

Americans with Disabilities Act (ADA) Accommodations
In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (661) 267-5151 at least 48 hours prior to the meeting.

Public Comment Information
Members of the public may speak for up to **three (3) minutes** on the Consent Calendar, Public Hearings, Appointments, New Business, and Closed Session items. To address the Legislative Body on any agendized item, please complete a speaker card for the City Clerk and indicate the item you wish to speak on. Speaker cards are available in the foyer of the Council Chambers.

Please follow these guidelines to ensure the meeting runs smoothly:

- All comments must be respectful and courteous.
- Comments that are personal, threatening, obscene, insulting, or that attack others or berate differing viewpoints will not be allowed.
- Individuals who violate these rules or disrupt the meeting will be ruled out of order by the Chair and must immediately stop speaking.
- Disruptive individuals may be asked to leave the meeting.

1. **CALL MEETING TO ORDER**

Note: All City Council memberships are reflected in their City Council titles.

2. **ROLL CALL**
   MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN
   COMMISSIONERS FRAGA-SAENZ, BETTS

3. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

4. **NON-AGENDA PUBLIC COMMENTS - Now is the time for public participation.**

5. **CLOSED SESSION - Now is the time for public participation.**

   PRESENTATION BY CITY ATTORNEY

   5.1 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
   Significant exposure to litigation: (1 potential case – facts and circumstances unknown to potential plaintiffs)
   This closed session is being held pursuant to the authority of California Government Code Section 54956.9, paragraph (2) of subdivision (d).

   5.2 CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
   Initiation of litigation: (1 case)
   This closed session is being held pursuant to the authority of California

Government Code Section 54956.9, paragraph (4) of subdivision (d).

6. **CONSENT CALENDAR - Now is the time for public participation**

All matters listed under the Consent Calendar will be enacted by one motion unless an item(s) is pulled by Council, in which case the item(s) will be removed from the Consent Calendar and will be considered separately following this portion of the Agenda.

6.1 Waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

6.2 Receive and File the Monthly Investment Activity Report for April 2026.
SR Monthly Investment Report April 2026.docx
Rpt. Monthly Investment Report April 2026.pdf

6.3 Adopt Resolution No. CC 2026-036, a Resolution of the City Council of the City of Palmdale establishing an appropriations limit for Fiscal Year 2026-27 pursuant to Article XIII B of the California Constitution and repealing Resolution No. CC 2025-044.
SR Reso. No. CC 2026-036.docx
Reso. No. CC 2026-036.docx

6.4 Approve Purchase Order 20270000 with Amazon Capital Services, Inc., DBA Amazon Business, in an amount not to exceed $328,200 for Fiscal Year 2026-27.
SR PO 20270000 Amazon Capital Services, Inc.docx
PO 20270000 Amazon Capital Services, Inc.pdf
Agrmt No. R-TC-17006 Amazon Renewal 3.pdf
Agrmt No. R-TC-17006 Renewal 2.pdf
Agrmt No. R-TC-17006 Renewal 1.pdf
Agrmt No. R-TC-17006.pdf

6.5 Approve 33 non-profit organizations, including their proposed locations for fireworks stands, and recommend permit issuance.
SR 2026 Fireworks Stands.docx
Map - Fireworks Stand Location 2026.pdf

6.6 Receive and file the annual report for the Palmdale Tourism Improvement District (PTID) for fiscal year 2025-26.
SR Receive and File the Annual Report for the PTID for FY 2025-26.docx
Rpt. PTID for FY 2025-26.docx

6.7 Approve Agreement with Civica Law Group, APC for Legal Services for Criminal Prosecution of Palmdale Municipal Code Violations in an amount not to exceed

$190,000 for a two-year term through June 30, 2028.
SR Agrmt No. A-9871 with Civica Law Group APC.docx
Agrmt No. A-9871 with Civica Law Group, APC.pdf
Exhibit A - Rate Schedule.docx

6.8 Adopt Resolution No. CC 2026-008, a Resolution of the City Council of the City of Palmdale declaring its intention to continue assessments for Fiscal Year 2026-27, preliminarily approving the annual Engineer's Report, and providing Notice of Public Hearing for the City of Palmdale Drainage Benefit Assessment Districts No. 1 and No. 2006-02.
SR Reso. No. CC 2026-008.docx
Reso. No. CC 2026-008.docx
Fiscal Year 2026-27 Engineers Report Drainage Benefit Assessment Districts.pdf

6.9 Adopt Resolution No. CC 2026-009, a Resolution of the City Council of the City of Palmdale declaring its intention to continue assessments for Fiscal Year 2026-27, preliminarily approving the Annual Engineer's Reports, and providing for Notice of Hearing for the City of Palmdale Landscape Maintenance Assessment Districts and Annexations, Park Maintenance and Recreation Improvement District, and Streetlight Maintenance Assessment Districts and Annexations.
SR Reso. No. CC 2026-009.docx
Reso. No. CC 2026-009.docx
Fiscal Year 2026-27 Combined Engineers Report for Landscape Maintenance Assesment Districts.pdf
Fiscal Year 2026-27 Engineers Report for Park Maintenance and Recreation Assessment Districts.pdf
Fiscal Year 2026-27 Engineers Report for Streetlight Maintenance Assessment Districts.pdf

6.10 Adopt Resolution No. CC 2026-030, a Resolution of the City Council of the City of Palmdale, setting aside portions of city-owned lands (APNs 3009-021-904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, 3014-008-905), for Right-of-Way and bikeway easements along Avenue R for public road and highway purposes.
SR Reso. No. CC 2026-030.docx
Reso. No. CC 2026-030.docx
Legal Description and Plat Maps (7 parcels).pdf
Location Map.pdf

6.11 Approve Agreement with Superion LLC, a CentralSquare Technologies Company, for cloud migration and continued Enterprise Asset Management System subscription services, for a total not to exceed amount of $356,485 for a three-year term through June 30, 2029.
SR Agrmt No. A-6597-D with Superion.docx
Agrmt No. A-6597-D with Superion LLC.pdf

6.12 Approve Second Amendment to Agreement with Parsons Transportation Group for PN 653, Palmdale Blvd. and Sierra Highway Railroad Crossing Safety Upgrades Project, increasing the agreement amount by $428,480 for a total not to exceed amount of $1,596,572 for an additional term of 365 calendar days.

SR Agrmt No. A-7414 Amendment No. 2 with Parsons Transportation Group.docx
Agrmt No. A-7414 Amendment No. 2 with Parsons Transportation Group.pdf
Agrmt No. A-7414 Amendment No. 1 with Parsons Transportation Group.pdf
Agrmt No. A-7414 with Parsons Transportation Group.pdf

6.13 Approve Agreement with Willdan Engineering for Construction Management and Observation Services for PN 796, 45th Street East Sewer, Storm Drain, and Street Improvement Project, for a total not to exceed amount of $877,190 for a term of 251 working days from the effective date of the agreement.

SR Agrmt No. A-9785 with Willdan Engineering.docx
Agrmt No. A-9785 with Willdan Engineering.pdf
Proposal.pdf
Fee Schedule.pdf
Location Map.pdf

6.14 Approve Agreement with ZECO, INC. for Construction Services on PN 851, Courson Park Revitalization Project, for a total not to exceed amount of $5,431,804 for a term of 280 working days from the date of the Notice to Proceed.

SR Agrmt No. A-9764 with Zeco, Inc.docx
Agrmt No. A-9764 with Zeco, Inc.pdf
Bid Schedule.pdf
Location Map.pdf

6.15 Approve Agreement with Cumming Management Group, Inc., for Construction Management and Observation Services for PN 878, Chimbole Center-Library Renovation Phase 1 Project, for a total not to exceed amount of $1,136,200 for a term of 660 calendar days from the effective date of the agreement.

SR Agrmt No. A-9888 with Cumming Management Group, Inc.docx
Location Map.pdf
Agrmt No. A-9888 with Cumming Management Group, Inc.pdf
Proposal.pdf
Fee Schedule.pdf

6.16 Approve Agreement with Paragon Partners Consultants, Inc., for Right-of-Way Engineering Services, for PN 914, Rancho Vista Blvd. Grade Separation Project, for a total not to exceed amount of $691,005 for a term of two years from the date of the Notice to Proceed.

SR Agrmt No. A-9837 with Paragon Partners Consultants, Inc.docx
Agrmt No. A-9837 with Paragon Partners Consultants, Inc.pdf

Proposal.pdf
Fee Schedule.pdf
Location Map.pdf

6.17 Approve Construction Agreement with Vance Corporation for PN 917A, Avenue R Phase I from 25th Street East to Tackstem Avenue, for a total not to exceed amount of $12,777,832 for a term of 120 working days from the date of the Notice to Proceed.
SR Agrmt No. A-9799 with Vance Corporation.docx
Agrmt No. A-9799 with Vance Corporation.pdf
Bid Schedule.pdf
Location Map.pdf

6.18 Approve the minutes from the previous meeting.
Mins 05 05 2026.pdf
Mins 05 11 2026.pdf

7. **APPOINTMENTS**

Now is the time for public participation on the Appointment

7.1 Reappointment of Planning Commissioners in Districts 1,3, and 4.
SR PC Reappointments.docx

7.2 Nominate and appoint one public member to the Palmdale Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) to serve the remainder of a two-year term set to expire June 30, 2027.
SR Appt Palmdale EIFD PFA.docx
Apps.pdf

8. **PUBLIC HEARING - Now is the time for public participation. Each public hearing will have its own public testimony.**

8.1 Adopt Resolution No. CC 2026-028, a Resolution of the City Council of the City of Palmdale, approving MOD 26-0009 amending a previously approved density bonus agreement 22-002 (A-7912), to facilitate the construction of a 48-unit multi-family residential development on one vacant parcel totaling approximately one acre located East of 9th Street East, approximately 100 feet South of East Avenue Q; and, authorize the City Manager or his designee to exercise the option to amend the agreement as necessary, including minimal and /or non-substantive changes (APN: 3008-040-012).
SR MOD 26-0009.docx
Reso. No. CC 2026-028.docx
Exh A - Legal Description for MOD 26-0009 .docx
Exh B - Aerial Map for MOD 26-0009.docx

Exh C - General Plan and Specific Plan Consistency for MOD 26-0009.docx
Exh D - PMC and Specific Plan Standards for MOD 26-0009.docx
Exh E - Density Bonus Housing Agreement (A-7912).docx

8.2 Receive and File the Fiscal Year 2026-27 Annual Employee Vacancy Report in accordance with Assembly Bill 2561.
SR FY 2026-27 Annual Employee Vacancy Report.docx

8.3 Approve economic development subsidy agreements with Palmdale Auto Mall dealerships.
SR Approve Economic Development Subsidy Agreements.docx
Agrmt Economic Development Loan Agreement.docx
Atch Loan Amortization Schedule.pdf

9. **JOINT PUBLIC HEARING CC/SA/HA/IDA/PAA/PFA - Now is the time for public participation.**

9.1 Adopt Joint Resolution of the City Council of the City of Palmdale No. CC 2026-033, Successor Agency to the Community Redevelopment Agency of the City of Palmdale No. SA 2026-005, Housing Authority of the City of Palmdale No. HA 2026-001, Industrial Development Authority No. IDA 2026-001, Palmdale Airport Authority No. PAA 2026-001, Palmdale Financing Authority No. PFA 2026-001, collectively the Approving Legislative Bodies (ALB), Adopting the City of Palmdale's Annual Budget for Fiscal Year 2026-27 and Approving Revenue and Expenditure Adjustments to Fiscal Year 2025-26; Adopt Resolution No. CC 2026-032, a Resolution of the City Council of the City of Palmdale approving the publicly available pay schedule for general employee classifications to ensure compliance with the Public Employees' Retirement System (CalPERS) pensionable compensation requirements; and, Adopt Resolution No. CC 2026-035, a Resolution of the City Council of the City of Palmdale approving the publicly available pay schedule for Parks and Recreation unbenefited employee classifications to ensure compliance with the Public Employees' Retirement System (CalPERS) pensionable compensation requirements.
SR FY 2026-27 Proposed Operating and Capital Budget.docx
Reso. No. CC 2026-033, SA 2026-005, HA 2026-001, IDA 2026-001, PAA 2026-001, PFA 2026-001.docx
Atch FY 2026-27 Proposed Operating and Capital Budget Updated.pdf
Reso. No. CC 2026-032 General Positions.docx
Exh A Reso No. CC 2026-032.pdf
Exh B Reso. No. CC 2026-032.pdf
Reso. No. CC 2026-035 P&R Unbenefited Positions.docx
Exh A Reso. No. CC 2026-035.pdf
Exh B Reso. No. CC 2026-035.pdf
PPT Proposed Budget FY 2026-27.pdf

10. **NEW BUSINESS**

    10.1 Discussion and direction regarding the preparation of Resolutions related to the potential repeal and deferred implementation of Measure PD.
    SR Discussion Regarding Measure PD.docx

11. **CITY MANAGER'S REPORT**

12. **SHERIFF'S REPORT**

13. **COUNCIL REPORTS, ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS**

14. **ANNOUNCEMENT BY CITY ATTORNEY**

15. **ADJOURN** meeting to July 7, 2026, at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.



https://attend.wordly.ai/join/SLOR-7400

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **OPERATIONS DEPARTMENT**
FINANCE DIVISION

DISTRICT: **ALL**

SUBJECT: **RECEIVE AND FILE THE MONTHLY INVESTMENT ACTIVITY REPORTS FOR APRIL 2026**

RECOMMENDATION

Staff recommend that the City Council:

1. Receive and file the April 2026 monthly investment activity reports for the City of Palmdale and Successor Agency.

BACKGROUND

In accordance with Section 16 of the City and Successor Agency Investment Policy, the City Treasurer is required to prepare and present monthly and quarterly investment reports to the City Manager/Executive Director and the City Council/Board of Directors. These reports include detailed information on each investment, including the investment type, issuer name, purchase date, maturity date, amount invested, and interest rate. Reporting covers all pooled investments of the City and Successor Agency, as well as Certificates of Participation, Revenue Bonds, Tax Allocation Bonds, Assessment Districts, and Community Facilities District accounts managed by external fiscal agents.

The monthly investment reports provide an overview of the City and Successor Agency's investment activity and portfolio performance. They summarize total assets, portfolio allocations, average maturities, yields, and book values. The interest rates presented reflect the most current rates available as of the report date.

Market values for pooled City and Successor Agency investments are based on closing prices as of the report date. Pricing information is obtained from reputable sources, including the Wall Street Journal, Bloomberg Financial Markets, Capital Market Finance publications, and other reliable market data providers.

DISCUSSION

Compliance with Investment Policy

As of April, the City's total investment portfolio was valued at $327,192,616, reflecting an increase of $3,355,362 from the prior month and an increase of $12,613,771 compared to the same period last year. The month-over-month increase is attributable to interest earned and new investment purchases during the month.

The Successor Agency's portfolio had a par value of $14,645,312 as of April, representing an increase of $35,201 from the previous month. The increase is due to interest earned during the month.

All investments are in full compliance with Section 8 of the City's Investment Policy. The portfolios consist of a diversified mix of authorized investment instruments, including Certificates of Deposit, Corporate Notes, U.S. Treasury Securities, and Government Agency Securities, each maintained within established portfolio percentage limits.

The Finance Division serves as custodian of the City and Successor Agency investment portfolios and adheres to the three primary objectives outlined in the Investment Policy:

- Safeguard principal by investing in financial instruments that mitigate the risk of market-related losses;
- Maintain sufficient liquidity to meet anticipated cash flow needs; and
- Achieve a competitive market rate of return consistent with policy constraints.

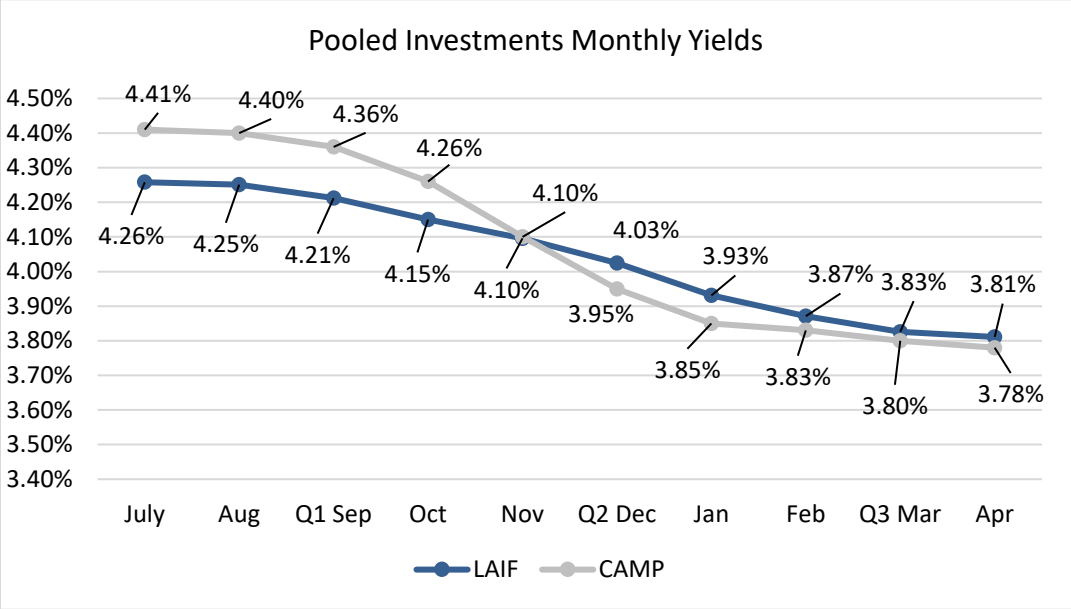
Liquidity

Maintaining adequate liquidity to support operational requirements remains a key priority of the Finance Division. To support this objective, the City and Successor Agency invest in two pooled funds: the Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP). These funds are designed to support daily operational needs and provide flexibility during periods of economic uncertainty. Their high liquidity ensures that both entities can meet ongoing cash flow demands.

At the end of April, the City's LAIF balance totaled $118,075,321, an increase of $1,146,025 from the prior month due to quarterly interest earned. The Successor Agency's LAIF balance was $4,067,226, an increase of $39,470 from the prior month due to interest earnings.

The City's CAMP balance at the end of April was $54,772,251, compared to $54,602,460 in March. The increase is due to interest earned during the month.

The interest rates presented reflect the most current rates available as of the date of this report. As of April 30, 2026, LAIF and CAMP were earning 3.811 percent and 3.78 percent, respectively. At the end of March, the rates were 3.826 percent for LAIF and 3.80 percent for CAMP. One year ago, LAIF and CAMP rates were 4.281 percent and 4.45 percent, respectively.



The chart above shows the LAIF and CAMP average monthly yields from July 2025 through April 2026. Both investment pools experienced a gradual decline in yields during this period, reflecting the overall interest rate environment. CAMP initially provided higher yields than LAIF; however, beginning around December 2025, LAIF yields slightly exceeded CAMP yields and remained relatively more stable through April 2026. CAMP, on the other hand, appeared more sensitive to market fluctuations during this period.

Diversity

The Finance Division seeks to maintain a well-diversified investment portfolio in order to minimize exposure to risks associated with any single security type or financial institution.

The City and Successor Agency portfolios remain appropriately diversified in accordance with the Investment Policy. The accompanying monthly reports detail all investments held by both entities, including current book values as of April 30, 2026.

Based on current projections, both the City and the Successor Agency have sufficient funds to meet anticipated expenditure requirements over the next six months. The Finance Division will continue to closely monitor economic conditions and assess their potential impact on interest rates and overall portfolio performance.

Attached are summaries of the investments in the City and Successor Agency's books as of April 30, 2026.

FISCAL IMPACT

$0; There is no fiscal impact associated with the recommended action for this report.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

B. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Janelle Samson, Deputy City Manager
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Rpt. Monthly Investment Report April 2026

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
APRIL 30, 2026

CITY OF PALMDALE INVESTMENTS

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
U.S. TREASURY SECURITIES				Yield			
01-03-24	12-31-26	CITY	912828YX2 U.S. Treasury Note	0.04	$ 5,000,000.00	$ 4,696,880.23	$ 4,848,850.00
01-03-24	06-30-27	CITY	91282CEW7 U.S. Treasury Note	0.04	5,000,000.00	4,897,630.28	4,954,900.00
01-03-24	09-30-27	CITY	91282CFM8 U.S. Treasury Note	0.04	2,500,000.00	2,523,771.66	2,522,450.00
01-08-24	06-15-26	CITY	91282CHH7 U.S. Treasury Note	0.04	5,000,000.00	5,001,760.94	5,006,000.00
12-18-24	09-30-29	CITY	91282CFL0 U.S. Treasury Note	0.39	5,000,000.00	4,977,094.45	5,022,250.00
12-18-24	10-31-29	CITY	91282CFT3 U.S. Treasury Note	0.40	5,000,000.00	4,988,321.47	5,047,050.00
12-18-24	11-30-29	CITY	91282CFY2 U.S. Treasury Note	0.39	5,000,000.00	4,942,086.29	5,021,300.00
01-02-25	12-31-29	CITY	91282CGB1 U.S. Treasury Note	0.39	3,000,000.00	2,949,835.02	3,012,300.00
11-17-25	09-30-30	CITY	91282CPA3 U.S. Treasury Note	3.63	3,000,000.00	3,015,470.91	3,001,130.25
01-23-26	06-30-29	CITY	91282CEV9 US Treasury Note	3.25	1,000,000.00	985,312.50	985,312.50
01-23-26	02-28-30	CITY	91282CGQ8 US Treasury Note	4.00	1,000,000.00	1,008,750.00	1,008,750.00
01-23-26	12-31-30	CITY	91282CJQ5 US Treasury Note	3.75	1,000,000.00	995,937.50	995,937.50
03-05-26	11-15-28	CITY	91282CPK1 US Treasury Note	3.50	2,000,000.00	1,997,812.50	1,997,812.50
03-16-26	04-15-28	CITY	91282CMW8 US Treasury Note	3.75	2,000,000.00	2,001,875.00	2,001,875.00
			TOTAL U.S. TREASURY SECURITIES		$ 45,500,000.00	$ 44,982,538.75	$ 45,425,917.75
GOVERNMENT AGENCY PAPER							
12-21-21	12-22-26	CITY	3133ENJC5 Federal Farm Credit	1.29	5,000,000.00	5,000,000.00	4,814,666.55
06-24-22	02-26-27	CITY	3130AL5A8 Federal Home Loan Note	3.33	5,000,000.00	4,479,000.00	4,758,477.85
08-17-22	10-27-26	CITY	3134GW4C7 Freddie Mac	0.80	5,000,000.00	4,539,500.00	4,800,207.95
01-06-23	02-25-27	CITY	3130AQRH8 Federal Home Loan Note	4.38	5,000,000.00	4,590,638.89	4,843,987.40
01-06-23	04-19-27	CITY	3130ARHJ3 Federal Home Loan Note	4.38	5,000,000.00	4,801,354.86	4,925,508.20
05-03-24	05-01-28	CITY	3133ERCX7 Federal Farm Credit	5.17	5,000,000.00	5,000,000.00	5,022,317.60
08-08-24	08-14-29	CITY	3134HADY6 Freddie Mac Domestic	4.00	4,000,000.00	3,946,000.00	3,971,348.28
12-03-24	12-04-29	CITY	3130B3XP3 Federal Home Loan	4.50	1,000,000.00	1,000,000.00	998,973.31
12-04-24	12-02-27	CITY	3133ERE23 Federal Farm Credit	4.32	1,000,000.00	1,000,000.00	1,003,072.14
01-27-25	07-27-27	CITY	3130B4RC7 Federal Home Loan Bank	4.50	3,000,000.00	3,000,000.00	3,019,381.53
01-28-25	07-21-27	CITY	3130B4QA2 Federal Home Loan Bank	4.55	3,000,000.00	3,000,000.00	3,003,732.24
06-27-25	04-30-29	CITY	3136GAGW3 Fannie Mae	4.75	5,000,000.00	5,000,000.00	4,993,056.90
09-08-25	10-08-27	CITY	3135G05Y5 Fannie Mae NTS	3.31	2,000,000.00	1,897,625.25	1,897,625.25
09-17-25	09-15-28	CITY	3133ETXV4 Federal Farm Credit Bond	3.83	1,400,000.00	1,402,403.14	1,400,000.00
11-17-25	11-06-30	CITY	3130B8BF8 Federal Home Loan	3.95	830,000.00	833,082.01	832,080.25
01-06-26	06-26-30	CITY	3133ET5K9 Federal Farm Credit Bank	4.07	3,000,000.00	2,998,500.00	2,998,500.00
01-06-26	01-06-31	CITY	3136GCCY9 Fannie Mae	4.00	4,000,000.00	4,000,000.00	4,000,000.00
03-05-26	03-05-29	CITY	3133EWFX3 Federal Farm Credit	3.70	2,000,000.00	1,997,000.00	1,997,000.00
03-10-26	09-10-29	CITY	3130B9RD4 Federal Home Loan	4.00	2,000,000.00	2,000,000.00	2,000,000.00
03-10-26	03-10-31	CITY	3134HCXZ7 Freddie Mac	3.70	2,000,000.00	1,988,000.00	1,988,000.00
03-17-26	03-14-28	CITY	3130B9WM8 Federal Home Loan	4.00	2,500,000.00	2,500,000.00	2,500,000.00
03-31-26	02-26-29	CITY	3134HCE96 Freddie Mac	4.21	1,500,000.00	1,500,000.00	1,500,000.00
04-14-26	04-14-31	CITY	3130BA4X2 Federal Home Loan	4.75	1,520,000.00	1,520,000.00	1,520,000.00
04-22-26	04-30-29	CITY	3133EWMX5 Federal Farm Credit	4.03	2,000,000.00	2,000,000.00	2,000,000.00
04-30-26	04-23-31	CITY	3130BAGD3 Federal Home Loan	4.20	2,000,000.00	2,000,000.00	2,000,000.00
			TOTAL GOVERNMENT AGENCY PAPER		$ 73,750,000.00	$ 71,993,104.15	$ 72,787,935.45

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
APRIL 30, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
CERTIFICATES OF DEPOSIT							
01-04-24	06-15-26	CITY	05580A4Y7 BMW Bank of NA	4.03	$ 240,000.00	$ 243,434.40	$ 241,276.80
01-04-24	12-28-28	CITY	09582YAV4 Blue Ridge Bank	4.09	240,000.00	240,948.00	241,135.20
06-11-24	06-11-26	CITY	38150VUZ0 Goldman Sachs Bank	5.05	245,000.00	245,033.90	247,179.52
06-13-24	06-13-29	CITY	89235MPP0 Toyota Financial SGS	4.65	245,000.00	245,000.00	250,250.86
06-14-24	06-15-26	CITY	34520LBC6 Forbright Bank	5.05	245,000.00	245,000.00	247,279.55
06-14-24	06-14-28	CITY	307811KA6 Farmers & Merchs Bank	5.00	245,000.00	245,000.00	246,517.02
06-17-24	06-17-26	CITY	8562855V9 State Bank of India	5.10	245,000.00	245,000.00	247,345.31
06-20-24	06-22-26	CITY	06051XER9 Bank of America NA	5.05	245,000.00	245,000.00	247,339.38
06-21-24	06-22-26	CITY	35634MAE1 Freedom Bank/Maywood NJ	5.05	245,000.00	245,000.00	247,339.60
01-14-26	01-14-31	CITY	46659CSR2 JP Morgan Chase Bank NA	4.00	250,000.00	250,000.00	250,000.00
02-13-26	02-14-28	CITY	178180HL2 City National Bank Beverly Hills	3.85	250,000.00	250,000.00	250,000.00
02-20-26	02-20-29	CITY	33622PAP8 First Security Bank	3.90	250,000.00	250,000.00	250,000.00
03-05-26	02-25-30	CITY	61778EQC8 Morgan Stanley	3.95	250,000.00	250,000.00	250,000.00
03-11-26	03-12-29	CITY	61776N2D4 Morgan Stanley	3.80	250,000.00	250,000.00	250,000.00
			TOTAL CERTIFICATES OF DEPOSIT		$ 3,445,000.00	$ 3,449,416.30	$ 3,465,663.24
CORPORATE BONDS							
01-04-24	07-27-26	CITY	61761J3R8 Morgan Stanley	4.70	$ 500,000.00	$ 481,185.25	$ 493,730.00
01-04-24	06-15-26	CITY	46625HRS1 JPMorgan Chase & CO	4.52	500,000.00	484,840.25	495,185.00
01-04-24	03-02-28	CITY	718172CE7 Philip Morris Intl Inc	4.49	500,000.00	474,395.25	487,000.00
01-04-24	04-01-27	CITY	808513BW4 Charles Schaw Corp	4.68	500,000.00	479,390.25	492,985.00
01-09-24	06-02-26	CITY	11271LAA0 Brookfield Fin Inc	5.13	500,000.00	490,115.25	498,735.00
01-09-24	07-09-27	CITY	22550L2K6 Crdit Suisse New York	4.92	500,000.00	500,910.25	507,650.00
01-09-24	08-15-28	CITY	797440CE2 San Diego G & E	4.49	500,000.00	509,340.25	510,425.00
01-09-24	07-01-27	CITY	75973QAA5 Reneissance Financial	5.01	500,000.00	475,470.25	492,385.00
08-27-24	02-01-29	CITY	06406RBN6 Bank of NY Mellon Corp	4.20	656,000.00	663,116.29	660,965.92
08-27-25	07-26-29	CITY	06406RBK2 Bank of Melon Corp	4.09	1,000,000.00	1,021,952.92	1,021,952.92
08-27-25	08-09-29	CITY	89236TMK8 Toyota Motor Crdt Corp	4.03	500,000.00	510,587.75	510,587.75
08-27-25	05-13-30	CITY	91324PDX7 United Health Group Inc	4.15	1,000,000.00	914,211.92	914,211.92
01-06-26	11-15-30	CITY	30303MAB8 Meta Platforms Inc Global	4.20	1,500,000.00	1,510,500.00	1,510,500.00
01-06-26	05-06-30	CITY	46647PBD7 JPMorgan Chase & Co	3.70	1,500,000.00	1,482,990.00	1,482,990.00
01-23-26	04-13-29	CITY	023135CG9 Amazon.com Inc	3.45	1,000,000.00	988,500.00	988,500.00
01-23-26	01-23-30	CITY	6174468G7 Morgan Stanley MTN	4.43	1,000,000.00	1,007,000.00	1,007,000.00
01-23-26	01-10-31	CITY	89236TPH2 Toyota Motor Credit Corp	4.20	1,000,000.00	998,300.00	998,300.00
02-12-26	02-12-31	CITY	95004HBB3 Wells Fargo Bank	4.15	2,000,000.00	2,000,000.00	2,000,000.00
02-23-26	02-23-29	CITY	06055JQF9 Bank of America Corp	4.05	2,000,000.00	2,000,000.00	2,000,000.00
03-05-26	11-20-30	CITY	023135CT1 Amazon.com Inc Global	4.10	1,500,000.00	1,510,500.00	1,510,500.00
03-05-26	02-15-31	CITY	02079KBK2 Alphabet Inc Global	4.10	1,000,000.00	1,006,000.00	1,006,000.00
03-05-26	03-21-29	CITY	59217GEZ8 Met Life Glob Funding	3.30	1,500,000.00	1,468,500.00	1,468,500.00
03-12-26	03-12-31	CITY	38151GAJ0 Goldman Sachs Bank	4.10	2,000,000.00	2,000,000.00	2,000,000.00
03-16-26	03-13-31	CITY	023135DD5 Amazon.com Inc Global	4.25	1,500,000.00	1,495,155.00	1,495,155.00
03-16-26	03-13-29	CITY	89236TPQ2 Toyota Motor Credit	4.05	1,000,000.00	997,600.00	997,600.00
04-23-26	05-07-30	CITY	57629TBX4 Massmutual Global	4.55	1,500,000.00	1,507,200.00	1,507,200.00
04-23-26	07-25-28	CITY	64952WFP3 New York Life Global	4.15	1,500,000.00	1,501,050.00	1,501,050.00
			TOTAL CORPORATE BONDS		$ 28,656,000.00	$ 28,478,810.88	$ 28,559,108.51
STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND							
09-01-84	n/a	CITY	98-19-620	3.83	$ 62,373,759.29	$ 62,373,759.29	$ 62,373,759.29
9-19-2024	n/a	PFA	40-19-078	3.83	36,500,000.00	36,500,000.00	41,001,040.71
9-28-2021	n/a	ARPA	19-19-004	3.83	14,700,521.41	14,700,521.41	14,700,521.41
			TOTAL LAIF ACCOUNTS		$ 113,574,280.70	$ 113,574,280.70	$ 118,075,321.41
CAMP- CALIFORNIA ASSET MANAGEMENT PROGRAM							
6080-01	n/a	CITY	6080-01	3.80	$ 54,772,250.66	$ 54,772,250.66	$ 54,772,250.66
			TOTAL CAMP ACCOUNTS		$ 54,772,250.66	$ 54,772,250.66	$ 54,772,250.66

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
APRIL 30, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
UBS FINANCIAL SERVICES							
n/a	n/a	CITY		0.00	$ 4,106,419.45	$ 4,106,419.45	$ 4,106,419.45
			TOTAL UBS FINANCIAL SERVICES ACCOUNTS		$ 4,106,419.45	$ 4,106,419.45	$ 4,106,419.45
			TOTAL CITY INVESTMENTS		$ 323,803,950.81	$ 321,356,820.89	$ 327,192,616.47
			LIBRARY INVESTMENTS				
STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND							
11-20-84	n/a	LIBRARY	16-19-012	3.83			$ 14,368.06
			TOTAL LIBRARY INVESTMENTS				$ 14,368.06
			FISCAL AGENT CASH				
SIERRA GATEWAY COMMUNITY FACILITIES DISTRICT 91-1							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
05-10-95	n/a	BOND	95421220	0.35			$ 124.26
05-10-95	n/a	IMPROVEMENT	95421222	0.10			180,594.60
			TOTAL SIERRA GATEWAY COMMUNITY FACILITIES DISTRICT 91-1				$ 180,718.86
BOND PROCEEDS							
RITTER RANCH COMMUNITY FACILITIES DISTRICT 93-1							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
04-06-95	n/a	RESERVE-SEN	95420880	n/a			$ 14.33
04-06-95	n/a	IMPV-ACQUI	95420884	0.01			3,006,005.05
04-06-95	n/a	BOND	95420887	0.15			0.15
			TOTAL RITTER RANCH COMMUNITY FACILITIES DISTRICT 93-1				$ 3,006,019.53
BOND PROCEEDS							
ANAVERDE COMMUNITY FACILITIES DISTRICT 2003-1							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
08-01-19	n/a	SP TAX - B BOND	242969000	0.00			$ 111.07
08-01-19	n/a	RESERVE	242969003	0.00			722,953.75
08-01-19	n/a	SP TAX - REFNDING BOND	242969004	0.01			15,152.21
			TOTAL ANAVERDE COMMUNITY FACILITIES DISTRICT 2003-1				$ 738,217.03
BOND PROCEEDS							
2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) REFUNDED 2021							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
	n/a	SPEC TRB SER A/B	251009000	0.01			$ 11,466.35
	n/a	RESERVE FUND	251009001	0.01			642,330.87
			TOTAL 2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) REFUNDED 2021				$ 653,797.22

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
APRIL 30, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
BOND PROCEEDS							
2006-1 GODDE HILL ESTATE SEWER IMPROVEMENTS LOIB							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
11-08-06	n/a	REDEMPTION FUND	106844000	0.01			$ 16,904.20
11-08-06	n/a	ADM EXP	106844002	0.01			1,858.35
11-08-06	n/a	RESERVE FUND	106844003	0.01			80,943.15
		TOTAL 2006-1 GODDE HILL ESTATE SEWER IMPROVEMENTS LOIB					$ 99,705.70
2015 HA DEBT SERVICE RESERVE							
Fiscal Agent: Bank of America							
11-19-15	n/a	DEBT SVC RESERVE	1257964992	0.08			$ 41,260.91
		TOTAL 2015 HA DEBT SERVICE RESERVE					$ 41,260.91
PARS RESTRICTED CASH FOR PENSION STABILIZATION TRUST FUND							
05-23-18	n/a	CITY	104790895775 Pub. Agency Retirement Svcs.	2.60			$ 12,327,421.84
		TOTAL PARS PENSION TRUST FUND					$ 12,327,421.84
BOND PROCEEDS							
2015 HA $4.3M MULTIFAMILY HOUSING REVENUE BONDS							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
09-03-15	n/a	BOND FUND	277067000	0.00			$ 177,222.65
09-03-15	n/a	INTEREST ACCT	277067001	0.01			14.01
09-03-15	n/a	BOND RESERVE	277067003	0.00			281,020.81
09-03-15	n/a	REPAIR & REPLACE FUND	277067004	0.00			1,464,197.43
		TOTAL 2015 HA $4.3M MULTIFAMILY HOUSING REVENUE BONDS					$ 1,922,454.90
BOND PROCEEDS							
2017 PFA $17.4M LEASE REVENUE BONDS							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
04-05-17	n/a	REVENUE FUND	271128000	0.00			$ 0.50
04-05-17	n/a	REVENUE REFUNDING BOND	271128001	n/a			152,393.83
04-05-17	n/a	REVENUE REFUNDING BOND	271128002				0.31
		TOTAL 2017 PFA $17.4M LEASE REVENUE BONDS					$ 152,394.64
BOND PROCEEDS							
2023 A&B SERIES ACQUISITION & CONSTRUCTION REVENUE BOND PFA							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
11-30-23	n/a	REVENUE FUND	248041000				$ 9.57
11-30-23	n/a	INTEREST	248041001				452,101.65
11-30-23	n/a	PRINCIPAL	248041002				0.51
11-30-23	n/a	REVENUE FUND	248041004				13.54
11-30-23	n/a	REVENUE FUND	248041008				4,800,500.67
		TOTAL 2023 A&B SERIES B ACQUISITION & CONSTRUCTION REV BOND					$ 5,252,625.94
		GRAND TOTAL - FISCAL AGENT CASH					$ 24,374,616.57

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
APRIL 30, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT

SUMMARY OF CASH AND INVESTMENTS

Cash on Hand		$ 24,352,133
Pooled Cash Investments		
City:	318,655,860	
Insur Fund:	8,536,756	$ 327,192,616
Library Investments		14,368
Subtotal		$ 351,559,117
City/AD/CFD/PCA/PFA/HA Fiscal Agent Cash		$ 24,366,617
Grand total		$ 375,925,734

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
APRIL 30, 2026

POOLED CASH - LOCAL AGENCY INVESTMENT FUND (LAIF), CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP), & UBS FINANCIAL SERVICES

TRANSACTION DATE	DEPOSIT	WITHDRAWAL	INTEREST RECEIVED	BALANCE
LAIF - CITY ACCOUNT 98-19-620				
Beginning Balance				$ 61,768,288.77
04-15-26			$ 605,470.52	
Subtotal	$ -	$ -	$ 605,470.52	62,373,759.29
LAIF - PFA ACCOUNT 40-19-078				
Beginning Balance				$ 40,603,146.66
04-15-26			$ 397,894.05	
Subtotal	$ -	$ -	$ 397,894.05	$ 41,001,040.71
LAIF - LIBRARY ACCOUNT 16-19-012				
Beginning Balance				$ 14,228.63
04-15-26			$ 139.43	
Subtotal	$ -	$ -	$ 139.43	$ 14,368.06
LAIF - ARPA ACCOUNT 19-19-004				
Beginning Balance				$ 14,557,860.40
04-15-26			$ 142,661.01	
Subtotal	$ -	$ -	$ 142,661.01	$ 14,700,521.41
CAMP				
Beginning Balance				$ 54,602,459.72
04-30-26			$ 169,790.94	
Subtotal	$ -	$ -	$ 169,790.94	$ 54,772,250.66
UBS Financial Services				
Beginning Balance				$ 3,445,020.74
04-30-26			$ 136,961.21	
04-30-26	$ 4,000,000.00			
04-30-26		$ (3,475,562.50)		
Subtotal	$ 4,000,000.00	$ (3,475,562.50)	$ 136,961.21	$ 4,106,419.45
Total	$ 4,000,000.00	$ (3,475,562.50)	$ 1,452,917.16	$ 176,968,359.58

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
APRIL 30, 2026

POOLED CASH - INVESTMENTS MATURED OR CALLED

TN = US Treasury
FP = Federal Paper
CD = Certificate of Deposit
C = Call
M = Maturity
CB = Corporate Bonds

ISSUER	PURCHASE DATE	MATURITY DATE		FACE VALUE REDEEMED	INTEREST RECEIVED	NET FUNDS	INVESTED AMOUNT	GAIN/ (LOSS)
3130AN5C0 Federal Home Loan Note	07-29-21	04-29-26	FP	$ 4,000,000.00	$ 21,000.00	$ 4,021,000.00	$ 3,899,120.00	$ 100,880.00
3130B62E5 Federal Home Loan Bank	06-13-25	04-30-26	FP	3,000,000.00	$ 63,750.00	3,063,750.00	3,000,982.74	(982.74)
32026U6U5 First Foundation Bank	01-06-26	04-30-26	CD	250,000.00	3,522.26	253,522.26	250,000.00	-
				$ 7,250,000.00	$ 88,272.26	$ 7,338,272.26	$ 7,150,102.74	$ 99,897.26

Total Number of Transactions:

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
APRIL 30, 2026

POOLED CASH - INVESTMENTS PURCHASED

TN = US Treasury
FP = Federal Paper
CD = Certificate of Deposit
CB = Corporate Bonds

ISSUER	PURCHASE DATE	MATURITY DATE		FACE VALUE	PREMIUM / (DISCOUNT)	PURCHASE PRICE	ACCRUED INTEREST PURCHASED	NET PURCHASE	Yield
3130BA4X2 Federal Home Loan	04-14-26	04-14-31	FP	$ 1,520,000.00	$ -	$ 1,520,000.00	$ -	$ 1,520,000.00	4.75
3133EWMX5 Federal Farm Credit	04-22-26	04-30-29	FP	2,000,000.00	-	2,000,000.00	-	2,000,000.00	4.03
57629TBX4 Massmutual Global Funding II	04-23-26	05-07-30	CB	1,500,000.00	(7,200.00)	1,507,200.00	31,470.83	1,538,670.83	4.55
64952WFP3 New York Life Global	04-23-26	07-25-28	CB	1,500,000.00	(1,050.00)	1,501,050.00	15,216.67	1,516,266.67	4.15
3130BAGD3 Federal Home Loan	04-30-26	04-23-31	FP	2,000,000.00	-	2,000,000.00	-	2,000,000.00	4.20
				$ 8,520,000.00	$ (8,250.00)	$ 8,528,250.00	$ 46,687.50	$ 8,574,937.50	

Total Number of Transactions:

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
April 30, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	INVESTED AMOUNT	TOTAL
LAIF - SA ACCOUNT 65-19-035						
09-01-84	n/a	SA Account	65-19-035	3.83	$ 4,067,226.00	
						$ 4,067,226.00

FISCAL AGENT CASH

BOND PROCEEDS						
CRA - 2002 Sub Lien Tax Allocation Bonds $5.3M ($5,329,748.25)						
Fiscal Agent: U.S. Bank National Association						
08-20-02	n/a	Reserve Fund	94460700	2.54	$ 535,135.30	
08-20-02	n/a	Interest Acct	94460701	0.04	21,921.18	
08-20-02	n/a	Principal Acct	94460702	0.04	82.87	
TOTAL CRA - 2002 Sub Lien Tax Allocation Bonds $5.3M ($5,329,748.25)						$ 557,139.35
BOND PROCEEDS						
2016 SA $31.5M Tax Allocation Refunding Bonds Series A						
Fiscal Agent: U.S. Bank National Association (fka First Trust)						
04-26-16	n/a	Debt Service	245113000	0.00	$ 0.89	
TOTAL 2016 SA $31.5M Tax Allocation Refunding Bonds Series A						$ 0.89
BOND PROCEEDS						
2016 SA $31.5M Tax Allocation Refunding Bonds Series B						
Fiscal Agent: U.S. Bank National Association (fka First Trust)						
4/26/2016	n/a	Debt Service	269424000	0.00	$ 0.52	
TOTAL 2016 SA $31.5M Tax Allocation Refunding Bonds Series B						$ 0.52
GRAND TOTAL - FISCAL AGENT CASH						$ 557,140.76

SUMMARY OF CASH AND INVESTMENTS

Cash on Hand	$ 10,020,945
Pooled Cash Investments	4,067,226
Successor Agency Fiscal Agent Cash	557,141
Grand total	$ 14,645,312

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
April 30, 2026

POOLED CASH - STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF)

TRANSACTION DATE	DEPOSIT	WITHDRAWAL	INTEREST RECEIVED	BALANCE
LAIF - SA ACCOUNT 65-19-035				
Beginning Balance				4,027,755.66
04-15-26			39,470.34	
Subtotal	$ -	$ -	$ 39,470.34	$ 4,067,226.00

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **OPERATIONS DEPARTMENT**
FINANCE DIVISION

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2026-036, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE ESTABLISHING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27 PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION AND REPEALING RESOLUTION NO. CC 2025-044**

RECOMMENDATION

Staff recommend that the City Council:

1. Adopt Resolution No. CC 2026-036, a Resolution of the City Council of the City of Palmdale establishing an appropriations limit for Fiscal Year 2026-27 pursuant to Article XIII B of the Constitution of the State of California and repealing Resolution No. CC 2025-044.

BACKGROUND

Article XII B of the California State Constitution, more commonly referred to as the Gann Initiative or Gann Appropriations Limit (Limit), was adopted by California voters in 1980. The Limit places restrictions on the amount of tax proceeds that state and local governmental agencies can receive and appropriate each fiscal year.

The Limit is calculated based on the actual amount of tax proceeds appropriated during the 1978-79 Fiscal Year and is increased each year for inflation and population growth. Inflationary adjustments are, by law, based on the growth in the California Per Capita Income or the growth in non-residential assessed valuation due to new construction within the City. Population adjustments are based on the population growth of the City or the population growth within the City's county. The decision as to which of the options to select is made annually by a recorded vote of the City Council.

The statutes regarding the adoption of the Limit, contained in Government Code Section 7910, require the governing body to annually adopt, by resolution, an appropriations limit each year for the following fiscal year.

DISCUSSION

For Fiscal Year 2026-27, the City estimates that tax proceeds to be received, as well as tax proceeds appropriated by the City Council, will continue to be under the legal limit. The City's appropriations limit for Fiscal Year 2026-27 is established at $191,541,551, a 4.95 percent increase over the Fiscal Year 2025-26 limit. This is the maximum amount of tax proceeds the City can receive and appropriate in the coming fiscal year. The City's appropriations, subject to the limit for Fiscal Year 2026-27, are estimated to be $146,216,113. Therefore, the City's Fiscal Year 2026-27 proposed budget appropriations subject to the limit are $45,325,437 less than the appropriations limit.

FISCAL IMPACT

$0; There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health. This section indicates how the agenda item is relevant to the guiding principles or values of the strategic plan.

Prepared by:	Janelle Samson, Deputy City Manager
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Reso. No. CC 2026-036

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2026-036

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE ESTABLISHING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27 PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION AND REPEAL RESOLUTION NO. CC 2025-044

WHEREAS, Article XIII B of the California Constitution provides that the total annual appropriations subject to limitation for each governmental entity, including this City, shall not exceed the appropriations limit of such entity of government for the prior year, as adjusted for changes in the California per capita income or assessment roll for new non-residential construction and population, except as otherwise provided for in said Article XIII B and implementing State statutes; and

WHEREAS, pursuant to said Article XIII B of the California Constitution, and Section 7910 of the California Government Code, the City is required to establish its appropriations limit each year for the following fiscal year; and

WHEREAS, since the data necessary to calculate the increase in the non-residential assessed valuation is generally not available from County assessors, there is the possible need to adjust the limit once the assessment data is available; and

WHEREAS, the City Manager has caused the limit for the City of Palmdale to be calculated and determined, on a provisional basis, using the per capita income and City population factors, and said appropriations limit for the fiscal year 2026-27 has been, and is hereby provisionally established in the amount of $191,541,551; and

WHEREAS, the documentation and calculations necessary to arrive at said limitation amount have heretofore been available for public inspection for the required fifteen (15) days.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. Adopt Resolution No. CC 2026-036 establishing an appropriation limit in the amount of $191,541,551 for Fiscal Year 2026-27; and

SECTION 2. All supporting documentation used in the determination of said Appropriations Limit shall be made available at the Finance Division during normal business hours for inspection by the public; and

SECTION 3. Resolution No. CC 2025-044 is hereby repealed in its entirety.

SECTION 4. This Resolution is effective July 1, 2026.

SECTION 5. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 2nd day of June, 2026.

_____
Eric Ohlsen, Mayor

Approved as to form:

ATTEST:

_____ _____
Alexandra Severino Rochelle Scott, City Clerk
City Attorney

I, Rochelle Scott, City Clerk of the City of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 2nd day of June, 2026, by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Rochelle Scott, City Clerk

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **OPERATIONS DEPARTMENT**
FINANCE DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE PURCHASE ORDER 20270000 WITH AMAZON CAPITAL SERVICES, INC., DBA AMAZON BUSINESS, IN AN AMOUNT NOT TO EXCEED $328,200 FOR FISCAL YEAR 2026-27**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Purchase Order 20270000 with Amazon Capital Services, Inc., DBA Amazon Business, in an amount not to exceed $328,200 for Fiscal Year 2026-27. Adoption of this Purchase Order is contingent upon the City Council approving the City's Fiscal Year 2026-27 Annual Budget.

BACKGROUND

Under Palmdale Municipal Code §3.08.140(D), the City is authorized to participate in cooperative purchasing with other public agencies and non-profit organizations. This approach is cost-effective and streamlines procurement by reducing the need for separate bidding processes.

The City uses the OMNIA Partners Public Sector Cooperative Purchasing Program to access competitively bid contracts. Through this, and by leveraging Amazon Business, the City obtains competitive pricing on frequently purchased items.

The partnership with Amazon Business improves purchasing efficiency, provides centralized tracking and reporting, and enhances spending controls. It also allows the City to prioritize local vendors by designating them as "organization preferred" in the system.

Additional benefits of the Amazon partnership include:

- Increased Efficiency: Departments can reduce administrative time spent sourcing and comparing vendors by accessing a single, user-friendly platform;

- Real-Time Spend Visibility: Amazon's reporting tools provide detailed insights into department spending, helping to improve budget management and accountability;

- Streamlined Approval Processes: Built-in approval workflows and spending thresholds help ensure policy compliance and reduce unauthorized purchases;

- Availability of Diverse Vendors: Amazon Business allows the City to prioritize purchases from small, minority-owned, women-owned, and other disadvantaged business enterprises; and,

- Fast and Reliable Shipping: Many products are eligible for expedited shipping at no additional cost, ensuring timely delivery of critical supplies.

This partnership reflects the City's commitment to innovation, fiscal responsibility, and local economic development while improving service delivery to the community.

DISCUSSION

This purchase order supports citywide procurement needs based on past usage and expected demand. It will allow departments to continue using Amazon Business to purchase essential goods efficiently, while maintaining fiscal oversight and supporting local and diverse vendors.

Staff recommend that City Council approve a purchase order with Amazon Business in the amount of $328,200 for FY 2026-27.

FISCAL IMPACT

$328,200; Purchase Order 20270000 with Amazon Capital Services will not exceed $328,200 for FY 2026-27. Funds are proposed in the FY 2026-27 Annual Budget in various department Office & Operating and Small Equipment accounts.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health. This section indicates how the agenda item is relevant to the guiding principles or values of the strategic plan.

Prepared by:	Janelle Samson, Deputy City Manager
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

PO 20270000 Amazon Capital Services Inc.
Agrmt No. R-TC-17006, Renewal 3
Agrmt No. R-TC-17006, Renewal 2
Agrmt No. R-TC-17006, Renewal 1
Agrmt No. R-TC-17006

Purchase Order 20270000 / Amazon Capital Services, Inc.

PO Line Number	Description	Org	Object	Project	Account Amt
1	OFFICE & OPERATING SUPPLIES - CITY COUNCIL	10110001	735100		$ 2,000.00
2	OFFICE & OPERATING SUPPLIES - CITY MANAGER	10111001	735100		$ 7,500.00
5	OFFICE & OPERATING SUPPLIES - CITY CLERK	10112001	735100		$ 3,500.00
7	RECORDS MANAGEMENT SUPPLIES	10112201	735100		$ 2,000.00
8	OFFICE & OPERATING SUPPLIES - HUMAN RESOURCES	10113001	735100		$ 6,000.00
13	OFFICE & OPERATING SUPPLIES - FINANCE	10115001	735100		$ 1,800.00
14	EQUIPMENT UNDER $5K & ALL FURNITURE - FINANCE	10115001	739500		$ 1,000.00
15	OFFICE & OPERATING SUPPLIES - PURCHASING	10115002	735100		$ 1,000.00
17	OFFICE & OPERATING SUPPLIES - COMMUNICATIONS	10117001	735100		$ 2,400.00
19	PROGRAM SUPPLIES: HOLIDAY PARTY - GENERAL CITY	10118001	737103		$ 6,500.00
20	OFFICE & OPERATING - COMMUNITY PROGRAMS	10119011	737100		$ 6,500.00
21	OFFICE & OPERATING SUPPLIES - ADMIN ECONOMIC DEVELOPMENT	10120001	735100		$ 7,000.00
24	EQUIPMENT UNDER $5K & ALL FURNITURE - BUILDING SERVICES	10122001	739500		$ 1,000.00
32	OFFICE & OPERATING SUPPLIES - COMMUNITY COMPLIANCE	10125601	735100		$ 10,500.00
33	OFFICE & OPERATING SUPPLIES - PUBLIC WORKS ADMIN	10131001	735100		$ 4,000.00
35	OFFICE & OPERATING SUPPLIES - ENGINEERING	10132001	735100		$ 1,000.00
36	UNIFORMS, BUSINESS AND WORK (VARIOUS), MEN AND WOMEN	10132002	707000		$ 900.00
37	OFFICE & OPERATING SUPPLIES - PUBLIC WORKS INSPECTIONS	10132002	735100		$ 3,000.00
38	EQUIPMENT UNDER $5K & ALL FURNITURE - PW INSPECTIONS	10132002	739500		$ 1,500.00
39	SUPPLIES - PARK MAINTENANCE	10133002	732920		$ 500.00
40	OFFICE & OPERATING SUPPLIES - PARK MAINTENANCE	10133002	735100		$ 1,200.00
42	OFFICE & OPERATING SUPPLIES - LANDSCAPE MAINTENANCE	10133003	735100		$ 100.00
44	BUILDING MAINTENANCE - FACILITIES	10133005	732800		$ 1,000.00
45	OFFICE & OPERATING SUPPLIES - FACILITIES	10133005	735100		$ 1,500.00
47	OFFICE & OPERATING SUPPLIES - PARK ADMIN	10141001	735100		$ 7,500.00
48	EQUIPMENT UNDER $5K & ALL FURNITURE - PARK ADMIN	10141001	739500		$ 500.00
49	OFFICE & OPERATING SUPPLIES - AIR PARK	10141004	735100		$ 600.00
51	OFFICE & OPERATING SUPPLIES - SPECIAL EVENTS (AMPHITHEATER)	10142001	735100	1091	$ 5,500.00
52	PUBLIC ART PROGRAM SUPPLIES	10142001	736210		$ 600.00
53	PROGRAM SUPPLIES - SPECIAL EVENTS / RECREATIO	10142001	736210	1092	$ 4,500.00
54	SPECIAL EVENTS PROGRAM SUPPLIES - (KALEIDOSCOPE)	10142001	736210	1094	$ 9,500.00
55	PARKS AND REC	10142001	737100	1093	$ 4,500.00
56	PROGRAM SUPPLIES - SPEC EVENTS - VETERANS DAY	10142001	737100	1095	$ 5,000.00
57	PROGRAM SUPPLIES - SPEC EVENTS - JULY 4TH	10142001	737109	1089	$ 2,000.00
58	PLAYHOUSE	10142002	732601		$ 17,000.00
59	OFFICE & OPERATING SUPPLIES - PLAYHOUSE	10142002	735100		$ 5,000.00
60	PROGRAM SUPPLIES - PLAYHOUSE	10142002	737134		$ 13,000.00
61	PLAYHOUSE EQUIPMENT	10142002	739500		$ 1,000.00
62	PROGRAM SUPPLIES - RECREATION PROGRAMS	10144001	736210		$ 14,400.00
63	PROGRAM SUPPLIES - AQUATICS	10144002	736210		$ 1,600.00
64	OFFICE & OPERATING SUPPLIES - ADULT SPORTS	10144004	735100		$ 1,800.00
65	ADULT SPORTS	10144004	736210		$ 1,600.00
66	OFFICE & OPERATING SUPPLIES - REC CENTERS	10144005	735100		$ 2,500.00
67	PROGRAM SUPPLIES - RECREATION CENTERS	10144005	736210		$ 3,000.00
68	EQUIPMENT UNDER $5K & ALL FURNITURE - REC CENTERS	10144005	739500		$ 1,300.00
70	OFFICE & OPERATING SUPPLIES - INFORMATION TECHNOLOGY (IT)	15316001	735100		$ 4,500.00
71	EQUIPMENT UNDER $5K & ALL FURNITURE - INFORMATION TECHNOLOGY	15316001	739500		$ 26,500.00
74	FLEET MAINTENANCE & REPAIR SUPPLIES	15433006	732600		$ 1,000.00
75	SUPPLIES EQUIPMENT FUEL & OIL - FLEET	15433006	734100		$ 500.00
76	PROGRAM SUPPLIES - SAVES	15719012	737183		$ 1,000.00
77	SENIOR CENTER	15741003	735100		$ 3,500.00
78	SENIOR CENTER	15741003	736210		$ 1,300.00
79	PARKS AND RECREATION	15742001	737100		$ 17,000.00
80	PROGRAM SUPPLIES - SPECIAL EVENTS - HOSTED EVENTS	15742001	737100	1099	$ 500.00
83	OFFICE & OPERATING SUPPLIES - TS MAINTENANCE	20733009	735100		$ 2,000.00
84	OFFICE & OPERATING SUPPLIES - TRAFFIC ENGINEERING	20732004	735100		$ 1,800.00
86	OFFICE & OPERATING SUPPLIES - STREET MAINTENANCE	20733001	735100		$ 3,300.00
87	STREET MAINTENANCE MATERIALS	21433001	738400		$ 1,500.00
88	EQUIPMENT UNDER $5K - STREET MAINTENANCE	20733001	739500		$ 1,500.00
89	OFFICE & OPERATING SUPPLIES - LANDSCAPE MAINTENANCE	25133003	735100	3610	$ 1,000.00
90	EQUIPMENT UNDER $5K - LANDSCAPE	25133003	739500	3610	$ 400.00
91	OFFICE & OPERATING SUPPLIES - SEWER	25433004	735100	2412	$ 2,500.00

Purchase Order 20270000 / Amazon Capital Services, Inc.

PO Line Number	Description	Org	Object	Project	Account Amt
92	EQUIPMENT UNDER $5K - SEWER MAINTENANCE	25433004	739500	2412	$ 1,000.00
93	PUBLIC WORKS	26034001	735100		$ 500.00
94	OFFICE & OPERATING SUPPLIES - MAND COSTS	29364002	735100		$ 2,400.00
95	WATERPARK	30041005	732800		$ 6,500.00
96	OFFICE & OPERATING SUPPLIES - WATER PARK	30041005	735100		$ 4,500.00
97	OFFICE & OPERATIONS - DRYTOWN/WATERPARK	30041005	737140		$ 6,000.00
98	OFFICE & OPERATING SUPPLIES - PALMDALE CCA	35028001	735100		$ 1,000.00
99	OFFICE AND OPERATING - AQUATICS	10144002	735100		$ 2,400.00
101	SPECIAL EVENT EQUIP UNDER $5K	10142001	736210	1091	$ 3,000.00
102	CONCERT SUPPLIES	10142001	735100	1088	$ 3,700.00
103	Supplies	10142001	739500	1091	$ 6,000.00
104	Supplies	10142001	736235	1088	$ 2,000.00
107	Fight Fentanyl Campaign Supplies	10111001	737220		$ 1,500.00
108	Supplies	10142001	737110	1088	$ 1,500.00
114	DRYTOWN	30041005	722330		$ 3,000.00
115	TRAFFIC SIGNAL SUPPLIES	20733009	739500		$ 2,000.00
116	OFFICE & OPERATING SUPPLIES - AQUATICS	10141006	735100		$ 1,000.00
117	OFFICE & OPERATING SUPPLIES - AQUATICS	10141006	732600		$ 3,000.00
118	OFFICE AND OPERATION C.P.P. PROGRAM SUPPLIES	15733008	737100		$ 1,000.00
119	PUBLIC SAFETY PROGRAM SUPPLIES	10125601	737100		$ 4,000.00
122	PARKS	10119011	735100		$ 800.00
123	Concessions/Lobby	10142002	737131		$ 4,000.00
124	OFFICE AND OPERATING SUPPLIES - CITYWIDE B&S	10122001	739400		$ 400.00
125	SPECIAL EVENTS - PUMPKIN PATCH	15761101	737133	1209	$ 10,000.00
126	PW CIP	10131004	735100		$ 2,000.00
127	Supplies	10164006	782902		$ 300.00
131	Headphones	15014101	735100		$ 900.00
132	OFFICE SUPPLIES - PARK AND REC	10124001	735100		$ 1,000.00
133	Furniture purchase	10112201	739500		$ 500.00
134	MISC FOR X-MAS PARTY	71015902	737302		$ 300.00
135	misc equipment	10115002	739500		$ 400.00
138	CIP PPE ACCOUNT	10131004	722440		$ 500.00
139	OFFICE AND OPERATING SUPPLIES	15719012	735100		$ 3,000.00
140	CONT SVCS-MARKETING & PROMO	10161101	722330		$ 2,500.00
	TOTAL PO 20270000				**$ 328,200.00**

Docusign Envelope ID: B6833C59-F5B7-4587-B244-A187C16DAADF

PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
LAUNCHING THRIVING FUTURES

CONTRACT RENEWAL #3

August 21, 2025

Amazon.com Services LLC
(Amazon Business)
Brett Tuson
410 Terry Avenue North,
Seattle, WA 98109-5210

Re: Contract Renewal #3
Contract #R-TC-17006 – On-line Marketplace for Purchases of Products and Services

Dear Mr. Tuson:

This is to advise you that Prince William County Public Schools (PWCS) desires to renew the referenced contract for an additional two-year period in accordance with the "Contract Term" clause in the Contract. The current contract will expire on January 18, 2026.

Please advise me if you desire to renew the contract and prices in accordance with the terms of the contract by signing and returning this **Contract Renewal** form no later than September 4, 2025.

If you have any questions on this matter, please contact me by phone at 703-791-8744 or via email at bakerax@pwcs.edu.

Sincerely,

Angie Baker

Angie Baker, VCA
Buyer

==========

Acceptance Agreement

It is mutually agreed that the above-mentioned contract is renewed for the period of January 19, 2026 to January 18, 2028 and all terms and conditions in the original solicitation and contract shall remain the same.

Renew Contract: Yes: **X** No: _____

Rates to Remain the Same: Yes: **X** No: _____ If no, attach explanation and revised rates. Revised rates shall be effective on January 18, 2026, upon PWCS signature below.

Vendor: Brett Tuson _____ PWCS: Brian Burtner _____

Legally Authorized Signature — Legally Authorized Signature

Brett Tuson, Authorized Signatory

Print Name & Title

Colleen Keener, NIGP-CPP, CPPB, CPCP, VCO, VCA
Supervisor of Purchasing

Date: September 4, 2025 Date: Sep 9, 2025

BH

Signature: Brian Hall
Brian Hall (Aug 21, 2025 14:38:35 EDT)

Email: hallbm@pwcs.edu

Renewal 3 - R-TC-17006 - Amazon

Final Audit Report 2025-08-21

Created:	2025-08-21
By:	Angela Baker (BAKERAX@pwcs.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxDUeObxcyg0ViZIL9MaCj2rhmpfgCJoc

"Renewal 3 - R-TC-17006 - Amazon" History

Document created by Angela Baker (BAKERAX@pwcs.edu)
2025-08-21 - 6:28:02 PM GMT- IP address: 204.122.110.251

Document emailed to Brian Hall (hallbm@pwcs.edu) for signature
2025-08-21 - 6:28:49 PM GMT

Email viewed by Brian Hall (hallbm@pwcs.edu)
2025-08-21 - 6:38:06 PM GMT- IP address: 104.47.70.126

Document e-signed by Brian Hall (hallbm@pwcs.edu)
Signature Date: 2025-08-21 - 6:38:35 PM GMT - Time Source: server- IP address: 204.122.110.142

Agreement completed.
2025-08-21 - 6:38:35 PM GMT

Renewal 3 - R-TC-17006 - Amazon - vendor signed

Final Audit Report 2025-09-09

Created:	2025-09-08
By:	Angela Baker (BAKERAX@pwcs.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7xgVXblBEs9sOMCCmhetKUrGrlEFJV05

"Renewal 3 - R-TC-17006 - Amazon - vendor signed" History

Document created by Angela Baker (BAKERAX@pwcs.edu)
2025-09-08 - 2:40:48 PM GMT- IP address: 204.122.110.142

Document emailed to Brian Burtner (burtneba@pwcs.edu) for signature
2025-09-08 - 2:41:20 PM GMT

Email viewed by Brian Burtner (burtneba@pwcs.edu)
2025-09-09 - 2:49:30 PM GMT- IP address: 204.122.110.162

Document e-signed by Brian Burtner (burtneba@pwcs.edu)
Signature Date: 2025-09-09 - 2:49:58 PM GMT - Time Source: server- IP address: 204.122.110.162

Agreement completed.
2025-09-09 - 2:49:58 PM GMT

DocuSign Envelope ID: 189066A0-4379-4D02-99F3-838D1B3EAD70

CC OTH 00509992 2023 TR

PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
LAUNCHING THRIVING FUTURES

September 18, 2023

Amazon.com Services LLC
(Amazon Business)
Attn: Brett Tuson
Seattle, WA 98109-5210

Re: Contract Renewal
Contract #R-TC-17006 – On-line Marketplace for Purchases of Products and Services

Dear Mr. Tuson:

This is to advise you that Prince William County Public Schools (PWCS desires to renew the referenced contract for an additional two-year period in accordance with the Section 3. CONTRACT TERM AND RENEWAL clause in the Contract. We will be exercising the second of three renewals, each of the renewals to be an additional two (2) year period. The current contract expires January 18, 2024.

Please advise me if you desire to renew the contract and prices in accordance with the terms of the contract by signing and returning this **Contract Renewal** form no later than November 6, 2023. In addition to this renewal, you must also provide an updated copy of your **Certificate of Insurance (COI)** with Prince William County School Board listed as an additional insured. The Certificate Holder address can be added to the COI as follows: *P.O. Box 389, Manassa, VA 20108.*

If you have any questions on this matter, please contact me by phone at (703) 791-8888 or via email at sobersk@pwcs.edu.

Sincerely,

Karen L Sobers

Karen Sobers, CPPB
Senior Buyer

Acceptance Agreement

It is mutually agreed that the above-mentioned contract is renewed for the period of **January 19, 2024** to **January 18, 2026** and all terms and conditions in the original solicitation and contract shall remain the same.

Renew Contract: Yes: X No: _____

Prices and/or Discounts to Remain the Same: Yes: X No: _____ If no, explain under separate cover.

Vendor: DocuSigned by: Brett Tuson — Legally Authorized Signature

Brett Tuson Authorized Signatory
Print Name & Title

Date: October 30, 2023

Purchasing: Colleen Keener — Legally Authorized Signature

Colleen Keener, CPPB, CPCP, VCO, VCA
Supervisor of Purchasing

Date: 11/6/2023

DocuSign Envelope ID: 132E1B06-DAC7-4B79-A6BB-7704008E9C33

Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

CONTRACT RENEWAL

October 4, 2021

Amazon.com Services LLC
(Amazon Business)
Mike Kernish, Director
410 Terry Avenue North,
Seattle, WA 98109-5210

Re: Contract Renewal #1
Contract # R-TC-17006 – On-line Marketplace for Purchases of Products and Services

Dear Mr. Kernish:

This is to advise you that Prince William County Public Schools (PWCS) desires to renew the referenced contract for an additional two-year period in accordance with Section 3. CONTRACT TERM AND RENEWAL clause in the Contract. We will be exercising the first renewal of three renewals, each of the renewals to be an additional two (2) year period. The current contract term will expire on January 18, 2022.

Please advise me if you desire to renew the contract and prices in accordance with the terms of the contract by signing and returning this **Contract Renewal** form no later than December 10, 2021. In addition to this renewal, you must also provide an updated copy of your **Certificate of Insurance (COI)** with the **Prince William County School Board** listed as an **Additional Insured** as well as the Certificate Holder. The Certificate Holder address can be added to the COI as follows: *P.O. Box 389, Manassas VA 20108.*

If you have any questions on this matter, please contact me by phone at (703) 791-8096 or via email at FredriAM@pwcs.edu.

Sincerely,

Angela M. Fredrickson
Buyer

==========

Acceptance Agreement

It is mutually agreed that the above-mentioned contract is renewed for the period of January 19, 2022 to January 18, 2024 and all terms and conditions in the original solicitation and contract shall remain the same.

Renew Contract: Yes: X No: _____

Prices and/or Discounts to Remain the Same: Yes: X No: _____ If no, explain under separate cover.

Vendor: DocuSigned by: Mike Kernish
Legally Authorized Signature

Purchasing: Anthony E. Crosby
Legally Authorized Signature

Mike Kernish Authorized Signatory
Print Name & Title

Anthony Crosby, CPPO
Supervisor of Purchasing, Acting

Date: December 1, 2021

Date: 11/1/21

Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

CONTRACT NUMBER: R-TC-17006

This Contract entered into this 19th day of January 2017 by, ***Amazon Services, LLC, Amazon Business, 325 9th Avenue N., Seattle, WA 98109,*** *hereinafter referred to as the "Contractor" and* ***Prince William County School Board, P.O. Box 389, Manassas, VA 20108****, hereinafter referred to as the "Prince William County Public Schools", "Purchasing Agency" or "PWCS".*

WITNESSETH *that the Contractor and PWCS, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:*

1. **SCOPE OF CONTRACT**: Contractor shall provide an On-Line Marketplace for the Purchase of Products and Services in accordance with the Statement of Needs, General Terms and Conditions and Special Terms and Conditions stated herein.

2. **CONTRACT DOCUMENTS**: The contract documents shall consist of the following:

   2.1. This signed Contract document;

   2.2. Memorandum of Negotiations dated January 19, 2017.

3. **CONTRACT TERM AND RENEWAL:**

   3.1. The initial term of this contract shall be from the date of award, January 19, 2017 to January 18, 2022, with the option to renew for three (3) additional two (2)-one-year periods, upon mutual written consent of the parties to the contract. Proposed prices shall remain firm for the initial term of the contract.

4. **CONTRACT ADMINISTRATOR/PROJECT MANAGER**: The following PWCS employees are identified to use all powers under the contract to enforce its faithful performance:

   4.1. CONTRACT ADMINISTRATOR: As the Contract Administrator, the following individual, or his/her designee, shall serve as the interpreter of the conditions of the contract and shall use all powers under the contract to enforce its faithful performance.

LEGAL

4.2. PROJECT MANAGER: The following individuals shall work directly with the Contractor in scheduling and coordinating work, answering questions in connection with the scope of work, and providing general direction under the resulting contract:

5. **TIME OF PERFORMANCE**: In accordance with Contractor's proposal, Section 4.2.2. and 5.3.2.

6. **PRICING:** In accordance with Contractor's proposal, Section 4.2.1.

7. **PAYMENT TERMS**: In accordance with Contractor's proposal, Section 5.3.6.

Prince William County does not discriminate against faith-based organizations in accordance with the *Code of Virginia*, §2.2-4343.1 or against a bidder or offeror because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment.

This contract shall constitute the whole agreement between the parties. There are no promises, terms and conditions, or obligations other than those contained herein, and this contract shall supersede all previous communications, representations, or agreements, written or verbal, between the parties hereto related to the provision of goods (including leases thereof), services and/or insurances described herein.

IN WITNESS THEREOF, the parties have caused this Contract to be executed by the following duly authorized officials:

CONTRACTOR:

Authorized Signature

Prentis D. Wilson, Jr.
Type Name

Vice President
Title

Jan 27, 2017
Date

PURCHASING AGENCY:

Authorized Signature

Jim Totty, CPPO, C.P.M.
Type Name

Supervisor of Purchasing
Title

1-31-17
Date

LEGAL

Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

MEMORANDUM OF NEGOTIATIONS
R-TC-17006
Dated: January 19, 2017

Prince William County Schools (hereinafter called PWCS) and Amazon Services, LLC (hereinafter called the Contractor) hereby agree to the following in the execution of Contract R-TC-17006 for On-Line Marketplace for the Purchases of Products and Services. The final Contract contains the following documents listed in the order of precedence:

a. Contractor's proposal dated October 14, 2016;
b. Contractor's response to Clarification Questions dated October 31, 2016, attached;
c. PWCS's Request for Proposal, R-TC-17006 and all Addendum #1;
d. Contractor's Business Accounts Terms and Conditions (currently available at https://www.amazon.com/gp/help/customer/display.html?nodeId=201613180), attached;
e. PWCS's General Terms and Conditions, Section 11 (RFP – Revised 12/16/16), attached;
f. This Memorandum of Negotiations;
g. Any subsequent modifications to the Contract.

1. The contract term shall remain as originally issued in the RFP, as follows:

   9.1. The initial term of this contract shall be five years (5) from **the date of award to December 30, 2021**, with the option to renew for three-two (2) year periods, upon mutual written consent of the parties to the contract.

2. Amazon Whispercast is not being offered upon award but will remain in scope for future offerings by the Contractor. In addition, all new Amazon business opportunities may be modified to the Contract by mutual agreement between the Contractor and PWCS.

LEGAL

3. The following provision is added to PWCS Special Terms and Conditions:

   10.7 NOTICE OF DEFERRAL UNDER FEDERAL GRANT UNIFORM GUIDANCE: As permitted under the rule published at 80 FR 54407, Prince William County Schools is electing to defer until July 1, 2017, the implementation of the procurement provisions of the Uniform Guidance, as detailed in 2 CFR 200 subsections .317 through .326. During this period, we will continue to operate under the guidance of 44 C.F.R. § 13.36(a)-(i) (States, Local and Tribal governments) and 2 C.F.R. 215.40-48 (Institutions of Higher Education, Hospitals, and Private Non-Profits). This provision shall constitute the documentation of this decision as required, and shall be deemed incorporated into our internal procurement policies.

4. Contractor's response to Clarification Questions dated October 31, 2016, Question #1: The State of Iowa is hereby removed as an excluded state and allowed use of the Master Agreement award.

ACCEPTED BY:

Contractor Authorized Signature — Date: Jan 27, 2017

Title: Vice President

Jim Totty, C.P.M., CPPO
Supervisor of Purchasing — Date: 1/31/17

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION**

DISTRICT: **ALL**

SUBJECT: **APPROVE 33 NON-PROFIT ORGANIZATIONS, INCLUDING THEIR PROPOSED LOCATIONS FOR FIREWORKS STANDS, AND RECOMMEND PERMIT ISSUANCE**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve 33 non-profit organizations, including their proposed locations for fireworks stands, and recommend permit issuance; and,

2. Authorize the City Manager or his designee to issue 33 firework stand permits for non-profit organizations, including minimal and/or non-substantial changes.

BACKGROUND

Each year, the City administers the application process for the sale of Safe and Sane Fireworks. Fireworks sales will occur from 12 pm on June 28, 2026, to 12 pm on July 5, 2026. According to Palmdale Municipal Code (PMC) Section 8.04.490 (Fireworks — Permit— Eligible organizations), all proposed fireworks stands must be operated by non-profit organizations for fundraising purposes. To be eligible, each organization must meet the following criteria:

- Be a non-profit organization primarily for youth, veterans, patriotic, welfare, civic betterment, or charitable purposes;

- Have its principal meeting place in the City, or draw more than 50 percent of its active members from within the incorporated City;

- Have been organized and established in the area that is within the City for at least 12 months preceding the filing; and,

- Have at least 20 members.

As specified within PMC Section 17.98.020.E.1.a (Temporary Uses), fireworks stands are allowed in any zone provided that the site is:

- Not residentially developed;
- 200 feet from any residential use; and,
- Not located in a very high fire hazard severity zone.

DISCUSSION

As specified within PMC Section 8.04.500.E (Fireworks – Stand – Operation), one fireworks stand is permitted for every 3,000 residents. According to the California Department of Finance, Palmdale's current population is estimated to be 167,097; therefore, a maximum of 55 stands may be authorized.

33 qualifying non-profit organizations have submitted applications to operate fireworks stands. Of these, 29 are returning applicants from 2025. All organizations have satisfied the eligibility criteria and met the application requirements outlined in the PMC.

The proposed operators and their stand locations are summarized in Table 1, and a map is included as Attachment 1.

TABLE 1 – PROPOSED FIREWORKS OPERATORS AND STAND LOCATIONS

	Organization	Stand Location
1.	Antelope Valley Desert Divers, Inc.	5038 West Avenue N
2.	The Palmdale Aerospace Academy PTSO	3875 West Rancho Vista Boulevard (Neighborhood Walmart parking lot)
3.	Highland Youth Football	Vacant lot south of Rancho Vista Boulevard and Avenue O-8
4.	Cornerstone Apostolic Church of Antelope Valley	3167 Rancho Vista Boulevard
5.	World Harvest Christian Outreach	39700 30th Street West (Marie Kerr Park)
6.	Palmdale Vineyard	North of 41843 10th Street West
7.	Crosswind Community Church	41337 10th Street West (church parking lot)
8.	Redeemed Recovery Home	40437 10th Street West

TABLE 1 – PROPOSED FIREWORKS OPERATORS AND STAND LOCATIONS (CONTINUED)

	Organization	Stand Location
9.	Lancaster Eagles Wrestling Boosters Inc.	40130 10th Street West (Walmart parking lot near Sonic Drive-In)
10.	Palmdale Elks Lodge #2027	39940 10th Street West (Sam's Club parking lot, east of Panda Express)
11.	Adorable Baby's Jump Start	1301 West Rancho Vista Boulevard
12.	Antelope Valley Youth Athletics, Inc.	1123 West Rancho Vista Boulevard (10th Street West entrance)
13.	American Indian Little League	39626 10th Street West (south of Applebee's)
14.	Kingdom Builders	39522 10th Street West (parking lot south of Sharky's Woodfired Mexican Grill)
15.	St. Stephen's of the Valley Lutheran Church	38727 Tierra Subida Avenue (Albertson's parking lot)
16.	AV Flag Football	856 West Palmdale Boulevard
17.	Feed My Flock Outreach Ministry	412 W Rancho Vista Boulevard
18.	Love and Grace Christian Fellowship Church, Inc.	Vacant lot on the west side of Sierra Highway, south of Rancho Vista Boulevard
19.	The Highland Gridiron Booster Club	266 East Palmdale Boulevard
20.	True Memories Car Club Charities Inc.	442 East Palmdale Boulevard
21.	Kiwanis Club of Palmdale	1803 East Palmdale Boulevard
22.	Lions Club of Palmdale	2049 East Palmdale Boulevard
23.	U.S. Naval Sea Cadets Corps RADM Charles W Parks Battalion	2520 East Palmdale Boulevard
24.	Next Dimension Ministries Church	Southeast corner of Sierra Highway and Avenue S
25.	Victory Outreach	37419 25th Street East
26.	Community Development Center USA	2419 East Avenue S
27.	The Highland High School Instrumental Music Booster Club	2535 East Avenue S (Stater Bros parking lot)

TABLE 1 – PROPOSED FIREWORKS OPERATORS AND STAND LOCATIONS (CONTINUED)

	Organization	Stand Location
28.	DDE Academy, Inc.	37716 55th Street East (Domenic Massari Park)
29.	Marine Corps League, Antelope Valley Detachment 930	37218 47th Street East (Stater Bros parking lot)
30.	Palmdale Repertory Theatre	37140 47th Street East (Walmart parking lot)
31.	Knight High School Wrestling Team Booster Club	5100 East Avenue S (Yellen Park)
32.	St. Mary's Catholic Church	4343 Pearblossom Highway Vacant lot located at the Northwest corner of Pearblossom Highway and 45th Street East
33.	LACOSEPA	5645 East Avenue T (vacant lot)

FISCAL IMPACT

$33,391 (Revenue); The total projected revenue to the City's General Fund is $33,391. This includes contributions from 29 renewing organizations at $1,007 each and four new organizations at $1,047 each. Each organization's fee includes a $575.50 allocation dedicated to fireworks enforcement.

STRATEGIC PLAN

Goal IV: Maintain a desirable community where everyone wants to live, work, and play.

D. Develop and maintain diverse programs and events that inspire growth, pride, and lifelong learning.

Prepared by:	Megan Taggart, Director of Economic and Community Development
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Map - Fireworks Stand Location 2026

Fireworks Stand Location Map 2026

	Organization	Stand Location
1	ANTELOPE VALLEY DESERT DIVERS INC.	5038 W AVENUE N
2	THE PALMDALE AEROSPACE ACADEMY PTSO	3875 W RANCHO VISTA BLVD
3	HIGHLAND YOUTH FOOTBALL	VACANT LOT, CORNER OF RANCHO VISTA BLVD AND AVENUE O-8
4	CORNERSTONE APOSTOLIC CHURCH OF ANTELOPE VALLEY	3167 RANCHO VISTA BLVD
5	WORLD HARVEST CHRISTIAN OUTREACH	MARIE KERR PARK: 39700 30TH ST W
6	PALMDALE VINEYARD	NORTH OF 41843 10TH ST W
7	CROSSWIND COMMUNITY CHURCH	41337 10TH ST W
8	REDEEMED RECOVERY HOME	40437 10TH ST W
9	LANCASTER EAGLES WRESTLING BOOSTERS INC.	40130 10TH ST W
10	PALMDALE ELKS LODGE #2027	39940 10TH ST W
11	ADORABLE BABY'S JUMP START	1301 W RANCHO VISTA BLVD
12	ANTELOPE VALLEY YOUTH ATHLETICS INC.	1123 W RANCHO VISTA BLVD
13	AMERICAN INDIAN LITTLE LEAGUE	39626 10TH ST W
14	KINGDOM BUILDERS	39522 10TH ST W
15	ST. STEPHENS OF THE VALLEY LUTHERAN CHURCH	38727 TIERRA SUBIDA AVE
16	AV FLAG FOOTBALL	856 W PALMDALE BLVD
17	FEED MY FLOCK OUTREACH MINISTRY	412 W RANCHO VISTA BLVD
18	LOVE AND GRACE CHRISTIAN FELLOWSHIP CHURCH, INC.	SOUTHWEST CORNER OF RANCHO VISTA BLVD AND SIERRA HWY
19	THE HIGHLAND GRIDIRON BOOSTER CLUB	266 E PALMDALE BLVD
20	TRUE MEMORIES CAR CLUB CHARITIES INC.	442 E PALMDALE BLVD
21	KIWANIS CLUB OF PALMDALE	1803 E PALMDALE BLVD
22	LIONS CLUB OF PALMDALE INC.	2049 E PALMDALE BLVD
23	U.S. NAVAL SEA CADETS CORPS RADM CHARLES W PARKS BATTALION	2520 E PALMDALE BLVD
24	NEXT DIMENSION MINISTRIES CHURCH	SOUTHEAST CORNER OF SIERRA HWY AND AVENUE S
25	VICTORY OUTREACH	37419 25TH ST E
26	COMMUNITY DEVELOPMENT CENTER USA	2419 E AVENUE S
27	THE HIGHLAND HIGH SCHOOL INSTRUMENTAL MUSIC BOOSTER CLUB	2535 E AVENUE S
28	DDE ACADEMY INC	DOMENIC MASSARI PARK: 37716 55TH ST E
29	MARINE CORPS LEAGUE	37218 47TH ST E
30	PALMDALE REPERTORY THEATRE	37140 47TH ST E
31	KNIGHT HIGH SCHOOL WRESTLING TEAM BOOSTER CLUB	YELLEN PARK: 5100 E AVENUE S
32	ST MARY'S CATHOLIC CHURCH	4343 PEARBLOSSOM HWY: VACANT LOT, NORTHWEST CORNER OF PEARBLOSSOM HWY AND 45TH ST E
33	LACOSEPA	5645 E AVENUE T

DISCLAIMER: CONFIDENTIALITY NOTICE.

THE CITY OF PALMDALE HAS MADE EVERY EFFORT TO ENSURE THAT THIS MAP IS CORRECT; NEVERTHELESS, SOME INFORMATION MAY NOT BE ENTIRELY ACCURATE.

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PALMDALE
a place to call home

City of Palmdale Safe & Sane Fireworks Stands 2026

City of Palmdale ★ Fireworks Stand Location

LACO: Unincorporated LA County Pocket

N W E S

0 0.5 1 2 3 4 Miles

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City of Palmdale, Los Angeles County Assessor's Office, Environmental Systems Research Institute (ESRI) Data & Maps, United States Geological Survey (USGS), California Department of Forestry and Fire Protection (FRAP) & Tele Atlas (courtesy of the Southern California Association of Governments (SCAG)).

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT**
VISIT PALMDALE

DISTRICT: **ALL**

SUBJECT: **RECEIVE AND FILE THE ANNUAL REPORT FOR THE PALMDALE TOURISM IMPROVEMENT DISTRICT (PTID) FOR FISCAL YEAR 2025-26**

RECOMMENDATION

Staff recommend that the City Council:

1. Receive and file the annual report for the Palmdale Tourism Improvement District (PTID) for Fiscal Year 2025-26.

BACKGROUND

The PTID was formed in 2021 pursuant to the Property and Business Improvement Law of 1994, Streets and Highways Code § 36600 et seq. (94 Law). Visit Palmdale, the designated Owners' Association for the PTID, is required to present an annual report to the City Council for the upcoming FY.

In 2021, the City Council approved the formation of the PTID, which is a benefit assessment district proposed to help fund sales, marketing, and communications, and destination development programs for all Palmdale lodging businesses. The PTID includes all existing and future lodging businesses available for public occupancy located within the City's boundaries. The two percent assessment began on November 1, 2021, for an initial five-year term.

In the fall of 2024, the City Council approved the renewal of the PTID for an additional nine years and eight months, extending the PTID through July 2036.

DISCUSSION

Visit Palmdale is a non-profit organization formed and designated to serve as the Owners' Association pursuant to Streets and Highways Code §36651. Visit Palmdale manages matters related to the PTID, including, but not limited to, management of assessment funds and full decision-making authority regarding PTID programs in accordance with the adopted PTID Management District Plan (MDP). The annual

reports provide a broad overview of how the PTID funds are projected to be utilized in alignment with the adopted budget.

During the first four years of operation, Visit Palmdale has established partnerships with the City of Palmdale, Edwards Air Force Base, Air Force Plant 42, Antelope Valley Fair, hotel partners, and AV Alta. Additionally, Visit Palmdale hosts the annual High Desert Beer and Wine Festival at the Palmdale Amphitheater, which has been highly successful.

In FY 2025-26, Visit Palmdale aims to expand its programming initiatives through strategic collaboration with the City of Palmdale. Key efforts include increasing financial support for the region's Film Incentive Program and developing a Digital Film Encyclopedic Museum that celebrates the rich history of film, television, and media production throughout Greater Antelope Valley.

The cost of providing improvements and activities for FY 2025-26 is consistent with the MDP. The categorical breakdown and FY 2025-26 actuals are detailed in the attached annual report. All budget category allocations are within the authorized 15 percent adjustment of the total budget from the prior year as required by the MDP.

FISCAL IMPACT

$59,353.01; The City received a fee of one percent of the total amount collected ($9,353.01) to cover the costs of collecting the assessment from the hotel partners. In addition, the City receives an annual $50,000 reimbursement to administer the day-to-day activities of Visit Palmdale.

STRATEGIC PLAN

Goal IV: Maintain a desirable community where everyone wants to live, work and play.

D. Develop and maintain diverse programs and events that inspire growth, pride and lifelong learning.

Prepared by:	Megan Taggart, Director of Economic and Community Development
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Rpt. PTID Annual Report for FY 2025-26



Palmdale Tourism Improvement District

2025-2026 Annual Report

Submitted to the City of Palmdale pursuant to Streets and Highways Code Section 36650, for the period from November 1, 2025, through October 31, 2026

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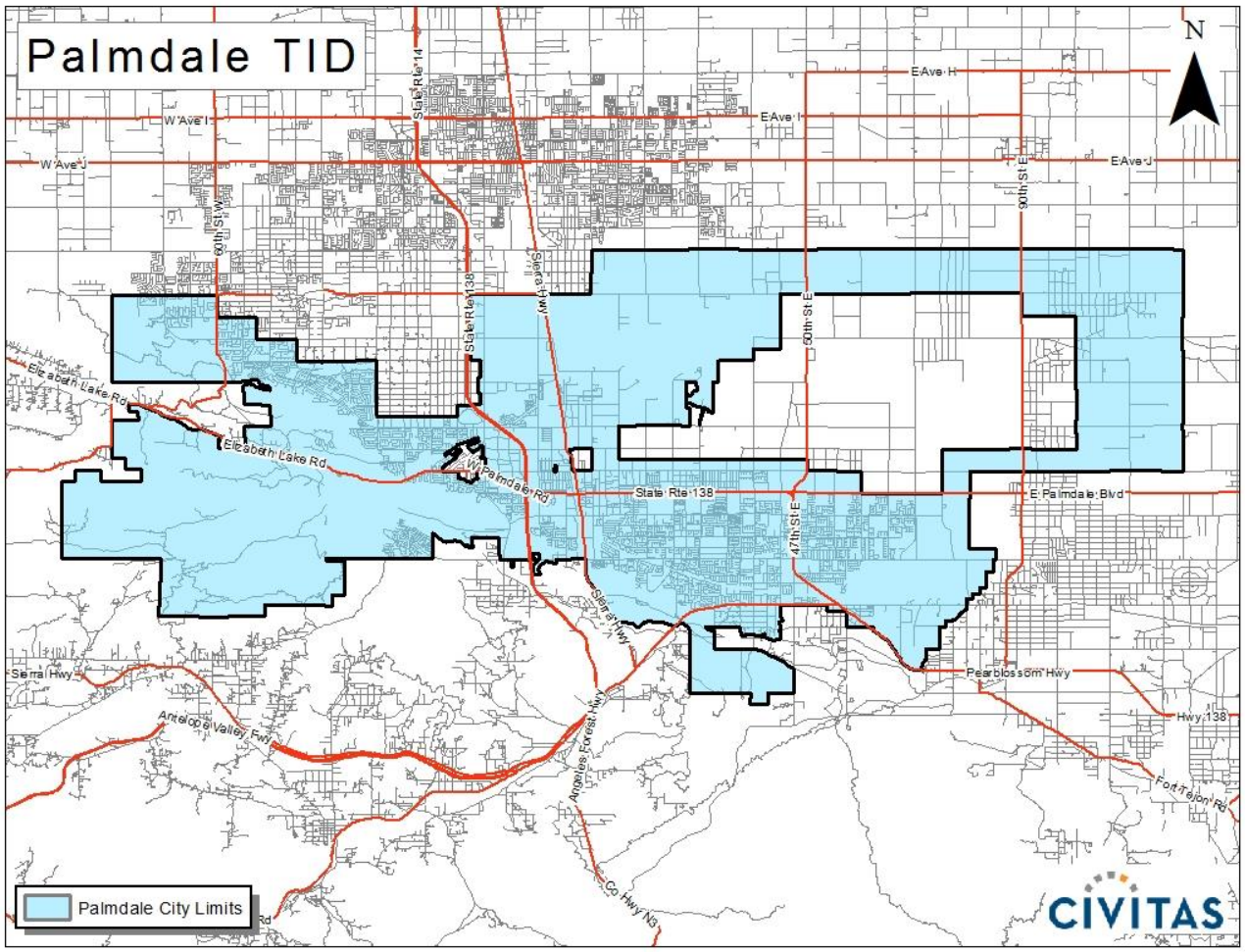
Boundaries

There are no proposed changes to the boundaries for fiscal year 2025/2026. One new lodging business has opened:

- WoodSpring Suites Palmdale – 1044 Avenue O-8, Palmdale CA 93551.

The Palmdale Tourism Improvement District (PTID) will continue to include all lodging businesses, existing and in the future, available for public occupancy located within the boundaries of the City of Palmdale, as shown on the map below.

A complete listing of lodging businesses currently within the PTID can be found in the Appendix.



2024/2025 Accomplishments

In fiscal year 2024/2025, the PTID worked to promote overnight visitation and support assessed businesses. Key accomplishments include:

- 4th Annual High Desert Beer and Wine Festival
- Palmdale Film Incentive Program
- Digital Film Encyclopedic Museum on the history of media in the Greater Antelope Valley

Improvements and Activities

For fiscal year 2025/2026, the improvements and activities to be provided are consistent with the Management District Plan (Plan).

Sales, Marketing, and Communications

A sales, marketing and communications program will continue to promote assessed businesses as tourist, meeting, and event destinations. The sales, marketing and communications program will continue to have a central theme of promoting the destination as a desirable place for overnight visits. The program will continue to have the goal of increasing demand for overnight visitation and sales at assessed businesses, and may include the following activities:

- Development of a marketing plan to ensure district funds are strategically spent to market assessed businesses;
- Internet marketing efforts to increase awareness and optimize internet presence to drive overnight visitation to assessed businesses;
- Content development for photoshoots and video shoots for digital promotion, featuring assessed businesses to drive overnight visitation and sales to assessed businesses;
- Preparation and production of collateral promotional materials such as brochures, visitor guides, promotional items, postcards, flyers and maps featuring assessed businesses;
- Advertising targeted at potential visitors to drive overnight visitation and sales to assessed businesses;
- Implementation of a public relations and communications strategy, inclusive of social media outlets and press release distribution designed to drive overnight visitation and increase sales at assessed businesses;
- Attendance of trade shows, professional industry conferences, and affiliation events to promote assessed businesses;
- Lead generation activities designed to attract tourists, business travelers, and group events to assessed businesses;
- Familiarization tours of assessed businesses;
- Visitor Service programs and enhancements, such as kiosks and Visitor Centers, that will enhance the visitor experience;

- Director of Sales and General Manager meetings to plan and coordinate tourism promotion efforts for assessed businesses;
- Joint partnerships with local businesses as well as local and state tourism organizations to increase overnight visitation at assessed businesses; and
- Development of Visitor Studies and Return on Investment (ROI) analysis on effectiveness of district funds to improve effectiveness and increase demand for overnight visitation at assessed businesses.

Destination Product Development

The Destination Project Development projects may continue to include:

- Infrastructure improvements that enhance the destination's competitive position to attract visitors, filming, sporting events, and special events year-round, to increase sales at assessed businesses;
- Comprehensive and integrated wayfinding signage system and/or banner program targeted to increase demand for visitation and increase sales at assessed businesses; and
- Other programs and activities that will enhance the visitor experience to increase sales at assessed businesses.

Administration and Operations

The administration and operations portion of the budget shall continue to be utilized for administrative staffing costs, office costs, and other general administrative costs such as insurance, audits, legal, and accounting fees.

Contingency/Reserve

The budget includes a contingency line item to continue to account for uncollected assessments, or higher than anticipated program costs, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program or administration costs at the discretion of the Board. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the Board of the Owners' Association.

Additionally, in the event there are contingency/reserve funds remaining near the end of the PTID's term, contingency/reserve funds may be used for the cost of renewing the PTID.

City Collection Fee

The City shall continue to retain a fee equal to one percent of the amount of assessments collected, to cover collection and administration costs.

Cost

FY 2025/2026 Projections

The cost of providing improvements and activities for fiscal year 2025/2026 is consistent with the Plan. The anticipated total budget for fiscal year 2025/2026 is $1,100,000 in anticipated collections and $1,597,845 in carryover from previous years, for a total estimated budget of $2,697,845. The estimated categorical breakdown for fiscal year 2025/2026 is below. All budget category allocations are within the authorized 15 percent adjustment of the total budget from the prior year.

Category	**FY 2025/2026 Estimated Collections**	**% of Budget**
Sales, Marketing & Communications	$902,000	82%
Destination Development	$66,000	6%
Administration	$99,000	9%
Contingency/Reserve	$22,000	2%
City Fee	$11,000	1%
Total	$1,100,000	100%

FY 2024/2025 Actuals

The projected fiscal year 2024/2025 assessment collections were $1,100,000. Actual collections were slightly less than anticipated, totaling $924,948.43. Budgeted and actual expenses are shown below.

Category	**FY 2024/2025 Budgeted**		**FY 2024/2025 Actual**			
	$	%	$ Actual	%	$ Spent	$ Carryover
Sales, Marketing & Communications	$891,000	81%	$749,208.23	81%	$697,449.12	$51,759.11
Destination Development	$66,000	6%	$55,496.91	6%	$6,841.15	$48,655.76
Administration	$110,000	10%	$92,494.84	10%	$108,263.91	-$15,769.07
Contingency/Reserve	$22,000	2%	$18,498.97	2%	$5,200.00	$13,298.97
City Fee	$11,000	1%	$9,249.48	1%	$9,353.01	-$103.53
Total	**$1,100,000**	**100%**	**$924,948.43**	**100%**	**$827,107.19**	**$97,841.24**

**Note that the carryover amount of $97,841.24 only includes carryover in assessment revenue from the previous fiscal year. A total carryover amount, including carryover from multiple years, is approximately $1,597,845.*

Assessment

There is no change in the method and basis of levying the assessment.

Assessment Rate

The annual assessment rate is two percent of gross short term room rental revenue. Based on the benefit received, assessments will not be collected on: stays of more than 30 consecutive days; stays of any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to November 1, 2021.

The term "gross room rental revenue" as used herein means: the consideration charged, whether or not received, for the occupancy of space in a hotel, valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash credits and property and services of any kind or nature, without any deduction therefrom whatsoever. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes.

The assessment is levied upon and a direct obligation of the assessed lodging business. However, the assessed lodging business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. If the PTID assessment is identified separately it shall be disclosed as the "PTID Assessment." As an alternative, the disclosure may include the amount of the PTID assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and shall be disclosed as the "Tourism Assessment." The assessment is imposed solely upon, and is the sole obligation of the assessed lodging business even if it is passed on to transients. The assessment shall not be considered revenue for any purpose, including calculation of transient occupancy taxes.

Bonds shall not be issued.

Time and Manner for Collecting Assessments

The City will continue to be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each lodging business. The City shall take all reasonable efforts to collect the assessments from each lodging business. The City shall forward the assessments collected to the Owners' Association, Visit Palmdale.

Penalties and Interest

The PTID shall continue to reimburse the City of Palmdale for any costs associated with collecting unpaid assessments. If sums in excess of the delinquent PTID assessment are sought to be recovered in the same collection action by the City, the

PTID shall bear its pro rata share of such collection costs. Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. ***Original Delinquency:*** Any lodging business owner who fails to remit any assessment imposed by this section within the time required shall pay a penalty of 10 percent of the amount of the unpaid assessment in addition to the amount of the assessment.
2. ***Continued Delinquency:*** Any lodging business owner who fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of 10 percent of the amount of unpaid assessment, in addition to the amount of the assessment and the 10 percent penalty first imposed.
3. ***Fraud:*** If the City determines that the nonpayment of any remittance due under this section is due to fraud, a penalty of 25 percent of the amount of the assessment shall be added thereto in addition to the penalties stated in this section.
4. ***Interest:*** In addition to the penalties imposed, any lodging business owner who fails to remit any assessment imposed by this section shall pay interest at the rate of one and one-half percent per month or fraction thereof on the amount of unpaid assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.
5. ***Penalties Merged with Assessment:*** Every penalty imposed and such interest as accrues under the provisions of this chapter shall become a part of the assessment herein required to be paid.

Surplus and Other Funding

Surplus

The amount of surplus to be carried over from the previous years is approximately $1,597,845.

Other Funding

Contributions from sources other than PTID assessment funds are expected for fiscal year 2025/2026. An estimated $10,000 is anticipated from the High Desert Beer and Wine Festival.

Appendix – Assessed Businesses

Lodging Business	Business Address
Best Western	600 W Palmdale Blvd, Palmdale, CA 93551
Courtyard by Marriott	530 W Rancho Vista Blvd, Palmdale, CA 93551
Doubletree Palmdale	300 W Palmdale Blvd, Palmdale, CA 93551
Element Hotel	39325 Trade Center Drive, Palmdale, CA 93551
Embassy Suites	39375 5th St W, Palmdale, CA 93551
Palm Inn & Suites	430 W Palmdale Blvd, Palmdale, CA 93551
Fairfield Inn & Suites	1052 W Ave O-8, Palmdale, CA 93551
Hampton Inn and Suites	9428 Trade Center Dr, Palmdale, CA 93551
Hilton Garden Inn Palmdale	1309 W Rancho Vista Blvd, Palmdale, CA 93551
Holiday Inn	38630 5th St W, Palmdale, CA 93551
Home2 Suites	38750 5th St W, Palmdale, CA 93551
Motel 6	407 West Palmdale Blvd, Palmdale, CA, 93551
OYO Hotel	217 E Palmdale Blvd, Palmdale, CA 93550
Palm Motel	38535 6th St E, Palmdale, CA 93550
Red Roof Inn	200 W Palmdale Blvd, Palmdale, CA 93551
Residence Inn by Marriot	514 West Avenue P, Rancho Vista Blvd, Palmdale, CA 93551
Sherwood Motel	1331 E Palmdale Blvd, Palmdale, CA 93550
Staybridge Suites Palmdale	420 W Park Dr, Palmdale, CA 93551
WoodSpring Suites Palmdale	1044 Avenue O-8, Palmdale CA 93551

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC SAFETY DEPARTMENT**

DISTRICT: **ALL**

SUBJECT: **APPROVE AGREEMENT WITH CIVICA LAW GROUP, APC FOR LEGAL SERVICES FOR CRIMINAL PROSECUTION OF PALMDALE MUNICIPAL CODE VIOLATIONS IN AN AMOUNT NOT TO EXCEED $190,000 FOR A TWO-YEAR TERM THROUGH JUNE 30, 2028**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Agreement No. A-9871 with Civica Law Group, APC for legal services for criminal prosecution of Palmdale Municipal Code violations in an amount not to exceed $190,000 for a two-year term through June 30, 2028; and

2. Authorize the City Manager or his designee to execute Agreement No. A-9871 with Civica Law Group, APC, including minimal and/or non-substantial changes.

BACKGROUND

The City of Palmdale contracts for specialized legal services to support the prosecution of Municipal Code violations. These enforcement actions are generally initiated by the Los Angeles County Sheriff's Department through the issuance of citations or the referral of cases involving violations of the Palmdale Municipal Code.

Civica Law Group, APC, previously provided these prosecution services to the City under Agreement No. A-8698. During the term of that agreement, 233 cases were referred for prosecution, resulting in 130 bench warrants issued, reflecting court enforcement actions taken when defendants failed to appear or comply with court orders. Of those cases, 36 have been resolved, one case has been closed, and 196 remain active or pending adjudication.

The proposed Agreement No. A-9871 would establish a new two-year agreement, effective July 1, 2026, with a not-to-exceed amount of $190,000 for continued prosecution services. Under the proposed agreement, Civica Law Group, APC, will continue to

represent the City in criminal proceedings related to Municipal Code enforcement matters, including case review and preparation, court appearances, and coordination with City staff, the Los Angeles County Sheriff's Department, and other involved parties.

DISCUSSION

Approval of the proposed agreement will allow the City to continue prosecution services necessary to support Municipal Code enforcement efforts. These services ensure that violations cited by the Los Angeles County Sheriff's Department are processed through the judicial system in a timely and consistent manner.

Civica Law Group, APC, possesses experience in municipal prosecution and has developed familiarity with the City's Municipal Code, court procedures, and the coordination required among law enforcement agencies, the courts, and City staff. Continuing with the firm will support efficient case management and minimize disruption to ongoing enforcement activities and pending cases.

Maintaining these prosecution services supports the City's efforts to uphold compliance with local laws, protect public health and safety, and preserve the quality of life within the community.

FISCAL IMPACT

$190,000; Funds are proposed in the FY 2026-27 annual budget in the City Attorney's Prosecuting Attorney account. Sufficient funds will be requested in each subsequent fiscal year's budget.

STRATEGIC PLAN

Goal I: Maintain effective public safety and protection for life, property and the environment.

A. Provide comprehensive and innovative safety services to prevent crime and promote a safe community.

Prepared by:	Michael McComas, Director of Public Safety
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-9871 with Civica Law Group, APC
Exhibit A – Rate Schedule

AGREEMENT FOR LEGAL SERVICES BETWEEN THE CITY OF PALMDALE AND CIVICA LAW GROUP, APC

AGREEMENT NO. A-9871

This Legal Services Agreement ("Agreement") is made and entered into by and between the City of Palmdale ("City") and Civica Law Group, APC ("Firm"), collectively identified as "the parties."

RECITALS:

A. This Agreement is made pursuant to California Business and Professions Code Section 6148, and is intended to fulfill the requirements of that section.

B. The City desires to retain the Firm to provide specialized legal services related to the areas of criminal prosecution of the Palmdale Municipal Code.

C. The attorneys of the Firm are duly licensed under the laws of the State of California and are fully qualified to provide the services contemplated by this Agreement.

THE PARTIES AGREE AS FOLLOWS:

1. **Scope of Services.**

a. The Firm will provide those legal services as may be authorized and assigned by the Palmdale City Attorney, including, without limitation, legal services related to the criminal prosecution of the Palmdale Municipal Code. The firm will provide those legal services reasonably required to accomplish City's stated goals.

b. The legal services the Firm will provide to City will be billed as follows:

1. The total amount of the Agreement shall not exceed One Hundred Ninety Thousand Dollars ($190,000).

2. For Fiscal Year 2026–2027, compensation shall not exceed Ninety-Two Thousand Seven Hundred Dollars ($92,700). For Fiscal Year 2027–2028, compensation shall not exceed Ninety-Seven Thousand Three Hundred Dollars ($97,300).

3. The term of this Agreement shall be for a period of two (2) years, commencing July 1, 2026, and ending June 30, 2028, as set forth in Section 6.

4. Exhibit "A," Rate Schedule, shall govern all compensation and reimbursement under this Agreement and shall reflect rates and billing terms related to current case

volume, including the monthly flat fee structure, hourly rates for services exceeding the monthly threshold, and all applicable costs and expenses as set forth therein.

2. **Designation of Responsible Attorneys.**

Matthew Silver, Esq. is designated as the attorney responsible for providing the legal services under this Agreement to City and for supervising any other attorneys within the Firm assisting him in the performance of those services. The Firm's offices are located at 4000 Barranca Parkway, Suite 250, PMB #782, Irvine, CA 92604.

3. **Confidentiality.**

All reports, information, data, or other documents prepared or assembled by the Firm under this Agreement are confidential and the Firm shall not make the same available to any individual or organization without the prior written approval of the Palmdale City Attorney.

4. **Maximum Contract Amount, Billing Procedures, and Monthly Statements.**

a. The Firm shall submit to the Palmdale City Attorney, within thirty (30) days after the end of each calendar month, an itemized statement of the professional services provided and the time expended providing those services. This statement will be in the form customarily submitted by the Firm to clients that are billed on an hourly basis. Block billing is not permitted. The parties acknowledge that payment of all monthly statements is expected to be made within thirty (30) days of the billing date.

b. The Firm will bill the City for items such as, but not limited to, long distance telephone calls, filing fees (if applicable), document duplication, computerized legal research, word-processing, and similar out-of-pocket expenditures. These items will be separately designated on the Firm's monthly statements as "disbursements," and will be billed in addition to the fees for professional services.

c. If the Firm's services are billed by the hour, time will be charged by the Firm in increments of 1/10 of an hour (i.e., six-minute units). Among the services which are routinely billed are telephone conversations and travel time. In addition to the fees charged for services, the Firm also bills for costs incurred, which include, but are not limited to, filing fees (if applicable), messenger and air courier expenses, parking expenses, local and out-of-town travel expenses, facsimile and other communication expenses, postage, and printing costs. In addition, the Firm charges for certain internal costs if incurred on City's behalf, such as photocopying, secretarial overtime, and word processing.

The rate structure in general, or the rates of particular attorneys, may be increased from time to time, after a minimum 30-day written notice to and written consent of the Palmdale City Attorney. To the extent feasible, these adjustments will be made so as to coincide with the beginning of City's fiscal year,

which begins on July 1st. If possible, requests to increase fees should be forwarded to the Palmdale City Attorney in February of any given year.

d. The Firm's fees for legal services are based primarily on hourly rates; other factors considered by the Firm in determining a fair fee are set forth in Rule 4-200 of the Rules of Professional Conduct of the California State Bar Association. If persons who are "Of Counsel" to the Firm work on City matters, the Firm and its Of Counsel may from time to time share the fees paid by City; however, if such is the case, City's fees will not be increased in any way, and the fees which City is requested to pay will be the same as would have been payable had there been no such sharing of fees.

e. All fees, charges, costs and reimbursable items for the entire term of this Agreement shall not exceed a maximum of **$190,000.**

5. **Resolution of Fee Disputes.**

City is entitled to require that any fee dispute be resolved by binding arbitration in Los Angeles in accordance with the arbitration rules of the Los Angeles County Bar Association for legal fee disputes. If City chooses not to use the Los Angeles County Bar Association's arbitration procedures, City agrees that any disputes regarding the professional services rendered or fees charged by the Firm will be submitted to binding arbitration in Los Angeles to be conducted by the American Arbitration Association in accordance with its commercial arbitration rules.

6. **Term of the Agreement.**

This Agreement shall become effective on the date of the last signatory and will remain in full force and effect for a period of two (2) years or until terminated in accordance with the provisions of Section 7. Notwithstanding the above, if the Firm is currently working on an assigned project, the term of this Agreement shall be extended until the assigned project is completed or terminated pursuant to Section 7.

7. **Termination of the Agreement.**

City has the right to terminate the Firm's representation at any time, without cause, subject to an obligation to give notice in writing to the Firm at least thirty (30) days prior to termination. The Firm has the same right, subject to an obligation to give City written notice at least ninety (90) days prior to termination so that City will be able to arrange alternative representation. In either circumstance, City agrees to secure new counsel as quickly as possible and to cooperate fully in the substitution of the new counsel as counsel of record in any pending litigation matters. The Firm agrees to cooperate fully in any such transition, including the transfer of files. Upon termination, all finished or unfinished materials shall become the property of City. Notwithstanding the termination of the Firm's representation, City will remain obligated to pay to the Firm all fees and costs incurred prior to such termination.

8. **Modifications to the Agreement.**

Unless otherwise provided for in this Agreement, modifications relating to the nature, extent, or duration of the Firm's professional services to be rendered will require the written approval of the Palmdale City Attorney. Any such written approval will be deemed to be a supplement to this Agreement and will specify any changes in the Scope of Services and the agreed-upon billing rate to be charged by the Firm and paid by the City.

9. **Independent Contractor.**

No employment relationship is created by this Agreement with the Firm or any employees of the Firm. For all purposes, the Firm and its employees are independent contractors to City and shall not incur, nor have the authority to incur any debt, obligation, or liability for or against City.

10. **Assignment and Delegation.**

This Agreement contemplates the performance of professional services by the Firm. Neither this Agreement, nor any portion of it, may be assigned or delegated by the Firm without the prior written consent of the Palmdale City Attorney. Delegation to attorneys outside the Firm will be limited to those situations in which the Firm is disqualified by virtue of a conflict of interest, or where the Firm does not possess the expertise to perform services in a particular practice area. The Firm will supervise delegated work, except where precluded from doing so by virtue of a conflict of interest, and where otherwise agreed to by the parties.

11. **Conflict of Interest.**

The Firm affirms that it presently has no interest and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of the services contemplated by this Agreement. No person having such interest shall be employed by or associated with the Firm.

12. **Insurance.**

a. The Firm shall obtain and maintain in full force and effect a professional liability insurance policy that provides coverage in an amount not less than $2,000,000 per occurrence. This insurance policy shall provide coverage to the City for any damages or losses suffered by City as a result of any error, omission, or neglect by the Firm that arises out of the professional services rendered under this Agreement. Such insurance may be subject to a self-insured retention or deductible to be borne entirely by the Firm. If such insurance is on a claims-made basis, firm shall maintain such coverage for no less than three years following the termination of the Agreement. This insurance policy shall provide coverage to the City for any damages or losses suffered by City as a result of any error, omission, or neglect by the Firm that arises out of the professional services rendered under this Agreement. Such insurance may be subject to a self-insured retention or deductible to be borne entirely by the Firm.

b. The Firm will obtain and maintain workers' compensation insurance in accordance with Section 3700 of the California Labor Code.

c. The Firm will obtain and maintain in full force and effect commercial general liability insurance in an amount not less than $1,000,000 per occurrence with a $2,000,000 aggregate.

d. The Firm will obtain and maintain in full force and effect a commercial automobile liability policy in an amount not less than $1,000,000 including owned (if any), non-owned and hired automobile coverage.

e. All insurance coverage specified above will provide for a minimum of thirty (30) days notice of cancellation by the insurance carrier, and will be maintained in full force and effect throughout the term of this Agreement. Such insurance shall name the City as an additional insured, and shall include a waiver of subrogation.

f. The requirements as to the types and limits of insurance to be maintained by Firm are not intended to and shall not in any manner limit or qualify Firm's liabilities and obligations under this Contract.

13. **Legal Files.**

a. During the period that the Firm is actively working upon a matter, the files pertaining thereto will be maintained in its offices. After the Firm has concluded working upon a matter, the files may be transferred to an offsite storage facility, from which they can be retrieved upon reasonable notice. All original agreements, modification or deeds, easements or similar original documents should be forwarded to the Palmdale City Clerk either as created or at the expiration of the fourth calendar year following the consummation or conclusion of each matter for which a file is opened. City may request copies of its client matter files at any time, including, without limitation, upon termination of the Firm's engagement. City agrees that upon delivery of any client matter files that it will pay the Firm for its costs incurred in photocopying such files.

b. If the firm is called upon to give testimony or produce documents in any legal or administrative proceeding which concerns City in any way, whether before or after the representation and rendition of legal services to City under this agreement terminates, City agrees to pay the Firm, at it's then prevailing hourly rates, for it's time in investigating, preparing for and in giving testimony and/or in producing documents and for all expense incurred in connection with doing so.

14. **Entire Agreement**

This Agreement will constitute the full and complete agreement and understanding of the parties and supersedes all prior agreements and all other written or oral statements of either party relating to its subject matter.

15. **Nondiscrimination**

In performance of this Agreement, the Firm shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, or age, gender, gender identity, gender expression, genetic information, or military and veteran status. The Firm will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, or age, gender, gender identity, gender expression, genetic information, or military and veteran status . Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

16. **Force Majeure**

Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement (other than payment obligations) if such failure or delay is caused by an event or circumstance beyond the reasonable control of the affected Party ("Force Majeure Event"). Force Majeure Events include, but are not limited to, acts of God; flood; fire; earthquake; explosion; war; terrorism; civil disturbance; epidemic or pandemic; quarantine; governmental actions or orders; or other similar events beyond the control of the affected Party.

The affected Party shall provide written notice to the other Party within ten (10) calendar days of the occurrence of the Force Majeure Event, describing the nature, expected duration, and anticipated impact on performance. The Party shall use all diligent efforts to mitigate the effects of the event and resume performance as soon as practicable.

When CONTRACTOR is the sole cause of the delay to the commissioning and substantial completion and delay is not caused by an event of Force Majeure or by the CITY'S failure to make payments in accordance with the Contract or to provide required information to CONTRACTOR when contemplated in the Contract, CITY shall be entitled to liquidated damages in the sum at the daily rate of $1,000.00, beginning at zero (0) days from written notice given by CITY up to a maximum liquidated damage aggregate of ten percent (10%) of the contract price of the equipment delayed.

TO EFFECTUATE THIS AGREEMENT, the authorized representatives of the parties have caused this Agreement to be executed as of the dates indicated below.

CITY OF PALMDALE Civica Law Group, APC

Salvador Mendez
City Manager
Michael J McComas
May 28, 2026, 3:07 PM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38256 Sierra Highway
Palmdale, CA 93550

APPROVE AS TO FORM:

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

Matthew Silver
May 28, 2026, 6:31 PM PDT

Matthew Silver, Esq.
Partner

ADDRESS FOR NOTICE:
Civica Law Group, APC
4000 Barranca Parkway, Suite 250, PMB #782
Irvine, CA 92604

ATTEST: If Corporation

Secretary

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Attached Agreement Checklist and met all requirements

Record of Signing

For	City of Palmdale	For	msilver@civicalaw.com
Name	Michael J McComas	Name	Matthew Silver
Title	Director of Public Safety	Title	



Signed on May 28, 2026 3:07 PM PDT

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DocumentID: 033Om0oCeGcjBa8sJs58h9
SigningID: 033Om0nybxsK9cgdTegsD3
UTC Signing time: 2026-05-28 22:07:17 UTC
IP Address: 206.171.111.149
Email: mmccomas@cityofpalmdaleca.gov



Signed on May 28, 2026 6:31 PM PDT

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SigningID: 033Or1NQPwpneuXC1RZXql
UTC Signing time: 2026-05-29 01:31:24 UTC
IP Address: 69.166.236.87
Email: msilver@civicalaw.com

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EXHIBIT "A"

RATE SCHEDULE

A. Identification.

Client: City of Palmdale
Matter: Any matters assigned by City staff, and citations issued or cases initiated by, the Los Angeles Sheriff's Department based on the Palmdale Municipal Code.

B. Attorney Fees

a. Los Angeles Sheriff's Department issued criminal citations based on the Palmdale Municipal Code:

City shall pay a flat fee to the Firm for representing the City in such judicial matters in the amount of $7,500 per month. Such compensation includes processing and handling of such criminal citations and routine client communications involving such criminal citations. Such compensation excludes services for trials, writs/appeals and probation revocation or modification proceedings, given the unpredictable and unforeseeable nature, and special projects, which shall be at the attorney's established rate with the City, and shall exclude costs as provided here, which shall be reimbursed separately by or directly paid by the City. The Firm's compensation is in no way contingent on result or outcome, or its exercise of its prosecutorial discretion in determining whether or how to file cases referred to it or prosecutions or dispositions thereof.

These rates shall automatically increase by five percent each new fiscal year in order to offset rising costs.

C. Costs and Expenses.

In-office photocopying (Black & White)	$0.16/page
In-office photocopying (Color)	$0.60/page
Mileage	IRS prevailing mileage rates
Computerized Legal Research	At vendor cost
Word Processing	No charge
Postage	At vendor cost
Courier and Air Freight Charges	At vendor cost
Messenger Services	At vendor cost
Title Report and/or Litigation Guarantee	At vendor cost
Notary	At vendor cost
Court Photocopying	At cost
Incoming or out-going Fax Charges	No charge
Conference Call Charges	AT&T standard rates or equal

Travel Expenses	At cost
Other reasonable costs	At cost

Costs and expenses will be billed separately as disbursements and will be billed in addition to the fees for professional services.

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENGINEERING DIVISION

DISTRICT: **1, 2**

SUBJECT: **ADOPT RESOLUTION NO. CC 2026-008, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE DECLARING ITS INTENTION TO CONTINUE ASSESSMENTS FOR FISCAL YEAR 2026-27, PRELIMINARILY APPROVING THE ANNUAL ENGINEER'S REPORT, AND PROVIDING NOTICE OF PUBLIC HEARING FOR THE CITY OF PALMDALE DRAINAGE BENEFIT ASSESSMENT DISTRICTS NO. 1 AND NO. 2006-02**

RECOMMENDATION

Staff recommend that the City Council:

1. Adopt Resolution No. CC 2026-008, a Resolution of the City Council of the City of Palmdale, declaring its intention to continue assessments for the Fiscal Year 2026-27;

2. Preliminarily approve the annual Engineer's Report;

3. Provide notice of public hearing for the City of Palmdale Drainage Benefit Assessment Districts No. 1 and No. 2006-02; and,

4. Authorize the Mayor to execute Resolution No. CC 2026-008, declaring its intention to continue assessments for the Fiscal Year 2026-27.

BACKGROUND

The Anaverde and Ritter Ranch developments required the formation of a Drainage Benefit Assessment District (DBAD) as a condition of approval to provide the funds to maintain the drainage facilities for the developments. As a result, the formation of Anaverde DBAD No. 1 was approved by the property owners on May 12, 2004, and the Ritter Ranch DBAD No. 2006-02 was approved by the property owners on January 3,

2007, respectively, pursuant to mailed ballot elections conducted in accordance with Article XIIID of the California Constitution.

The purpose of the DBAD is to fund the installation, construction, or maintenance of any authorized improvements under the Benefit Assessment Act of 1982 (California Government Code Section 54703 et seq.), including, but not limited to, drainage improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

DISCUSSION

On April 7, 2026, the City Council took the first step to continue assessing the levies for Fiscal Year 2026-27 by adopting Resolution No. CC 2026-006, which directed NBS, as the Engineer of Work, to prepare the annual Engineer's Report for DBAD No. 1 and No. 2006-02 for Fiscal Year 2026-27.

Resolution No. CC 2026-008 is the second step, providing the intention to continue the assessments for Fiscal Year 2026-27, preliminarily approving the annual Engineer's Report prepared by NBS, and establishing the date, time, and place of a public hearing to receive testimony regarding the continued assessments to be placed on the County of Los Angeles Property Tax Rolls.

The third and final step will be the public hearing on July 7, 2026, to obtain final approval of the annual Engineer's Report and to order the levies for Fiscal Year 2026-27.

The annual Engineer's Report contains information required by the Benefit Assessment Act of 1982 and Article XIIIC and XIIID of the California Constitution (Proposition 218), determining the special benefit to property owners within DBAD No. 1 and No. 2006-02, identifying the methodology for assigning assessments to each parcel, and estimating the cost for improvements. The annual Engineer's Report establishes the important foundation and justification for the continued collection of the assessments for Fiscal Year 2026-27.

FISCAL IMPACT

$135,100; Based on the annual County of Los Angeles Consumer Price Index (CPI) increase of 2.93%, the total proposed assessment for both Districts is approximately $135,100. The annual Engineer's Report indicates the proposed assessments for the City of Palmdale Drainage Benefit Assessment Districts No. 1 and No. 2006-02 and is included as an attachment.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

B. Establish healthy reserves for ongoing replacement and repair of capital assets while stabilizing annual spending.

Prepared by:	Leonardo Torres, P.E. Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Reso. No. CC 2026-008
Fiscal Year 2026-27 Engineer's Report for Drainage Benefit Assessment Districts

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2026-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE DECLARING ITS INTENTION TO CONTINUE ASSESSMENTS FOR FISCAL YEAR 2026-27, PRELIMINARILY APPROVING THE ANNUAL ENGINEER'S REPORT, AND PROVIDING NOTICE OF PUBLIC HEARING FOR THE DRAINAGE BENEFIT ASSESSMENT DISTRICTS NO. 1 AND NO. 2006-02

WHEREAS, the City of Palmdale Drainage Benefit Assessment Districts No. 1 and No. 2006-02 (the "Districts") were approved by property owners pursuant to mailed ballot elections conducted in accordance with Article XIIID of the California Constitution, and the Benefit Assessment Act of 1982 (the "Act"), being Chapter 6.4 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (commencing with Section 54703 thereof); and

WHEREAS, NBS has been designated as the Engineer of Work for purposes of these proceedings (the "Engineer of Work") and ordered to prepare an Engineer's Report in accordance with Act and Article XIIID of the California Constitution; and

WHEREAS, the Engineer of Work has filed an Engineer's Report (the "Report") with the City Clerk, copies of which have been submitted to this City Council, which Report contains the following: (a) a calculation of the portion of the improvements to be provided by the Districts that constitute a special benefit to the parcels in the Districts; (b) a methodology for assigning assessments to individual parcels; (c) a listing of each lot or parcel of property that would be subject to the proposed assessment, including public parcels; (d) the estimate of cost for the improvements; and (e) the amount of the proposed assessment for each lot or parcel for the Fiscal Year 2026-27.

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. This City Council intends to continue to levy and collect assessments within the Districts for Fiscal Year 2026-27.

SECTION 3. The Report, in the form on file with the City Clerk, is hereby received, filed, and preliminarily approved.

SECTION 4. The proposed improvements to be made in the Districts may be described as follows: the installation, construction, or maintenance of any authorized improvements under the Act, including, but not limited to, drainage improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for maintenance or servicing thereof.

SECTION 5. The general location and boundaries of the existing Districts are shown on maps on file in the office of the Director of Public Works and are incorporated herein by reference and are open to public inspection. The Districts are designated as follows: Drainage Benefit Assessment District No. 1 and Drainage Benefit Assessment District No. 2006-02.

SECTION 6. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the Districts, and the assessments upon assessable lots and parcels of land within the Districts.

SECTION 7. The assessments are subject to an annual adjustment tied to the annual change in the Consumer Price Index for the Los Angeles area as of February of each succeeding year ("CPI"). The change in the CPI from February 2025 to February 2026 was 2.93%. Therefore, the maximum authorized assessment rates for Fiscal Year 2026-27 are the previous year's maximum authorized assessment rate for each District increased by 2.93%. The amount of the assessments proposed does not exceed the authorized amount.

SECTION 8. A public hearing regarding the proposed assessments for the Districts shall be held by the City Council on July 7, 2026, at 5:00 p.m. or as soon thereafter as the matter may be heard in the City Council Chambers located at 38300 Sierra Highway, Suite B, Palmdale, California.

SECTION 9. The City Clerk is hereby authorized and directed to cause a notice of the hearing for the continuation of the assessments for the Districts to be given by publishing a notice once, at least fourteen (14) days before the date of the hearing above specified, in a newspaper circulated in the Districts.

SECTION 10. This Resolution shall take effect immediately upon its adoption.

SECTION 11. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 2nd day of June, 2026.

_____
Eric Ohlsen, Mayor

APPROVED AS TO FORM:

_____
Alexandra Severino, City Attorney

ATTEST:

_____
Rochelle Scott, City Clerk

I, Rochelle Scott, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 2nd day of June, 2026, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ABSENT:_____

Date: _____ _____
Rochelle Scott, City Clerk

CITY OF PALMDALE

Fiscal Year 2026/27 Engineer's Report For:

Drainage Benefit Assessment Districts

May 2026

NBS
helping communities
fund tomorrow since 1996
nbsgov.com

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1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Palmdale (the "City"), State of California, under the Benefit Assessment Act of 1982, directed NBS to prepare and file the Annual Engineer's Report for the Drainage Benefit Assessment District No. 1 and No. 2006-02 (the "Districts") for Fiscal Year 2026/27, in accordance with Article 4 of Chapter 6.4 of the Act and Article XIII D of the California Constitution. The report presents the plans[1] and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the administration, maintenance, operations and servicing of the improvements for Fiscal Year 2026/27, the diagram for the Districts, showing the area and properties to be assessed, and assessing the net amount upon the assessable lots and/or parcels within the Districts in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the Districts in proportion to the special benefit received.

District	Parcels	EDUs per District(1)	FY 2026/27 Assessment Amount	Proposed Assessment Rate per EDU	Maximum Assessment Rate Per EDU
DBAD No. 1	1,417	1,417.00	$58,337.89	$41.17	$56.80
DBAD No. 2006-02	32	6,588.85	76,759.94	11.65	60.13
Totals:	**1,449**	**8,005.85**	**$135,097.83**		

(1) Equivalent Dwelling Unit. See "Method of Assessment" for explanation of EDU apportionment.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed and levied in accordance with the assessment methodology adopted, approved and ordered by the City Council of the City of Palmdale at the time of each District formation.

_____

John G. Egan, P. E.
Assessment Engineer

[1] *Detailed plans are included by reference and on file in the office of the City Engineer.*

2. INTRODUCTION

2.1 Background

The City provides maintenance and servicing of certain publicly owned stormwater detention and drainage basins throughout the City. In order to fund the maintenance of these projects and improvements, the City has formed two Drainage Benefit Assessment Districts covering an area of approximately 6,600 acres. The Districts have been formed and the levies have been made pursuant to Section 54703 et seq. of the California Government Code, commonly known as the Benefit Assessment Act of 1982 (the "Act"), and Article XIII D of the California Constitution (the "Article XIII D").

Drainage Benefit Assessment District No. 1 ("DBAD No. 1") is located within the Anaverde Master Planned Community at Avenue S and approximately 20th Street West. Drainage Benefit Assessment District No. 2006-02 ("DBAD No. 2006-02") is located within the Ritter Ranch Master Planned Community along Elizabeth Lake Road and west of the Anaverde Community.

Drainage Benefit Districts

District	Tract/Parcel Map	Land Use	General Location
DBAD No. 1	Anaverde	Residential	20th Street West and Avenue S
DBAD No. 2006-02	Ritter Ranch	Residential/ Commercial	Elizabeth Lake Road and Ranch Center Drive

The Districts were formed in previous years; DBAD No. 1 was formed in 2004 and DBAD No. 2006-02 was formed in 2007. The developments required the formation of a drainage benefit assessment district as a condition of approval in order to provide the funds to maintain the drainage facilities for the developments. As a result, the formation of the Districts was approved by the property owners (on May 12, 2004 and January 3, 2007, respectively) pursuant to mailed ballot elections conducted in accordance with the Act and Article XIII D.

2.2 Process for Annual Assessment

In each subsequent year for which the assessment will be continued, the City Council may direct an Engineer's Report to be prepared on an annual basis which contains a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the Districts.

The City Council may also annually adopt a resolution of intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment district for the fiscal year stated therein.
- Generally describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicates the general location of the district.

- Refers to the report of the engineer, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the district.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessment.
- States whether the assessment is proposed to increase from the previous year.

If the assessments are to be levied in the same or lesser amounts than the maximum assessment allowed, the City Clerk shall give notice of the public hearing by causing the resolution of intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the assessment district, and the proposed diagram or the proposed assessment. If the assessment to be levied exceeds the maximum assessment allowed, the City must comply with the procedures specified in Article XIII D and Proposition 218.

The City Council, upon conclusion of the public hearing must then adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the assessment.

2.3 Legislative Context

In 1996, California Voters adopted Proposition 218, the "Right to Vote on Taxes Act" which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

Article XIII D imposes four basic substantive requirements on assessments[2]:

- All parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed must be identified;
- The general benefits must be distinguished from the special benefits conferred on the parcels;
- The proportionate special benefit derived by each parcel must be determined in relationship to the entirety of the capital improvement, the maintenance and operation expenses of the public improvement, or the cost of the property related service being provided; and
- The amount assessed to a parcel must not exceed the reasonable cost of the proportional special benefit conferred on that parcel and does not include any costs attributable to the general benefit.

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

GENERAL BENEFIT

[2] *California Constitution Article XIII D Section 4.*

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) (*Golden Hills*)[3] clarified this concept by stating, "*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits*."

The Court of Appeal in *Beutz v. County of Riverside* (2010) (*Beutz*)[4] quoted from the Legislative Analyst's Office pamphlet titled "Understanding Proposition 218" which states an agency must, "*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of 'general benefit.' This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.*"

The Court in *Beutz* furthered this idea stating, "*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits*."

The Court of Appeal in *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority* (2008) (*SVTA*)[5] clarified that general benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. The "public at large" includes all members of the public, including those who live, work, and shop within the district, and not simply transient visitors.

BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) (*Tiburon)*[6], the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, "*Proportionate special benefit is the basis upon which a project's total assessable costs are apportioned among parcels within an assessment district.*"

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, "*an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property*."

[3] *Golden Hill Neighborhood Assn. v. City of San Diego CA4/1, D062203 (Cal. Ct. App. 2013)*
[4] *Beutz v. County of Riverside, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)*
[5] *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority, 44 Cal. 4th 431 (2008).*
[6] *Bonander v. Town of Tiburon, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)*

PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, "*Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*" Historically there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017) *(Manteca)*[7] clarified this issue by stating, *"section 4, subdivision (a) of article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit.*"

IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, "*Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.*"

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *"may be a legally justifiable approach to measuring and apportioning special benefits,* [but] *it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied*."

[7] *Manteca Unified School District v. Reclamation District No. 17 et al, C077906 (Cal. Ct. App. 2017)*

3. PLANS AND SPECIFICATIONS

The work and improvements proposed to be undertaken by the City and the cost thereof paid from the levy of the annual assessment provide special benefit to assessor parcels within the Districts defined in the Method of Assessment herein. Consistent with the Act, the improvements are generally described as follows:

> Article XIII D of the California Constitution defines "maintenance and operation expenses" as, "the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement" (hereafter referred to as the “improvements”). The Districts funding includes, but is not limited to, the removal, repair, replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the drainage improvements benefiting Districts parcels.
>
> The improvements for DBAD No. 1 consist of five drainage basins (DB) located just outside of DBAD No. 1 along the southern boundary of DBAD No. 1, DB No. 1 (0.5 acres), DB No. 2 (0.5 acres), DB No. 5 (10.0 acres), DB No. 6 (3.0 acres), and DB No. 7 (4.0 acres). There is also one drainage basin located on the northern side of the California Aqueduct, DB No. 9 (15.0 acres).
>
> The improvements for DBAD No. 2006-02 consist of 126,658 cubic feet of drainage basin/storm water improvements which are detailed in the Ritter Ranch Specific Plan on file with the City.
>
> Plans and Specifications for the improvements of the Districts are voluminous and are not bound in this Engineer’s Report but by this reference are incorporated and made a part of this Engineer’s Report. The Plans and Specifications are on file in the office of the Director of Public Works where they are available for public inspection.[8]

[8] *As detailed in the Annual Engineer’s Report, City of Palmdale, Drainage Benefit Assessment Districts, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

4. ESTIMATE OF COSTS

Fiscal Year 2026/27 estimated costs of maintenance and servicing the improvements as described in the Plans and Specifications are summarized below. The full itemized budget for the Districts is voluminous and is not bound in this Engineer's Report but by reference is incorporated and made a part of this Engineer's Report. The itemized budget is on file in the Department of Public Works, where it is available for public inspection. The tables below show the budget summary for each District.

Drainage Benefit Assessment District No. 1 Budget	
Description	**Proposed FY 2026/27 Costs**
Direct Maintenance Costs	$37,364.32
Other Costs	20,973.57
Estimated Expenditures	$58,337.89
Fiscal Year 2026/27 Net Amount to be Assessed	**$58,337.89**
Total Equivalent Dwelling Units (EDUs)	1,417.00
Total Parcels	1,417
Total Cost Per EDU	$41.17
Maximum Rate per EDU	$56.80

Drainage Benefit Assessment District No. 2006-02 Budget	
Description	**Proposed FY 2026/27 Costs**
Direct Maintenance Costs	$56,034.76
Other Costs	20,725.18
Estimated Expenditures	$76,759.94
Fiscal Year 2026/27 Net Amount to be Assessed	**$76,759.94**
Total Equivalent Dwelling Units (EDUs)	6,588.85
Total Parcels	32
Total Cost Per EDU	$11.65
Maximum Rate per EDU	$60.13

The following cost descriptions apply to the budget[9]:

DIRECT COSTS

Maintenance Costs. Labor, Material, and Equipment - Includes all labor, material, and equipment required to properly maintain and service the drainage structures, and appurtenant facilities within the district, including the maintenance and servicing of fencing, and drainage facilities. All improvements within the district will be maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required.

Utilities. Gas and Electric - The furnishing of electricity and gas required for the operation of the drainage structures, and appurtenant facilities such as pumps.

Renovation. Repairs, which are unforeseen and not normally included in the yearly maintenance cost. This may include repair of damage due to vandalism, storms, and frost. Planned upgrades of the improvements that provide a direct benefit to the district could also be included in renovation costs.

OTHER COSTS

Personnel/Overhead. The cost of City staff for providing the coordination for maintenance and servicing, responding to public concerns, and levying and collecting assessments. This includes reimbursement for time spent by Finance and Accounting, the City Attorney, the City Manager, and the Public Works staff.

Consultants. The cost of contracting with professionals to provide services specific to the levy and annual administration.

Professional Fees. These are the costs of contracting with professionals for annual certification of all irrigation back flow devices, and for professionals to provide any additional administrative or engineering services specific to the district such as the cost to prepare and mail notices of the public meeting and hearing, or preparation of assessment diagrams.

County Administration Fees. The costs charged by the County to place the assessments on the property tax rolls.

[9] *As detailed in the Annual Engineer's Report, City of Palmdale, Drainage Benefit Assessment Districts, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

5. METHOD OF APPORTIONMENT

The following section includes an explanation of the benefits to be derived from the installation, maintenance and servicing of the improvements throughout each District, as well as a description of the assessment methodology used to apportion the total assessment to properties within each District. ***Previous annual Engineer's Reports were prepared by a different engineer of record and specific language from the prior year Engineer's Report[10] has been referenced to describe the Method of Apportionment within the following section of this report.[11]***

The Districts consist of all assessor parcels within the boundaries as defined by the Assessment Diagram included with this report and the parcels identified by the Assessor Parcel Numbers listed with the included levy roll. The parcel list includes all privately and publicly owned parcels with the boundaries. The method used for apportioning the assessment is based on the proportional special benefits to be derived by the properties in the Districts over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

5.1 Special Benefit

The improvements are expected to confer certain special benefits to parcels within each District. Pursuant to the Prior Engineer's Report, the special benefit conferred to parcels is more fully described as follows:

> *Each and every parcel within the Districts receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements.*
>
> *First, all of the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City of Palmdale required the developer to install and guarantee the maintenance of storm water control structures and appurtenant facilities to serve the parcels. Therefore, each and every parcel within the Districts could not have been developed in the absence of the installation and promised maintenance of these facilities.*
>
> *In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the Districts because of the nature of the improvements. The proper maintenance of storm water control and appurtenant facilities specially benefit parcels within the Districts by alleviating excess water during periods of rain. This allows individual parcels to be used to their fullest extent. All of the above- mentioned improvements contribute to a specific enhancement of each of the parcels within the Districts.*

[10] *Annual Engineer's Report, City of Palmdale, Drainage Benefit Assessment Districts, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020 ("Prior Engineer's Report").*

[11] *Method of Apportionment and subsections as detailed in the Annual Engineer's Report, City of Palmdale, Drainage Benefit Assessment Districts, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

5.2 General Versus Special Benefit

General benefit is an overall and similar benefit to the public at large resulting from the improvements to be maintained by the assessments levied. Within the Prior Engineer's Report, the Engineer found that while the overwhelming majority of the benefit was special, there was a small amount of general benefit. Specific language describing the relationship and proportion of Special Benefit versus General Benefit from the Prior Engineer's Report has been included below:

> *In addition to the special benefits received by the parcels within the Districts, there are incidental general benefits conferred by the improvements.*
>
> *The total benefits are thus a combination of the special benefits to the parcels within the Districts and the general benefits to the public at large and to adjacent property owners. The portion of the total drainage maintenance costs, which are associated with general benefits, will not be assessed to the parcels in the Districts, but will be paid from other City Funds.*
>
> *Because the drainage facilities are located immediately adjacent to properties within the Districts and are maintained solely for the benefit of the properties within the Districts, any benefit received by properties outside of the Districts is merely incidental. It is estimated that the general benefit portion of the benefit received from the improvements for the Districts are less than one (1) percent of the total benefit. Nonetheless, the City has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.*

5.3 Quantification General Benefit

Although the analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments – the funding must come from other sources.

The maintenance and servicing of these improvements is also partially funded, directly and indirectly from other sources including the City of Palmdale, Los Angeles County, and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.). The funding from other sources more than compensates for general benefits, if any, received by the properties within the Districts.

STEP 1 – CALCULATE GENERAL BENEFIT

The general benefits from this assessment may be quantified as illustrated in the following table.

Calculation of General Benefit[(1)]

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Increased safety from flood control	10	25%	2.5
Creation of individual lots for development or approval of building permits	90	0%	0
	100		2.5
	Total Calculated General Benefit =		**2.5%**

(1) Per the Prior Engineer's Report.

As a result, the City will contribute at least 2.5% of the total budget from sources other than the assessment. The following contribution offsets any general benefits from the assessment services.

STEP 2 – CALCULATE THE CURRENT GENERAL BENEFIT CONTRIBUTION FROM THE CITY

Pursuant to the Prior Engineer's Report, this general benefit contribution is the sum of the following components:

The City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Districts' improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 1%.

The City owns and maintains a storm drainage system along the border of the Districts' improvements. This system serves to prevent flooding and associated damage to the improvements and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance and operation of the local storm drainage system is conservatively estimated to be 1%.

The City owns and maintains local public streets along the border of the Districts' improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this "annuity" can be used to offset general benefit costs and is conservatively estimated to contribute 25%.

Therefore, the total general benefit is conservatively quantified at 2.5% which is more than offset by the total non-assessment contribution towards general benefit of 28%.

5.4 Method of Assessment

The development of an assessment methodology requires apportioning benefit to determine the relative special benefit for each property. (As part of the transition between assessment engineers in 2010/2011, the existing methodology was reviewed and confirmed, and fundamentally maintained with some minor updates.) The precise language from the Prior Engineer's Report has been provided below:

> *The Districts assessments are based on land use so that property owners are assessed in proportion to the benefits received. The land uses defined below are descriptive of the parcels expected to exist in the Districts. In the event there is a question regarding the land use designation of any parcel in the Districts the Director of Public Works will be responsible for administratively assigning one of the land uses listed below.*

- *Residential* — *Single family residential parcels*
- *Condo* — *Condominium or town home parcels*
- *Non-Res* — *Non-residential parcels*
- *Exempt* — *Parcels exempt by law from the assessment, or those parcels that do not benefit from the improvements*

For DBAD No.1, in a single-family residential district, all the parcels in the Districts receive the same special benefit from the improvements due to their similarity in size and use and their similar proximity to the improvements. Therefore, each parcel is assessed an equal amount.

Storm drain improvements intercept storm runoff from the properties and convey the runoff through the area in a controlled manner providing flood protection. To properly serve development in the Districts the developers were required to provide storm water retention/detention basins within their projects.

Since storm runoff is a function of area the special benefit shall be apportioned to the respective developed lots or parcels in the Districts on a gross acreage basis net of arterial and collector streets. Within a residential tract, once the improvements have been allocated based on acreage as described above, it will be apportioned further based on the number of similar lots or parcels or multi-family units such that each lot or parcel or unit is assessed an equal amount. Within non-residential developments, the improvement costs shall be apportioned based on net parcel area.

Parcels in the Districts will be assigned a weighting factor known as an equivalent dwelling unit (EDU). This method is used to relate dissimilar land uses such as non-residential and residential. Single family residential parcels are assigned an EDU of 1.0. The total number of EDUs in a District is divided into the total balance to levy for the district. This establishes the levy per EDU (rate). The rate is then multiplied by the parcel's individual number of EDUs to establish the parcel's levy amount.

The following table shows the EDU factors for each parcel type in the Districts.

Property Type	***Factor***	***Basis***
Developed/Vacant Residential	*1.00*	*Parcel*
Developed/Vacant Multi-Family	*1.00*	*Unit*
Developed/Vacant Non-Residential	*6.00*	*Acre*

5.5 Cost of Living Inflator

Annually, the assessment rates for the Districts may be increased, based upon the Consumer Price Index, All Urban Consumers, for the Los Angeles-Long Beach-Anaheim Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The Assessment Engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February and shall then adjust the existing assessment rates by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the

preparation of such index, the Assessment Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living. [12]

The annual calendar year percentage change in the CPI applicable to the Fiscal Year 2026/27 assessment is 2.93%, based on the increase of the February 2025 to February 2026 CPI of 2.93%.

5.6 Fiscal Year 2026/27 Maximum Assessment

The maximum authorized assessment rate for Fiscal Year 2026/27 is increased by 2.93% which equates to $56.80 per EDU for DBAD No. 1 and $60.13 per EDU for DBAD No. 2006-02. Each District's budget, provided in the Estimate of Costs section of this Engineer's Report, proposes assessments for Fiscal Year 2026/27 at the rate of $41.17 per EDU for DBAD No. 1, which is less than the maximum authorized assessment rate, and $11.65 per EDU for DBAD No. 2006-02 which is less than the maximum authorized assessment rate.

5.7 Duration of Assessment

DBAD No. 1 was formed in 2004 and DBAD No. 2006-02 was formed in 2007. It is proposed that the assessments be continued every year thereafter, so long as the drainage improvements need to be maintained and improved, and the City requires funding from the assessments for these improvements in each District. As noted previously, the assessment can continue to be levied annually after the City Council approves an annually updated Engineer's Report, budget for the assessment, improvements to be provided, and other specifics of the assessment. In addition, the City Council must hold an annual public hearing to continue the assessment.

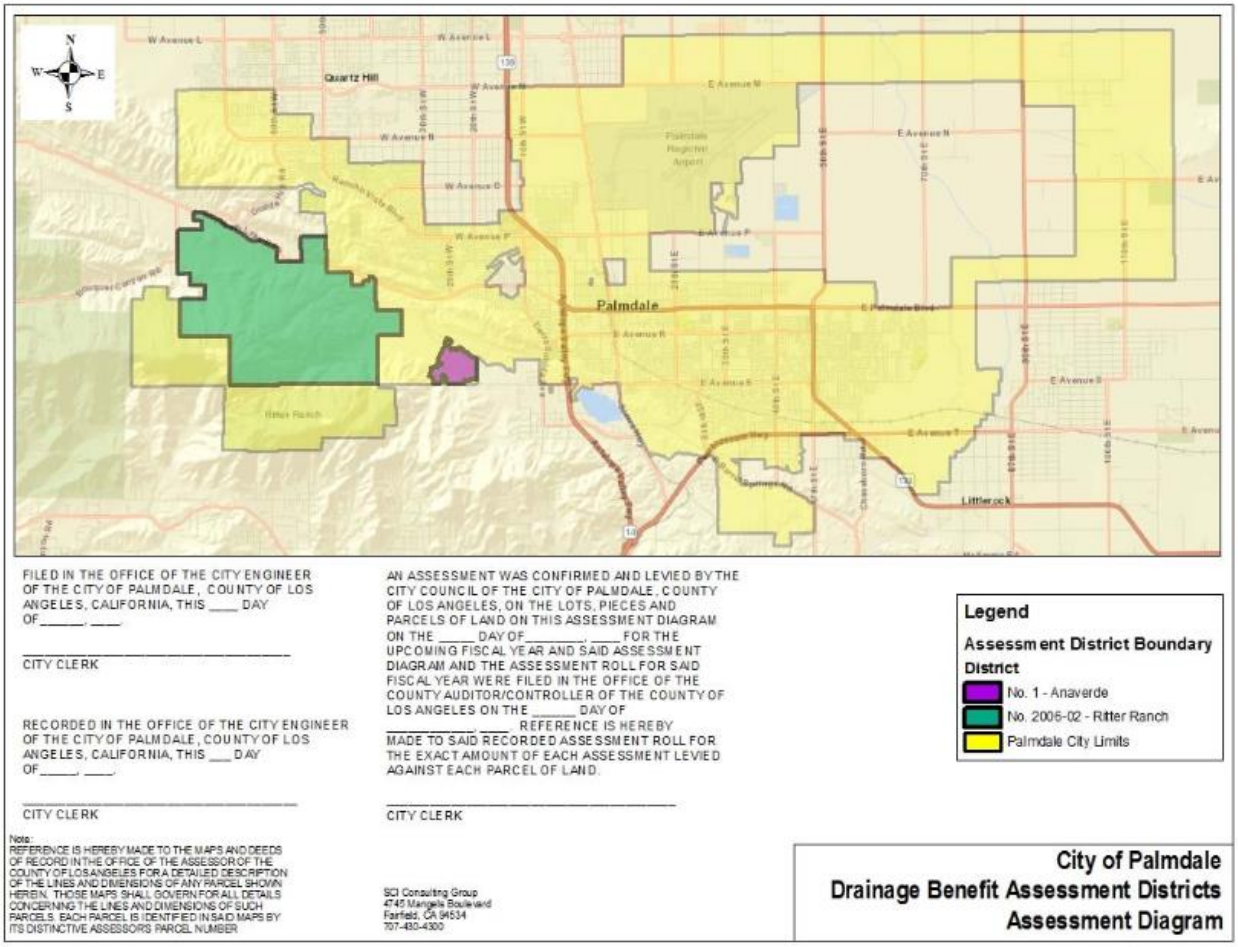
5.8 Appeals and Public Hearing

Any property owner who feels that the assessment levied on the subject property is in error, as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the City of Palmdale Public Works Department. Any such appeal is limited to correction of an assessment during the then current fiscal year or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City of Palmdale Public Works Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the Public Works Engineer of the City of Palmdale or her or his designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the City Engineer or her or his designee shall be referred to the Director of Public Works of the City of Palmdale, and the decision of the Director of Public Works of the City of Palmdale shall be final.

[12] *As detailed in the Annual Engineer's Report, City of Palmdale, Drainage Benefit Assessment Districts, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

6. ASSESSMENT DIAGRAM

The boundaries of the Districts are displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Districts are those lines and dimensions shown on the maps of the County Assessor of the County of Los Angeles, at the time this Engineer's Report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.



7. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel subject to the assessment, shall be based on the County Assessor's secured roll data for the applicable year in which this report is prepared and is incorporated herein by reference.

A listing of assessor's parcels subject to the assessments for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Engineer and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the charge amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method outlined in the method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

The following table summarizes the Fiscal Year 2026/27 assessments for the Districts.

District	Parcels	EDUs per District	FY 2026/27 Maximum Assessment Rate Per EDU	FY 2026/27 Assessment Rate Per EDU	FY 2026/27 Assessment Amount
DBAD No. 1	1,417	1,417.00	$56.80	$41.17	$58,337.89
DBAD No. 2006-02	32	6,588.85	60.13	11.65	76,759.94
Totals:	**1,449**	**8,005.85**			**$135,097.83**

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENGINEERING DIVISION

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2026-009, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE DECLARING ITS INTENTION TO CONTINUE ASSESSMENTS FOR FISCAL YEAR 2026-27, PRELIMINARILY APPROVING THE ANNUAL ENGINEER'S REPORTS AND PROVIDING FOR NOTICE OF HEARING FOR THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICTS AND ANNEXATIONS, PARK MAINTENANCE AND RECREATION IMPROVEMENT DISTRICT, AND STREETLIGHT MAINTENANCE ASSESSMENT DISTRICTS AND ANNEXATIONS**

RECOMMENDATION

Staff recommend that the City Council:

1. Adopt Resolution No. CC 2026-009, a Resolution of the City Council of the City of Palmdale, declaring its intention to continue assessments for the Fiscal Year 2026-27;

2. Preliminarily approve the annual Engineer's Reports;

3. Provide notice of public hearing for the City of Palmdale Landscape Maintenance Assessment Districts and Annexations, Park Maintenance and Recreation Improvement District, and Streetlight Maintenance Assessment Districts and Annexations; and,

4. Authorize the Mayor to execute Resolution No. CC 2026-009, declaring its intention to continue assessments for the Fiscal Year 2026-27.

BACKGROUND

The City of Palmdale Landscape Maintenance Assessment Districts and Annexations, Park Maintenance and Recreation Improvement District, and Streetlight Maintenance Assessment Districts and Annexations (all combined and referred to as the "Districts"),

were approved by property owners pursuant to mailed ballot elections conducted in accordance with Article XIIID of the California Constitution.

The purpose of the Landscape Maintenance Assessment Districts and Annexations is to fund the installation, maintenance, and servicing of ornamental structures, landscaping, including trees, shrubs, grass and other ornamental vegetation, and appurtenant facilities, including irrigation systems, drainage devices, and drywells located in public places within the boundaries of the Landscape Maintenance Assessment Districts and Annexations.

The purpose of the Park Maintenance and Recreation Improvement District is to fund the installation, maintenance, and servicing of public parks and recreational facilities throughout the City.

The purpose of the Streetlight Maintenance Assessment Districts and Annexations is to fund the installation, maintenance, and servicing of any authorized improvements under the Act, including, but not limited to streetlight, traffic signal, and highway safety light improvements, and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

Each year, the Landscaping and Lighting Act of 1972 requires that, in order to continue the annual levy of assessments, the Districts have a detailed annual Engineer's Report approved by the City Council.

DISCUSSION

On April 7, 2026, the City Council took the first step to continue assessing the levies for Fiscal Year 2026-27 by adopting Resolution No. CC 2026-007, which directed NBS, the Engineer of Work, to prepare the annual Engineer's Reports for the Districts for Fiscal Year 2026-27.

This Resolution No. CC 2026-009 is the second step, which provides intention to continue the assessments for Fiscal Year 2026-27, preliminarily approves the annual Engineer's Reports prepared by NBS, and establishes the date, time, and place of a public hearing to receive testimony regarding the continued assessments to be placed on the County of Los Angeles Property Tax Rolls.

The third and final step will be the public hearing on July 7, 2026, to obtain final approval of the Annual Engineer's Report and to order the levies for Fiscal Year 2026-27. The annual Engineer's Reports contain information required by the Landscaping and Lighting Act of 1972 and Article XIIIC and XIIID of the California Constitution (Proposition 218), determining the special benefit to property owners within each district, identifying the methodology for assigning assessments to each parcel, and estimating the cost for improvements. The annual Engineer's Reports establish the important foundation and justification for the continued collection of the assessments for Fiscal Year 2026-27.

FISCAL IMPACT

$16,419,400; The annual Engineer's Reports indicate the proposed assessments for the Districts and are included as attachments.

The Fiscal Year 2026-27 annual assessment inflator for the Landscape Maintenance Assessment Districts and Annexations may be based on the February or March County of Los Angeles Consumer Price Index (CPI), depending on the approved methodology when each district/annexation was formed. For the districts/annexations that are increased based on the February CPI, the maximum assessment rates are increased by 2.93%. For districts/annexations whose assessments are increased based on the March CPI, the maximum assessment rate is increased by 3.40%. The total proposed assessment for all districts combined is approximately $7,871,000.

For the Park Maintenance and Recreation Improvement District, the Fiscal Year 2026-27 assessment inflator is 3%, and the total proposed assessment for the district is approximately $3,375,900.

For Streetlight Maintenance Assessment Districts and Annexations, the Fiscal Year 2026-27 assessment inflator is 2.93%, and the total proposed assessment for all districts is approximately $5,172,500.

STRATEGIC PLAN

Goal II: Ensure long-tern fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

C. Establish healthy reserves for ongoing replacement and repair of capital assets while stabilizing annual spending.

Prepared by:	Leonardo Torres, P.E. Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Reso. No. CC 2026-009
Fiscal Year 2026-27 Combined Engineer's Report for Landscape Maintenance Assessment Districts and Annexations
Fiscal Year 2026-27 Engineer's Report for Park Maintenance and Recreation Improvement District
Fiscal Year 2026-27 Engineer's Report for Streetlight Maintenance Assessment Districts and Annexations

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2026-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE DECLARING ITS INTENTION TO CONTINUE ASSESSMENTS FOR FISCAL YEAR 2026-27, PRELIMINARILY APPROVING THE ANNUAL ENGINEER'S REPORTS AND PROVIDING FOR NOTICE OF HEARING FOR THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICTS AND ANNEXATIONS, PARK MAINTENANCE AND RECREATION IMPROVEMENT DISTRICT, AND STREETLIGHT MAINTENANCE ASSESSMENT DISTRICTS AND ANNEXATIONS

WHEREAS, the City of Palmdale Landscape Maintenance Assessment Districts and Annexations (the "Landscape Assessment Districts"), Park Maintenance and Recreation Improvement District (the "Park District"), and Streetlight Maintenance Assessment Districts and Annexations (the "Streetlight Assessment Districts", or all together, the Landscape Assessment Districts, Park District, and Streetlight Assessment Districts may be referred to as the "Districts") were approved by property owners pursuant to mailed ballot elections conducted in accordance with Article XIIID of the California Constitution, and the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof); and

WHEREAS, NBS has been designated as Engineer of Work for purposes of these proceedings (the "Engineer of Work") and ordered to prepare the Engineer's Reports in accordance with the Act and Article XIIID of the California Constitution; and

WHEREAS, the Engineer of Work has filed the Engineer's Reports (the "Reports") with the City Clerk, copies of which have been submitted to this City Council, which Reports contain the information required by the Act, including: (a) a calculation of the portion of the services to be provided by the Districts that constitute a special benefit to the parcels in the Districts; (b) a methodology for assigning assessments to individual parcels; (c) a listing of each lot or parcel of property that would be subject to the proposed assessment, including public parcels; (d) the estimate of cost for the improvements; and (e) the amount of the proposed assessment for each lot or parcel for the Fiscal Year 2026-2027.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. It is the intention of this City Council to continue to levy and collect assessments within the Districts for Fiscal Year 2026-27.

SECTION 3. The Reports, in the form on file with the City Clerk, are hereby received, filed and preliminarily approved.

SECTION 4. The proposed improvements to be made in the Landscape Assessment Districts may be briefly described as follows: the installation, maintenance and servicing of ornamental structures, landscaping, including trees, shrubs, grass and other ornamental vegetation, and appurtenant facilities, including irrigation systems, drainage devices and drywells located in public places within the boundaries of the Districts. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the ornamental structures, landscaping and appurtenant facilities, including repair, removal, or replacement of all or part of any of the ornamental structures, landscaping or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electricity for the lighting and operation of the ornamental structures, landscaping, and appurtenant facilities, water for the irrigation and control of the landscaping and the maintenance of any of the ornamental structures, landscaping, and appurtenant facilities.

Within the Park District, the existing and proposed improvements to be undertaken by the Park District are generally described as: installation, maintenance and servicing of public facilities, including but not limited to, landscaping, sprinkler systems, park grounds, park facilities, amphitheaters, landscape corridors, ground cover, shrubs and trees, street frontages, multi-use trails, camp sites and picnic areas, equestrian facilities, playground equipment and hardcourt areas, senior and community centers, drainage systems, lighting, fencing, entry monuments, sport and recreation fields, concession stands, basketball courts, tennis courts, running tracks, aquatic parks, swimming pools and pool enclosures, other recreational facilities, security guards, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned, operated or maintained by the City of Palmdale. Whereas, installation means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities, and public restrooms. Whereas, maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Whereas servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

Within the Streetlight Assessment Districts, the existing and proposed improvements to be undertaken may be briefly described as follows: the installation,

maintenance, and servicing of any authorized improvements under the Act, including, but not limited to streetlight, traffic signal, and highway safety light improvements, and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for maintenance or servicing thereof.

SECTION 5. The general location and boundaries of the existing Districts are shown on maps on file in the office of the Director of Public Works, are incorporated herein by reference, and are open to public inspection.

The designation of the Landscape Assessment Districts is as follows:

District Nos. 1997-1, 2, 6, 7, 9, 10, 13, 14, 17, 19, 20, 23, 24, 24-1, 24-2, 24-3, 24-5, 25, 26, 28, 29, 31, 33, 35, 36, 41, 43, 46, 48, 49, 51, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 70, 72, 73, 75, 76, 78, 80, 83, 84, 85, 86, 87, 88, 89, 93, 94, 96, 97, 98, 99, 100, 102, 105, 107, 110, 111, 114, 115, 116, 119, 120, 121, 122, 123, 125, 126, 127, 128, 129, 131, 133, 135, 136, 139, 140, 143, 144, 145, 146, 148, 151, 152, 153, 154, 156, 157, 160, 163, 165. 167, 168, 171, 175, 176, 177, 178, 179, 183, 188, 189, 190, 191, 192, 193, 195, 199, 203, 204, 206, 207, 213, 216, 220, 224;

District Nos. 1998-5, 11, 12, 15, 16, 21, 22, 30, 32, 37, 39, 40, 42, 52, 56, 68, 77, 92, 103, 109, 112, 137, 212, 214;

District Nos. 1999-106, 113, 138, 150, 182, 201, 202, 222, 233, 234;

District Nos. 2000-24-6, 44, 82, 219, 235;

District Nos. 2001-236, 237, 238;

District Nos. 2002-141, 239, 240, 242, 243, 244, 251, 252, 253, 254, 255, 256;

District Nos. 2003-197, 245, 246, 259, 260;

District Nos. 2004-180, 221, 241, 247, 248, 257, 261, 262, 264, 265, 266, 267, 268, 271, 272, 274, 276, 277, 900;

District Nos. 2005-159, 184, 217, 256-01, 263, 272-01, 273, 275, 278, 279, 281, 282, 283, 286, 287, 289, 292, 293, 296, 299;

District Nos. 2006-173, 272-02, 292-01, 294, 295, 297, 298, 301, 302, 314, 315, 901;

District Nos. 2007-304, 312, 313, 316, 318, 319, 320;

District Nos. 2014-321 and 322;

The designation of the Park District is as follows: Park Maintenance and Recreation Improvement District;

The designation of the Streetlight Assessment Districts is as follows:

District No. 1, located throughout the City includes Annexation Nos. 001; 003 through 007; 009; 011; 013 through 080; 082 through 092; 095 through 097; 099 through 111; 113 through 117; 119 through 132; 134 through 137; 139 through 141, 144 through 152, 154, 186 and 203.

District No. 2, located in the Anaverde Master Planned Community consists of 2 annexations, 800 and 801.

District No. 3, located in the Master Planned Community of Ritter Ranch consists of one annexation, 900.

District No. 4, located throughout the City includes Annexation Nos. 155 through 170, 172 through 175, 178, 180, 184, and 193.

District No. 5, located throughout the City, includes one district, No. 91616, which was previously covered under the Los Angeles County Lighting Maintenance District No. 1616. LA County administered the streetlights assessments and managed the streetlights improvements up to Fiscal Year 2013/2014. Starting on Fiscal Year 2014/2015 the City of Palmdale took over these functions from the County.

SECTION 6. Reference is hereby made to the Reports for a full and detailed description of the improvements, the boundaries of the Districts and the assessments upon assessable lots and parcels of land within the Districts.

SECTION 7. The assessments for the Landscape Assessment Districts are subject to an annual adjustment tied to the annual change in the Consumer Price Index ("CPI") for the Los Angeles area as of February or March of each succeeding year. The change in the CPI from February 2025 to February 2026 was 2.93%. The change in the CPI from March 2025 to March 2026 was 3.40%. Therefore, for Fiscal Year 2026-27, the maximum authorized assessment rates which are based on the February CPI are the previous year maximum authorized assessment rate for each District increased by 2.93% and the maximum authorized assessment rates which are based on the March CPI, are the previous year maximum authorized assessment rate for each District increased by 3.40%. The proposed assessment amount does not exceed the authorized amount.

The assessment for the Park District is subject to an annual adjustment tied to the annual change in the CPI for the Los Angeles Area as of January of each succeeding year, with the maximum annual adjustment not to exceed 3%. Any change in the CPI in excess of 3% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than

3%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the minimum of (a) 3% or (b) the change in the CPI plus any Unused CPI as described above. The change in the CPI from January 2025 to January 2026 was 3.02%. Therefore, the maximum authorized assessment rate for Fiscal Year 2026-27 is increased by 3%. The proposed assessment amount does not exceed the authorized amount.

The assessments for the Streetlight Assessment Districts are subject to an annual adjustment tied to the annual change in the CPI for the Los Angeles Area as of February of each succeeding year. The change in the CPI from February 2025 to February 2026 was 2.93%, therefore, for Fiscal Year 2026-27, the maximum authorized assessment rates are the previous year maximum authorized assessment rate for each District increased by 2.93%. District No. 1, Annexation Nos. 186 and 203, include a maximum annual adjustment not to exceed 3%; therefore, the maximum authorized assessment rates for Fiscal Year 2026/2027 are increased by 2.93%. The amount of the assessment proposed for all Streetlight Assessment Districts does not exceed the authorized amount.

SECTION 8. A public hearing concerning the proposed assessments for the Districts shall be held by the City Council on July 7, 2026 at 5:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers located at 38300 Sierra Highway, Suite B, Palmdale, California, in accordance with Chapter 3, Section 22626 of the Act.

SECTION 9. The City Clerk is hereby authorized and directed to cause a notice of the hearing for the continuation of the assessments for the Districts to be given by publishing a notice once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the Districts.

SECTION 10. This Resolution shall take effect immediately upon its adoption.

SECTION 11. The City Clerk shall certify the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 2nd day of June, 2026.

_____
Eric Ohlsen, Mayor

APPROVED AS TO FORM:

_____
Alexandra Severino, City Attorney

ATTEST:

_____
Rochelle Scott, City Clerk

I, Rochelle Scott, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 2nd day of June, 2026 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ABSENT:_____

Date: _____ _____
Rochelle Scott, City Clerk

CITY OF PALMDALE

Fiscal Year 2026/27 Combined Engineer's Report For:

Landscape Maintenance Assessment Districts and Annexations

May 2026

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1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Palmdale (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), directed NBS to prepare and file the Combined Annual Engineer's Report for the Landscape Maintenance Assessment Districts and Annexations (the "Assessment Districts" or "Districts") for Fiscal Year 2026/27, in accordance with Article 4 of Chapter 1 of the Act and Article XIII D of the California Constitution. The report presents the plans[1] and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the administration, maintenance, operations and servicing of the improvements for Fiscal Year 2026/27, the diagram for the Assessment Districts, showing the area and properties to be assessed, and assessing the net amount upon the assessable lots and/or parcels within the Assessment Districts in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the Assessment Districts in proportion to the special benefit received.

District	Parcel Count(1)	Total EDUs(2)	Proposed FY 2026/27 Assessment Amount
Landscape Maintenance Assessment Districts and Annexations(3)	29,475	27,606.10	$7,871,045.79

(1) Includes parcels levied and active parcels not yet subject to the assessment. 27,243 parcels are levied.
(2) Includes only EDUs for districts which are levied in Fiscal Year 2026/27.
(3) A list of the Assessment Districts and annexations containing the total proposed Fiscal Year 2026/27 assessments, the number of parcels assessed and assessment rate are detailed in Section 8 of this Engineer's Report.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed and levied in accordance with the assessment methodology adopted, approved and ordered by the City Council of the City of Palmdale at the time of each District formation.

_____

John G. Egan, P. E.
Assessment Engineer

[1] *Detailed plans are included by reference and on file in the office of the City Engineer.*

2. INTRODUCTION

2.1 Background

The City provides maintenance and servicing of certain publicly owned landscaped areas and detention basins throughout the City. In order to fund the maintenance of these landscaping projects and improvements, the City has formed 251 Landscape Maintenance Assessment Districts and Annexations with approximately 29,000 parcels. The Assessment Districts have been formed and the assessment levies have been made pursuant to Part 2 of Division 15 of the California Streets and Highways Code, commonly known as the Landscape and Lighting Act of 1972, and Article XIII D of the California Constitution (the "Article XIII D").

2.2 Assessment District Inventory

Currently there are 246 existing Assessment Districts covering approximately 29,000 parcels. This Engineer's Report covers the 246 existing Assessment Districts. The City currently maintains landscape for only 234 Assessment Districts, encompassing about 27,250 parcels, and over 217 acres of landscaping located throughout the City. Although some Assessment Districts have been formed, the local improvements have not yet been installed and the City has not taken over the maintenance of their landscaping. Most of the Assessment Districts are comprised of residential parcels, both single-family and multi-family, with the exception of a few commercial developments.[2]

A complete list of the Assessment Districts including the number of parcels and the area of landscaping maintained is included in Sections 7 and 8 of this Engineer's Report. In addition to the existing 246 Assessment Districts, there are several developments throughout the City that were covered under the original district, prior to 1996, and are not included within the existing 246 Assessment Districts. The developments and reason for their exclusion are as follows:

- There are 20 developments within the City that were originally maintained by the City. These 20 developments failed to receive voter approval in 1996 and, therefore, are no longer maintained by the City;
- There are 23 developments within the City, which have no landscaping improvements and are, therefore, not maintained by the City; and
- There are 10 developments within the City, which have been combined with other developments when the Assessment Districts were approved.

The designation of the existing Assessment Districts is as follows:

Assessment District Nos. 1997-1, 2, 6, 7, 9, 10, 13, 14, 17, 19, 20, 23, 24, 24-1, 24-2, 24-3, 24-5, 25, 26, 28, 29, 31, 33, 35, 36, 41, 43, 46, 48, 49, 51, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 70, 72, 73, 75, 76, 78, 80, 83, 84, 85, 86, 87, 88, 89, 93, 94, 96, 97, 98, 99, 100, 102, 105, 107, 110, 111, 114, 115, 116, 119, 120, 121, 122, 123, 125, 126, 127, 128, 129, 131, 133, 135, 136, 139, 140, 143, 144, 145, 146, 148, 151, 152, 153,

[2] *As detailed in the Annual Engineer's Report, City of Palmdale, Landscape Maintenance Assessment Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

154, 156, 157, 160, 163, 165. 167, 168, 171, 175, 176, 177, 178, 179, 183, 188, 189, 190, 191, 192, 193, 195, 199, 203, 204, 206, 207, 213, 216, 220, and 224;

Assessment District Nos. 1998-5, 11, 12, 15, 16, 21, 22, 30, 32, 37, 39, 40, 42, 52, 56, 68, 77, 92, 103, 109, 112, 137, 212, and 214;

Assessment District Nos. 1999-106, 113, 138, 150, 182, 201, 202, 222, 233, and 234;

Assessment District Nos. 2000-24-6, 44, 82, 219, and 235;

Assessment District Nos. 2001-236, 237, and 238;

Assessment District Nos. 2002-141, 239, 240, 242, 243, 244, 251, 252, 253, 254, 255, and 256;

Assessment District Nos. 2003-197, 245, 246, 259, and 260;

Assessment District Nos. 2004-180, 221, 241, 247, 248, 257, 261, 262, 264, 265, 266, 267, 268, 271, 272, 274, 276, 277, and 900;

Assessment District Nos. 2005-159, 184, 217, 256-01, 263, 272-01, 273, 275, 278, 279, 281, 282, 283, 286, 287, 289, 292, 293, 296, and 299;

Assessment District Nos. 2006-173, 272-02, 292-01, 294, 295, 297, 298, 301, 302, 314, 315, and 901;

Assessment District Nos. 2007-304, 312, 313, 316, 318, 319, and 320;

Assessment District Nos. 2014-321 and 2014-322; and

Assessment District Nos. 2020-290 and 2020-324. For details of the assessments, refer to the annexation Engineer's Report approved on January 12, 2022 and the amended on May 4, 2022 for Assessment District No. 2020-290. Refer to the annexation Engineer's Report approved on November 3, 2021 for Assessment District No. 2020-324.

2.3 District Changes

The following information highlights certain Assessment Districts that have had modifications from their original formation or require individual budgetary attention.[3]

Annexation 97-24-5B is assessed under Annexation 97-24-5.

Beginning with Fiscal Year 2006/07, the landscaping within Assessment District No. 251, located south of Avenue N on the west side of 50th Street West and Assessment District No. 2004-900, will be maintained by each Assessment District's respective HOA. For Fiscal Year 2009/10, Assessment District No. 251's assessment rate was lowered to $47.46 per parcel. Therefore, Assessment District No. 251's annual assessments only include administrative costs to provide compliance monitoring for maintenance standards and quality.

The following Assessment Districts are commercial development and the assessments are calculated based on acreage (see the Method of Assessment section of this Engineer's Report):

1. Assessment District No. 152, located between Avenue O-8 and Avenue P, east of 15th Street West and west of the Antelope Valley Freeway;

[3] *As detailed in the Annual Engineer's Report, City of Palmdale, Landscape Maintenance Assessment Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

2. Assessment District No. 154, located on the northwest corner of Avenue N and 10th Street West; and
3. Assessment District No. 195, located on the northeast corner of Avenue Q and 5th Street West.

Assessment District No. 80 is a mobile home district that is located on Rancho Vista Boulevard and approximately Avenue N-8. The assessments are calculated based on acreage (see the Method of Assessment section of this Engineer's Report).

Beginning with Fiscal Year 2001/02, Assessment District Nos. 115 and 192 received a decrease in their per parcel assessment. This was due to the removal of drainage facilities and the elimination of the maintenance associated with those facilities.

Beginning Fiscal Year 2006/07, for Assessment District No. 256, Annexation No. 01, there was one additional parcel added to the southeast corner of Tract No. 52490. This parcel was added at the request of the property owner.

Beginning with Fiscal Year 2008/09, in Assessment District No. 268 only developed parcels will be assessed in Phase 1 and 2 and a portion of Phases 3, 4, and 5. Only a portion of the landscape improvements were installed and accepted for maintenance.

All parcels included within Assessment District Nos. 292 and 292-01 are combined and identified under Assessment District No. 292. Beginning with Fiscal Year 2009/10, the assessments for Assessment District Nos. 292 and 292-01 has been amended to $539.88. Assessment District No. 292 is to have no assessment for either the multipurpose trail along 70th Street West or the offsite flood control basin at the southwest corner of 65th Street West and Avenue M.

For Fiscal Year 2009/10 Assessment District No. 297 was credited $20,419.71 and no further assessments were levied. No landscape improvements were constructed and Tentative Tract Map 61610, for which Assessment District No. 297 was formed, has expired and no property entitlement exists on the property anymore.

Beginning with Fiscal Year 2011/12, Assessment District No. 900 shall not be levied an assessment as the City does not maintain the local improvements.

Assessment District No. 2004-277 has been dissolved as of April 6, 2016. The HOA will undertake the maintenance of all improvements and services beginning Fiscal Year 2016/17.

The City does not assess Assessment District Nos. 2005-297, 2006-173, 2006-302, 2007-312, 2007-313, 2007-316, 2007-318, 2007-319, 2007-320, 2014-321, 2014-322, and 2006-901 because the landscaping has not been completed or accepted for maintenance. For Fiscal Year 2026/27, these Assessment Districts will receive a credit towards their assessment resulting in a zero assessment.

The annexation Engineer's Report was approved for Assessment District No. 2020-290 on January 12, 2022 and a reduction of the rate was subsequently approved with the Amended Engineer's Report on May 4, 2022.

Beginning in Fiscal Year 2026/27, the maximum assessment rates for the following districts were adjusted down based on the results of a district wide financial review and evaluation: 1998-11, 1997-24-5, 1998-32, 1997-65, and 2005-217.

2.4 Process for Annual Assessment

As required by the procedures specified in the Act, an Engineer's Report must be prepared on an annual basis which contains a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.

The City Council must also annually adopt a resolution of intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment district for the fiscal year stated therein.
- Generally describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicates the general location of the assessment district.
- Refers to the report of the engineer, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessment.
- States whether the assessment is proposed to increase from the previous year.

If the assessments are to be levied in the same or lesser amounts than the maximum assessment allowed, the City Clerk shall give notice of the public hearing by causing the resolution of intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the assessment district, and the proposed diagram or the proposed assessment. If the assessment to be levied exceeds the maximum assessment allowed, the City must comply with the procedures specified in Article XIII D and Proposition 218.

The City Council, upon conclusion of the public hearing must then adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the assessment. If confirmed, the assessments would be submitted to the County Auditor Controller for inclusion on the property tax roll.

2.5 Legislative Context

In 1996, California Voters adopted Proposition 218, the "Right to Vote on Taxes Act" which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

Article XIII D imposes four basic substantive requirements on assessments[4]:

- All parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed must be identified;
- The general benefits must be distinguished from the special benefits conferred on the parcels;
- The proportionate special benefit derived by each parcel must be determined in relationship to the entirety of the capital improvement, the maintenance and operation expenses of the public improvement, or the cost of the property related service being provided; and
- The amount assessed to a parcel must not exceed the reasonable cost of the proportional special benefit conferred on that parcel and does not include any costs attributable to the general benefit.

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) (*Golden Hills*)[5] clarified this concept by stating, "*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits*."

The Court of Appeal in *Beutz v. County of Riverside* (2010) (*Beutz*)[6] quoted from the Legislative Analyst's Office pamphlet titled "Understanding Proposition 218" which states an agency must, "*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of 'general benefit.' This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.*"

The Court in *Beutz* furthered this idea stating, "*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits*."

The Court of Appeal in *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority* (2008) (*SVTA*)[7] clarified that general benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. The "public at large" includes all members of the public, including those who live, work, and shop within the district, and not simply transient visitors.

[4] *California Constitution Article XIII D Section 4.*
[5] *Golden Hill Neighborhood Assn. v. City of San Diego CA4/1, D062203 (Cal. Ct. App. 2013)*
[6] *Beutz v. County of Riverside, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)*
[7] *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority, 44 Cal. 4th 431 (2008).*

BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) (*Tiburon)*[8], the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, "*Proportionate special benefit is the basis upon which a project's total assessable costs are apportioned among parcels within an assessment district.*"

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, "*an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property*."

PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, "*Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*" Historically there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017) *(Manteca)*[9] clarified this issue by stating, *"section 4, subdivision (a) of article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit.*"

IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, "*Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.*"

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *"may be a legally justifiable approach to measuring and apportioning special benefits,* [but] *it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied*."

[8] *Bonander v. Town of Tiburon, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)*
[9] *Manteca Unified School District v. Reclamation District No. 17 et al, C077906 (Cal. Ct. App. 2017)*

3. PLANS AND SPECIFICATIONS

The work and improvements proposed to be undertaken by the City and the cost thereof paid from the levy of the annual assessment provide special benefit to assessor parcels within the Assessment Districts defined in the Method of Assessment herein. Consistent with the Act, the improvements are generally described as follows:

The installation, maintenance and servicing of ornamental structures, landscaping, including trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems, drainage devices, and drywells located in public places within the boundaries of the Assessment Districts.

“Maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including: repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

“Servicing” means the furnishing of electricity for the lighting and operation of any ornamental structures, landscaping, and appurtenant facilities; water for the irrigation and control of the landscaping, and the maintenance of any of the ornamental structures, landscaping and appurtenant facilities.

Improvements: Article XIII D of the California Constitution defines "maintenance and operation expenses" as "the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement" (hereinafter referred to as the "improvements"). The Assessment District's funding includes, but is not limited to, the removal, repair, replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the landscape improvements benefiting the Assessment Districts’ parcels.[10]

Plans and Specifications for the improvements for the Assessment Districts are voluminous and are not bound in this report but by this reference are incorporated and made a part of this Engineer’s Report. The Plans and Specifications are on file in the office of the Director of Public Works where they are available for public inspection.

[10] *As detailed in the Annual Engineer’s Report, City of Palmdale, Landscape Maintenance Assessment Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

4. ESTIMATE OF COSTS

Fiscal Year 2026/27 estimated costs of maintenance and servicing the improvements as described in the Plans and Specifications of this Engineer's Report are summarized below. The full itemized budget for the Assessment Districts is voluminous and is not bound in this Engineer's Report but by reference is incorporated and made a part of this Engineer's Report. The itemized budget is on file in the Department of Public Works, where it is available for public inspection. The tables below show the budget summary for the Assessment Districts.

Combined Landscape Maintenance Assessment District Budget Fund and Budget Summary, Fiscal Year 2026/27	
Description	**Proposed FY 2026/27 Costs**
Direct Maintenance Costs	$2,421,980
Utility Costs	1,210,000
Other Costs	7,637,240
Capital Expenses	585,750
Estimated Expenditures	**$11,854,970**
Contributions from Other Sources (1)	(3,983,924)
Fiscal Year 2026/27 Net Amount to be Assessed	**$7,871,046**

(1) Includes City general fund contributions, developer contributions, and other sources.

A list of the Assessment Districts containing the Fiscal Year 2026/27 assessment, number of parcels proposed to be assessed, and the assessment rate per EDU is included in Section 8 of this Engineer's Report.

The following cost descriptions apply to the budget:

DIRECT MAINTENANCE COSTS

Maintenance Costs. Labor, Material, and Equipment - Includes labor, material, and equipment required to properly maintain and service the ornamental structures, landscaping, and appurtenant facilities within the Assessment Districts, including the maintenance and servicing of drywells, fencing, entry monuments, and drainage facilities. Improvements within the Assessment Districts will be maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required; but generally, the operations will occur weekly.

Renovation. Repairs that are unforeseen and not normally included in the yearly maintenance cost. This may include repair of damage due to vandalism, storms, and frost. Planned upgrades of the improvements that provide a direct benefit to the Assessment Districts could also be included in renovation costs. Examples of upgrades are replacing plant materials and/or renovating irrigation systems.[11]

[11] *Costs descriptions from the Annual Engineer's Report, City of Palmdale, Landscape Maintenance Assessments Districts and Annexations, Fiscal year 2020/21 dated April 2020.*

UTILITY COSTS

Water. The furnishing of water required for the irrigation of the landscaping and the maintenance of the ornamental structures and appurtenant facilities.

Gas and Electric. The furnishing of electricity and gas required for the operation of the ornamental structures, landscaping and appurtenant facilities.

OTHER COSTS

Personnel/Overhead. The cost of City staff for providing the coordination for maintenance and servicing, responding to public concerns, and levying and collecting assessments. This includes reimbursement for time spent by Finance and Accounting, the City Attorney, the City Manager, and the Public Works staff.

Consultants. The cost of contracting with professionals to provide services specific to the levy and annual administration.

Professional Fees. These are the costs of contracting with professionals for annual certification of irrigation backflow devices and for professionals to provide any additional administrative or engineering services specific to the Assessment Districts, such as the cost to prepare and mail notices of the public hearing, or preparation of assessment diagrams.

County Administration Fees. The costs charged by the County to place the assessments on the property tax rolls.

5. METHOD OF APPORTIONMENT

The following section of includes an explanation of the benefits to be derived from the installation, maintenance and servicing of the improvements throughout each Assessment District, as well as a description of the assessment methodology used to apportion the total assessment to properties within each Assessment District (with the exception of Assessment District Nos. 2020-290 and 2020-324).

The method of apportionment and description of benefit for Assessment District No. 2020-290 is detailed in the Amended Engineer's Report approved on May 4, 2022 (including the reduction of the rate). The method of apportionment and description of benefit for Assessment District No. 2020-324 is detailed in the annexation Engineer's Report approved on November 3, 2021.

For all other Assessment Districts, previous annual Engineer's Reports were prepared by a different engineer of record and specific language from the prior year's Engineer's Report [12] has been referenced to describe the Method of Apportionment within the following section of this report. [13]

The Assessment Districts consist of all assessor parcels within the boundaries as defined by the Assessment Diagram included with this report. Further, all assessor parcels, including all privately and publicly owned parcels, are identified by Assessor Parcel Numbers listed within the included levy roll. The method used for apportioning the assessment is based on the proportional special benefits to be derived by the properties in the Assessment Districts over and above general benefits conferred on real property or to the public at large.

The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

5.1 Special Benefit

The improvements are expected to confer certain special benefits to the parcels within each Assessment District. Pursuant to the Prior Engineer's Report, the special benefit conferred to parcels is more fully described as follows:

> *Each and every parcel within each Assessment District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements.*
>
> *First, all of the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City required the original developer to install, and guarantee the maintenance of, landscaping, ornamental structures, and appurtenant facilities to serve the parcels. Therefore, each*

[12] *Method of Apportionment and subsections as detailed in the Annual Engineer's Report, City of Palmdale, Landscape Maintenance Assessment Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020 ("Prior Engineer's Report").*

[13] *Method of Apportionment and subsections as detailed in the Annual Engineer's Report, City of Palmdale, Landscape Maintenance Assessment Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

and every parcel within the Assessment Districts could not have been developed in the absence of the installation and promised maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the Assessment Districts because of the nature of the improvements. The proper maintenance of landscaping and appurtenant facilities specially benefit parcels within the Assessment Districts by moderating temperatures, providing oxygenation, attenuating noise from adjacent streets and controlling dust for those properties in close proximity to the landscaping, thereby enhancing the environmental quality of the parcels and making them more desirable. Properly maintained landscaping also deters erosion of slopes and thereby minimizes the risk of instability and the potential destruction of property within the Assessment Districts. 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 Assessment Districts. The proper maintenance of the landscaping, ornamental structures, and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the Assessment Districts through the abatement of graffiti and the screening of properties within the Assessment Districts from arterial streets.

Finally, the proper maintenance of landscaping and ornamental structures improves the attractiveness of the properties within the Assessment Districts and provides a positive visual experience each and every time a trip is made to or from the property. The above-mentioned benefits contribute to the specific enhancement of the property values of each of the parcels within the Districts.

The *SVTA* decision provides enhanced clarity to the definitions of special benefits from landscaping and parks to properties in three distinct areas: proximity, expanded or improved access, and views. The *SVTA* decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The *SVTA* decision also provides specific guidance that setback landscaping is a direct advantage and special benefit to property that is proximate to a landscaped area that is improved by an assessment:

> *The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).*

Proximity, improved access and views, in addition to the other special benefits listed herein further strengthen the basis of these assessments.

5.2 Quantification of General Benefit

Although the analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments – the funding must come from other sources.

The maintenance and servicing of these improvements is also partially funded, directly and indirectly from other sources including the City, Los Angeles County, and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.). This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment Districts.

STEP 1 – CALCULATION OF GENERAL BENEFIT

The general benefits from this assessment may be quantified as illustrated in the following table.

Calculation of General Benefit(1)

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Extension of landscaped area	2	10%	0.2
Proximity to improved landscaping	2	10%	0.2
Access to improved landscaped areas	2	10%	0.2
Improved views	2	10%	0.2
Creation of individual lots for development or approval of building permits	92	0%	0
	100		0.2
		Total Calculated General Benefit =	**0.8%**

(1) Per the Prior Engineer's Report.

As a result, the City will contribute at least 0.8% of the total budget from sources other than the assessment. The following contribution offsets any general benefits from the assessment services.

STEP 2 – CALCULATE THE CURRENT GENERAL BENEFIT CONTRIBUTION FROM THE CITY

Pursuant to the Prior Engineer's Report, the overall general benefit contribution is the sum of the following components:

The City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment Districts' improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards the general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 1%.

The City owns and maintains a storm drainage system along the border of the Assessment Districts' improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

The City owns and maintains local public streets along the border of the Assessment Districts' improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this "annuity" can be used to offset general benefit costs and is conservatively estimated to contribute 25%.

Therefore, the total general benefit is conservatively quantified at 0.8% which is more than offset by the total non-assessment contribution towards general benefit of 28%.

5.3 Method of Assessment

The development of an assessment methodology requires apportioning benefit to determine the relative special benefit for each property. The precise language from the Prior Engineer's Report is included below:

> *In the single-family residential Assessment Districts, the parcels in the Assessment Districts receive the same special benefit from the improvements due to their similarity in size and use and their similar proximity to the improvements. Therefore, each parcel is assessed an equal amount.*
>
> *In the mobile home Assessment Districts, each mobile home unit receives an equal special benefit from the improvements. However, because each parcel within such Assessment District may have a different number of mobile home units, the assessment against each parcel varies depending on the potential number of units, which may be located on the parcel. Since the potential number of units on a parcel depends on the area of the parcel, the estimated cost of the improvements in a mobile home Assessment District has been divided among the parcels within the Assessment District according to the area of each parcel in the Assessment District.*
>
> *In the commercial Assessment Districts, the special benefit to each parcel is derived not only from the benefits to the property described above, but also the enhancement of the property's value through its ability to attract clients, employees and customers to the parcel. This benefit increases according to the size of the business and the number of people using the parcel, which in turn generally correlates to the area of the parcel. Therefore, the estimated cost of the improvements in a commercial District has been divided among the parcels within the District according to the area of each parcel in the District.*
>
> *Publicly owned parcels will be assessed the same as other parcels, except for publicly owned drainage basins. The publicly owned drainage basin parcels are undeveloped and are required to remain undeveloped in order to function as drainage basins. Therefore, the parcels receive none of the special benefits described above.*

5.4 Cost of Living Inflator

Annually, the maximum assessment rates for the Assessments Districts may be increased, based upon the Consumer Price Index, All Urban Consumers, for Los Angeles-Long Beach-Anaheim Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor[14].

[14] *As detailed in the Annual Engineer's Report, City of Palmdale, Landscape Maintenance Assessment Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

Annually, the Assessment Engineer shall compute the percentage difference between the CPI for the most recent February or March and the CPI for the previous February or March and shall then adjust the current fiscal year maximum assessment rate by an amount not to exceed such CPI percentage change for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Assessment Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.[15]

For Fiscal Year 2026/27, the Assessment Districts which are increased based on the increase of the February 2025 to February 2026 CPI, for All Urban Consumers in the Los Angeles-Long Beach- Anaheim Area, the maximum assessment rates are increased by 2.93%. The Assessment Districts which are increased based on the increase of the March 2025 to March 2026 CPI, for All Urban Consumers in the Los Angeles-Long Beach- Anaheim Area, the maximum assessment rates are increased by 3.40%.

The following tables show the applicable month of CPI data applied to calculate the maximum assessment rates for each of the Assessments Districts.

[15] *From the Annual Engineer's Report, City of Palmdale, Landscape Maintenance Assessments Districts and Annexations, Fiscal year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

Assessment District	CPI Month
1	March
2	March
5	March
6	March
7	March
9	March
10	March
11	March
12	March
13	March
14	March
15	March
16	March
17	March
19	March
20	March
21	March
22	March
23	March
24	March
24-1	March
24-2	March
24-3	March
24-4	March
24-5	March
24-6	March
25	March
26	March
28	March
29	March
30	March
31	March
32	March
33	March
35	March
36	March
37	March
39	March
40	March
41	March
42	March
43	March
44	March
46	March
48	March
49	March
51	March
52	March
56	March
58	March
59	March
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65	March
66	March
67	March
68	March
69	March
70	March
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73	March
75	March
76	March
77	March
78	March
80	March
82	March
83	March
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94	March
96	March
97	March
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116	March
119	March
120	March
121	March
122	March
123	March
125	March
126	March
127	March
128	March
129	March
131	March
133	March
135	March
136	March
137	March
138	March
139	March
140	March
141	February
143	March
144	March
145	March

Assessment District	CPI Month
146	March
148	March
150	March
151	March
152	March
153	March
154	March
156	March
157	March
159	February
160	March
163	March
165	March
167	March
168	March
171	March
175	March
176	March
177	March
178	March
179	March
180	February
182	March
183	March
184	February
188	March
189	March
190	March
191	March
192	March
193	March
195	March
197	February
199	March
201	March
202	March
203	March
204	March
206	March
207	March

Assessment District	CPI Month
212	March
213	March
214	March
216	March
217	February
219	February
220	March
221	February
222	March
224	March
233	March
234	March
235	February
236	February
237	February
238	February
239	February
240	March
241	February
242	February
243	March
244	February
245	February
246	February
247	February
248	February
251	February
252	February
253	February
254	February
255	February
256	February
256-01	February
257	February
259	February
260	February
261	February
262	February
263	February
264	February

Assessment District	CPI Month
265	February
266	February
267	February
268	February
271	February
272	February
272-01	February
272-02	February
273	February
274	February
275	February
276	February
278	February
279	February
281	February
282	February
283	February
286	February
287	February
289	February
290	February
292	February
292-01	February
293	February
294	February
295	February
296	February
298	February
299	February
301	February
304	February
314	February
315	February
322	February
324	February

5.5 Fiscal Year 2026/27 Maximum Assessment Rates

The Fiscal Year 2026/27 maximum assessment rates for the Assessment Districts are included in Section 8 of this Engineer's Report.

5.6 Duration of Assessment

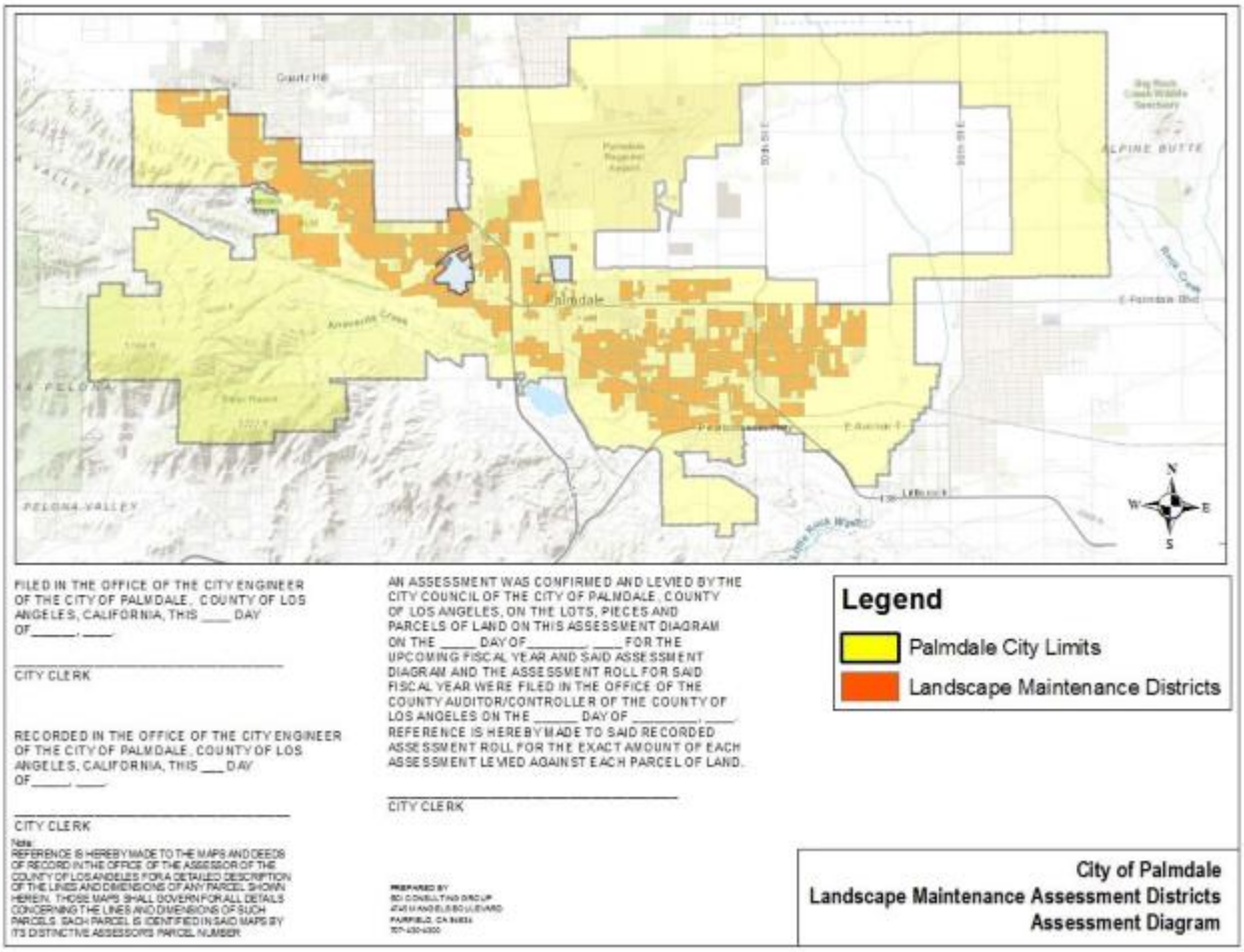
The Assessment Districts were formed or annexed in previous years. It is proposed that the assessments be continued every year after their formation or annexation, so long as the public improvements need to be maintained and improved, and the City requires funding for the improvements in each Assessment District. As noted previously, the assessment can continue to be levied annually after the City Council approves an annually updated Engineer's Report, budget for the assessment, improvements to be provided, and other specifics of the assessment. In addition, the City Council must hold an annual public hearing to continue the assessment.

5.7 Appeals and Interpretation

Any property owner who feels that the assessment levied on the subject property is in error, as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the City of Palmdale Public Works Department. Any such appeal is limited to correction of an assessment during the then current fiscal year or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City of Palmdale Public Works Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the Public Works Engineer of the City of Palmdale or her or his designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City of Palmdale Public Works Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the City of Palmdale Public Works Engineer or her or his designee shall be referred to the Director of Public Works of the City of Palmdale, and the decision of the Director of Public Works of the City of Palmdale shall be final.

6. ASSESSMENT DIAGRAM

The boundaries of the Assessment Districts are displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Assessment Districts are those lines and dimensions shown on the maps of the County Assessor of the County of Los Angeles, at the time this Engineer's Report was prepared, and are incorporated by reference herein and made part of this report.



7. LANDSCAPE MAINTENANCE DISTRICTS AREA MAINTAINED

The area of landscape maintained for each Assessment District is shown in the table below.

District[(1)]	FY Formed	Tract/ Parcel Map	Land Use	General Location	Total Streetscape (SF)	Total On-Site Basin LS (SF)	Total Area (SF)
1	97/98	33574	Res	Ave R-8 and 20th St East	831	2,907	3,738
2	97/98	35571	Res	Ave S and 35th St East	60,228	0	60,228
5	98/99	31585	Res	Tierra Subida	34,959	3,850	38,809
6	97/98	42989	Res	Ave R and 30th St East	4,224	0	4,224
7	97/98	42880	Res	Ave S and 15th St East	18,762	30,270	49,032
9	97/98	42405	Res	Ave S and 30th St East	30,217	0	30,217
10	97/98	36905	Res	Ave R-8 and 35th St East	2,204	11,901	14,105
11	98/99	37748	Res	Ave S and 15th St East	125,260	44,240	169,500
12	98/99	31130	Res	Ave S and 15th St East	44,199	13,095	57,294
13	97/98	43241	Res	Ave R-8 and 20th St East	640	0	640
14	97/98	44014	Res	Ave R-8 and 50th St West	1,590	0	1,590
15	98/99	42971	Res	Ave S and 25th St East	4,770	10,961	15,731
16	98/99	43325	Res	Ave S and 35th St East	21,109	44,240	65,349
17	97/98	43665	Res	Ave S and 30th St East	635	118,412	119,047
19	97/98	42956	Res	Ave R-8 and 20th St East	11,817	11,245	23,062
20	97/98	43687	Res	Rancho Vista Blvd and 15th St West	18,019	9,738	27,757
21	98/99	43306	Res	Ave R-8 and 25th St East	9,788	0	9,788
22	98/99	43065	Res	Ave R and 50th St East	3,185	60,000	63,185
23	97/98	43826	Res	Ave S and 20th St East	22,635	21,460	44,095
24	97/98	34296	Res	Rancho Vista Bl	228,509	221,499	450,008
24-1	97/98	46139	Res	Rancho Vista Bl	54,067	0	54,067
24-2	97/98	47932	Res	Rancho Vista Bl	41,975	19,680	61,655
24-3	97/98	46138	Res	Rancho Vista Bl	53,235	0	53,235
24-4					10,343	0	10,343
24-5	97/98-00/01	46136	Res	Rancho Vista Bl	18,475	6,844	25,319
24-5B	01/02	46136	Res	Rancho Vista Bl	0	0	See 24-5
24-6	00/01	52848	Res	Rancho Vista Bl	37,767	0	37,767
25	97/98	43324	Res	Ave R-8 and 20th St East	2,000	0	2,000
26	97/98	43031	Res	Ave R-8 and 25th St East	6,418	23,840	30,258
28	97/98	44244	Res	Rancho Vista Blvd and 15th St West	2,108	10,881	12,989
29	97/98	43892	Res	Ave S and 40th St East	4,761	0	4,761
30	98/99	44045	Res	Ave R-8 and 25th St East	8,594	7,888	16,482
31	97/98	43514	Res	Ave S and 40th St East	4,848	12,685	17,533
32	98/99	43312	Res	Ave R and Division	10,124	10,410	20,534
33	97/98	44528	Res	Ave S and 15th St East	30,157	6,270	36,427
35	97/98	43887	Res	Ave S and 25th St East	959	0	959
36	97/98	43024	Res	Ave R-8 and 25th St East	1,914	3,272	5,186
37	98/99	44165	Res	Ave R-8 and 20th St East	7,963	0	7,963
39	98/99	44256	Res	Ave R and 30th East	3,257	4,320	7,577
40	98/99	44221	Res	Tierra Subida	39,065	0	39,065
41	97/98	44713	Res	Rancho Vista Blvd and 20th St West	48,694	15,105	63,799
42	98/99	43356	Res	Ave R-8 and 20th St East	11,394	0	11,394
43	97/98	44184	Res	Ave S and 30th East	26,974	13,314	40,288
44	00/01	43814/43815	Res	Tierra Subida	17,604	7,166	24,770
46	97/98	29800	Res	Ave S and 25th St East	10,680	0	10,680
48	97/98	38007	Res	Ave R and 15th St East	0	13,962	13,962
49	97/98	44220	Res	Ave S and 15th St East	4,087	7,546	11,633
51	97/98	44140	Res	Ave R and 50th St East	7,785	0	7,785
52	98/99	32702	Res	Ave S and 15th St East	24,581	43,338	67,919
56	98/99	42884	Res	Ave R-8 and 45th St East	2,587	12,600	15,187
58	97/98	44909	Res	Ave R-8 and 45th St East	1,262	6,958	8,220
59	97/98	43310	Res	Ave R and 40th St East	13,146	15,072	28,218
60	97/98	45381	Res	Ave R-8 and 45th St East	13,384	8,000	21,384
61	97/98	43692	Res	Rancho Vista Blvd and 15th St West	19,722	26,878	46,600

District[1]	FY Formed	Tract/ Parcel Map	Land Use	General Location	Total Streetscape (SF)	Total On-Site Basin LS (SF)	Total Area (SF)
62	97/98	44101	Res	Ave M-8 and 55th St West	7,794	7,050	14,844
63	97/98	42338	Res	Ave N and 60th St West	42,430	34,016	76,446
64	97/98	32799	Res	Ave S and 35th St East	0	35,900	35,900
65	97/98	44251	Res	Ave R-8 and 50th St West	19,087	36,004	55,091
66	97/98	31495	Res	Ave S and 45th St East	127,413	0	127,413
67	97/98	44892	Res	Ave R-8 and 20th St East	7,305	10,606	17,911
68	98/99	44556	Res	Ave S and 40th St East	13,471	9,600	23,071
69	97/98	44915	Res	Ave S and 40th St East	6,442	6,078	12,520
70	97/98	45143	Res	Ave O and 30th St West	13,222	69,755	82,977
72	97/98	43536	Res	Ave R-8 and 50th St East	39,410	19,714	59,124
73	97/98	43719	Res	Ave M-8 and 70th St West	39,635	13,284	52,919
75	97/98	43564	Res	Ave S and 35th St East	17,494	6,440	23,934
76	97/98	43637	Res	Ave R-8 and 45th St East	1,123	16,771	17,894
77	98/99	43636	Res	Ave R-8 and 25th St East	1,492	7,995	9,487
78	97/98	44876	Res	Ave R-8 and 5th St East	33,418	42,054	75,472
80	97/98	PM 17435	MH	Rancho Vista Blvd	18,212	22,140	40,352
82	00/01	45045	Res	Ave R-8 and 25th St East	4,254	0	4,254
83	97/98	35564	Res	Ave R and 30th East	1,802	0	1,802
84	97/98	45263	Res	Ave R and 27th St East	4,484	9,663	14,147
85	97/98	45003	Res	Rancho Vista Blvd and 30th St West	60,997	104,174	165,171
86	97/98	45073	Res	Ave R and 50th St East	1,445	4,950	6,395
87	97/98	45273	Res	Pear Blossom Hwy and 30th East	62,590	37,934	100,524
88	97/98	45069	Res	Rancho Vista Blvd and 25th St West	17,723	6,630	24,353
89	97/98	45324	Res	Ave R and 40th St East	31,065	0	31,065
92	98/99	45507	Res	Ave S and 45th St East	6,011	3,500	9,511
93	97/98	43321	Res	Ave S and 35th East	867	3,600	4,467
94	97/98	45220	Res	Ave S and 40th St East	11,899	4,800	16,699
96	97/98	44897	Res	Ave R-8 and 50th St East	4,582	4,608	9,190
97	97/98	42886	Res	Ave M-8 and 55th St West	5,473	0	5,473
98	97/98	45125	Res	Ave R and 50th St East	22,619	14,668	37,287
99	97/98	44879	Res	Rancho Vista Blvd and 30th St West	16,322	10,580	26,902
100	97/98	45716	Res	Elizabeth Lake Rd and 20th St West	5,912	8,720	14,632
102	97/98	45460	Res	Tierra Subida	6,976	15,600	22,576
103	98/99	44402	Res	SE Corner of Ave R-8 and 55 St East	28,799	31,260	60,059
105	97/98	45216	Res	Ave S and 35th St East	9,760	18,846	28,606
106	99/00	45689	Res	Ave M-8 and 60th St West	8,719	3,885	12,604
107	97/98	25429	Res	Ave M and 60th St West	19,485	0	19,485
109	98/99	44701	Res	Ave R-8 and 60th St East	4,636	11,868	16,504
110	97/98	45574	Res	Rancho Vista Blvd and 20th St West	8,804	5,700	14,504
111	97/98	32793	Res	Ave O and 40th St East	16,795	0	16,795
112	98/99	44136	Res	Ave R-8 and 60th St East	7,414	6,365	13,779
113	99/00	45276	Res	Ave R and 50th St East	8,443	7,200	15,643
114	97/98	44898	Res	Ave R and 50th St East	6,786	6,720	13,506
115	97/98	46312	Res	Ave O and 30th St West	23,488	28,710	52,198
116	97/98	45196	Res	Elizabeth Lake Rd and 15th St West	4,063	8,925	12,988
119	97/98	46077	Res	Ave N and 45th St West	47,034	67,524	114,558
120	97/98	45705	Res	Ave R-8 and 60th St East	25,312	37,015	62,327
121	97/98	45750	Res	Ave R and 50th St East	10,521	12,870	23,391
122	97/98	45382	Res	Pear Blossom Hwy and 40th East	61,466	63,691	125,157
123	97/98	44791	Res	Ave O and 30th St West	10,555	25,960	36,515
125	97/98	45497	Res	Ave R-8 and 65th St East	24,682	6,650	31,332
126	97/98	45754	Res	Ave O and 30th St West	30,159	25,520	55,679
127	97/98	46409	Res	Ave O and 30th St West	8,572	0	8,572
128	97/98	43581	Res	Ave S and 15th St East	50,584	76,640	127,224
129	97/98	46784	Res	Ave O and 30th St West	82,568	63,915	146,483
131	97/98	46430	Res	Rancho Vista Blvd and 20th St West	8,575	23,129	31,704
133	97/98	45802	Res	Ave R and 30th St East	34,977	53,300	88,277
135	97/98	46279	Res	Ave R and 45th St East	0	29,500	29,500
136	97/98	45777	Res	Ave S and 40th St East	6,732	0	6,732
137	98/99	45672	Res	Ave S and 15th St East	15,248	39,648	54,896
138	99/00	Not Available	Res	Ave R and 50th St East	8,085	21,527	29,612
139	97/98	46089	Res	Ave S and 55th St East	30,669	31,500	62,169
140	97/98	43883	Res	Ave N and 55th St West	29,200	8,360	37,560

District[(1)]	FY Formed	Tract/ Parcel Map	Land Use	General Location	Total Streetscape (SF)	Total On-Site Basin LS (SF)	Total Area (SF)
141	02/03	47115, 47116,47117, 44544	Res	SW Corner of Ave R-8 and 65th St East	57,336	6,160	63,496
143	97/98	45657	Res	Ave O and 30th St West	9,114	0	9,114
144	97/98	45911	Res	Ave R and 35th St East	8,794	7,169	15,963
145	97/98	45548	Res	Pear Blossom Hwy and 30th St East	65,816	55,590	121,406
146	97/98	46436	Res	Ave M and 60th St West	60,421	17,484	77,905
148	97/98	36720	Res	Ave S and 30th St East	1,000	0	1,000
150	99/00	42999	Res	Ave M and 60th St West	4,561	16,103	20,664
151	97/98	44476	Res	Ave R-8 and 60th St East	9,319	19,673	28,992
152	97/98	46735	Comm	Rancho Vista Blvd and 10th St West	129,149	66,360	195,509
153	97/98	45092	Res	Ave R-8 and 60th St East	23,700	13,604	37,304
154	97/98	45282	Comm	Ave N and 10th St West	24,486	22,032	46,518
156	97/98	46032	Res	Ave O and 40th St East	10,011	20,449	30,460
157	97/98	44702	Res	Ave M-8 and 55th St West	1,430	4,720	6,150
159	05/06	44543	Res	SE Corner of Russ Pl and 55 St East	4,973	5,456	10,429
160	97/98	45071	Res	Ave O and 30th St West	25,808	19,140	44,948
163	97/98	45277	Res	Ave R and 50th St East	18,460	15,750	34,210
165	97/98	45743	Res	Rancho Vista Blvd and 25th St West	5,848	10,140	15,988
167	97/98	46036	Res	Fairway Dr and Rancho Vista Blvd	3,250	0	3,250
168	97/98	46355	Res	Ave S-8 and 45th St East	6,059	23,100	29,159
171	97/98	45493	Res	Ave R-8 and 60th St East	2,935	15,991	18,926
173	06/07	47510	Res	S of Ave R, W of 55th St East	1,395	0	1,395
175	97/98	33587	Res	Rancho Vista Blvd and 20th St West	9,806	0	9,806
176	97/98	45742	Res	Rancho Vista Blvd and 25th St West	8,616	14,210	22,826
177	97/98	45364	Res	Rancho Vista Blvd and 25th St West	19,847	8,430	28,277
178	97/98	44803	Res	Ave M and 70th St West	85,202	96,276	181,478
179	97/98	46536	Res	Ave P-12 and 25th St West	98,694	46,000	144,694
180	04/05	48846/48847	Res	SW Corner of Ave S-12 and 37th St East	10,242	61,000	71,242
182	99/00	47630	Res	Ave S and 25th St East	12,232	0	12,232
183	97/98	48665	Res	Ave S and 40th St East	11,403	0	11,403
184	05/06	46454	Res	SW Corner of Elizabeth Lake Road and 15th St West	24,873	23,140	48,013
188	97/98	45411	Res	Ave S-8 and 45th St East	6,808	24,598	31,406
189	97/98	47548	Res	Ave S and 40th St East	25,013	0	25,013
190	97/98	45219	Res	Ave S and 40th St East	9,054	19,110	28,164
191	97/98	46044	Res	Ave R and 40th St East	7,977	14,620	22,597
192	97/98	47466	Res	Ave O and Division	13,440	0	13,440
193	97/98	44526	Res	Elizabeth Lake Rd and 20th St West	44,483	34,508	78,991
195	97/98	46586	Comm	Ave P-8 and 5th St West	42,924	0	42,924
197	03/04	46710	Res	Ave R-12 and 25th St East	7,886	15,840	23,726
199	97/98	46123	Res	Elizabeth Lake Rd and 15th St West	1,071	34,155	35,226
201	99/00	25842	Res	Ave R-8 and 40th St East	7,900	24,750	32,650
202	99/00	46157	Res	Ave M-8 and 60th St West	8,454	12,733	21,187
203	97/98	48254	Res	Ave S and 40th St East	13,220	13,770	26,990
204	97/98	45506	Res	Ave R-4 and 65th St East	7,499	22,880	30,379
206	97/98	46333	Res	Ave R-8 and 60th St East	17,945	24,198	42,143
207	97/98	45038	Res	Ave S and 55th St East	19,926	0	19,926
212	98/99	47629	Res	Ave S and 50th St East	15,127	4,294	19,421
213	97/98	46934	Res	Ave S-8 and 45th St East	34,700	46,212	80,912
214	98/99	49058	Res	Ave S and 45th St East	31,179	0	31,179
216	00/01	46925	Res	Division and Ave O-8	32,152	0	32,152
217	05/06	46757	Res	Palmdale Blvd, Ave R, and 65th St East	48,416	50,953	99,369
217-01		Trailer Park	Res	NW Corner of Ave R and 65th St East	0	0	0
217B	05/06	46757	Res	Palmdale Blvd, Ave R, and 65th St East	27,455	16,267	43,722
219	00/01	46910/46911/ 45291	Res	Tierra Subida	15,591	0	15,591
220	97/98	45412	Res	Pear Blossom Hwy and 45th St East	8,014	10,736	18,750
221	04/05	45218-01	Res	Railroad and 30th St East	3,522	122,306	125,828
222	99/00	45217/46193/ 46194	Res	Fairfield and 35th St East	10,838	86,190	97,028
224	97/98	48672	Res	Ave S-8 and 55th St East	2,592	41,695	44,287
233	99/00	52646	Res	Division and Ave O	12,696	0	12,696

District[(1)]	FY Formed	Tract/ Parcel Map	Land Use	General Location	Total Streetscape (SF)	Total On-Site Basin LS (SF)	Total Area (SF)
234	99/00	44826	Res	Ave R-8 and 55th St East	8,588	19,594	28,182
235	00/01	45057	Res	Ave Q and 40th St East	14,266	34,030	48,296
236	01/02	51505	Res	SE Corner of Ave P-8 and 20th St West	9,612	0	9,612
237	01/02	53069	Res	Ave N and 45th St West	12,948	12,075	25,023
238	01/02	47933	Res	Rancho Vista Blvd	20,855	0	20,855
239	02/03	47934	Res	Rancho Vista Blvd	12,051	0	12,051
240	01/02	47935	Res	Rancho Vista Blvd and Ave O-8	46,154	28,455	74,609
241	04/05	53221	Res	NW Corner of 40th St East 300 feet N of R-6	7,981	16,892	24,873
242	02/03	45573	Res	Ave P-4 and 20th St West	3,792	0	3,792
243	01/02	51980	Res	SE Corner of Avenue N and 50th St West	30,949	0	30,949
244	02/03	49016-02, 03	Res	Club Rancho Dr. and 30th St West	4,972	0	4,972
245	02/03	49016-04, 05	Res	SW Corner of Ave N-8 and 30th St West	94,926	0	94,926
246	02/03	49016-08, 09	Res	SE Corner of Ave N-8 and Bolz Ranch Rd	109,486	0	109,486
247	04/05	49016-06	Res	Rancho Vista Golf Course	20,039	0	20,039
248	04/05	49016-07	Res	Bolz Ranch Rd (golf course)	2,970	0	2,970
251	02/03	51989	Res	Ave N and 50th St West	5,536	0	5,536
252	02/03	52142-03	Res	Ave P-8 and 30th St West	24,579	0	24,579
253	02/03	52142-01, -02	Res	NW Corner of Ave P-8 and 25th St West	17,718	0	17,718
254	02/03	46394-01	Res	Rancho Vista Blvd and Ave O-8	34,997	0	34,997
255	02/03	53522	Res	NE Corner of Ave N and 55th St West	42,194	8,030	50,224
256	02/03	46602	Res	SW Corner of Ave N-8 and 55th St West	13,939	37,398	51,337
256-01	05/06	52489/52490/ 54075/53921	Res	NE Corner Ave N-8 and 55th St West	20,011	34,825	54,836
257	04/05	53608	Res	NW Corner of Ave S-12 and 30th St East	24,560	0	24,560
259	03/04	53855, 54806	Res	Ave P-8 and 20th St West	11,182	0	11,182
260	03/04	48014	Res	Ave P-8 and Summerwind	45,876	0	45,876
261	04/05	43689, 43690, 43691	Res	Rancho Vista Blvd and 11th St West	6,965	0	6,965
262	04/05	44893	Res	SE Corner of Ave S and 52nd St East	11,419	0	11,419
263	05/06	46597	Res	SW Corner of Ave S-8 and 40th St East	15,297	17,250	32,547
264	04/05	60053	Res	NW Corner of Ave R and 40th St East	20,872	21,840	42,712
265	04/05	53857	Res	NW Corner of Bolz Ranch Rd and Sawgrass Dr	16,342	0	16,342
266	04/05	54399	Res	NE Corner of Ave P-6 and 25th St West	24,844	15,900	40,744
267	04/05	53199, 54226, & 60745	Res	Avenue R, 60th East to Palmdale Blvd	70,634	51,220	121,854
268	04/05	54058-01, 02, 03, 04, & 05	Res	SE Corner of Ave P-8 and 25th St West	40,129	0	40,129
271	05/06	53869	Res	NE Corner of Ave Q-8 and Tierra Subida	12,129	26,924	39,053
272	04/05	49147-01, 02, & 03	Res	NW Corner of Ave R and 70th St East	19,558	45,797	65,355
272-01	05/06	49147-04, 05, & 06	Res	NW Corner of Ave R and 70th St East	0	0	0
272-02	06/07	63008	Res	NW Corner of Ave R and 70th St East	3,042	3,042	6,084
273	05/06	54339	Res	SE Corner of Ave M and 70th St West	38,624	0	38,624
274	04/05	54383	Res	Turner Dr and 25th St East	40,451	18,700	59,151
275	05/06	060162,46755	Res	Meridith Avenue and Rockie Lane	2,886	5,271	8,157
276	04/05	60128	Res	Rockie Lane, Ave R-8 to Ave S	3,057	12,103	15,160
277	04/05	52200 01 & 02	Res	W of Ave P-12 and 30th St West	394,956	167,158	562,114
278	05/06	060028, 01, & 02	Res	SE corner of Ave R and 70th St East	69,760	52,140	121,900
279	05/06	60462	Res	Bolz Ranch Rd and Homeridge Dr	6,965	0	6,965
280		53920	Res	Fort Tejon Road N of SP RailRoad (50th East)	0	0	0
281	05/06	52921	Res	SW Corner of Ave S and 60th St East	48,080	12,838	60,918
282	05/06	61699	Res	Ave S-2 and Julian Lane	3,220	0	3,220
283	05/06	61770	Res	SE Corner of Avenue S and Hillcrest Drive	8,106	0	8,106
286	05/06	60954	Res	SE Corner of Palmdale Blvd and 50th St East	10,726	22,344	33,070
287	05/06	46356, 52029	Res	NE Corner of Pearblossom and 47th East	30,840	303,660	334,500
288		060008 Ph 1 & 2	Res	SW Corner of Ave S and 62nd St East	0	0	0
289	05/06	61660	Res	NE Corner of Ave Q-13 and 12th St East	3,655	10,664	14,319
290	22/23	54209	Res	NE Corner of Ave R and 35th St East	0	0	0

District[(1)]	FY Formed	Tract/ Parcel Map	Land Use	General Location	Total Streetscape (SF)	Total On-Site Basin LS (SF)	Total Area (SF)
292	05/06	54301	Res	North Side of Ave M-8 between 65th and 70th West	82,547	0	82,547
292-01	06/07	60209	Res	70th and M	34,204	19,494	53,698
292-02		60431			0	0	0
293	05/06	62695	Res	South Side of Ave N-8 west of Entrar Drive	24,490	0	24,490
294	06/07	60789	Res	W side of 40th St East and both sides of Hollowglen DR	3,042	0	3,042
295	06/07	62068	Res	N of Ave S and E or Rockie Lane	10,157	41,628	51,785
296	05/06	62020	Res	North of Ave S and West of Downing Street	16,751	30,337	47,088
297	06/07	61610	Res	South of Palmdale Bl, West of 58th St East	0	0	0
298	06/07	61611/61981	Res	N of Ave S, E of 65th St E	35,987	24,175	60,162
299	05/06	52806	Res	Between 25th St E and 27th St E 500 ' S of Palmdale Bl	16,128	0	16,128
301	06/07	62974	Res	E of 40th St East and S of Ave Q	19,505	13,290	32,795
302	06/07	60926	Res	N or Ave R and W of 40th St East	14,372	0	14,372
304	07/08	53067	Res	S of Palmdale Blvd, W of 55th St E	14,307	14,384	28,691
305		62371			0	0	0
306		53342			0	0	0
309		61941			0	0	0
312	07/08	61045	Res	South of Palmdale Blvd and West of 52nd St East	12,934	12,181	25,115
313	07/08	62213	Res	N of Ave S-4 and W of 42nd St E	7,802	8,673	16,475
314	06/07	51224	Res	South of Spanish Broom Dr between Firethorn Ave and Waltham	17,990	72,836	90,826
315	06/07	60511	Res	S of Avenue R, E of 40th St E	12,128	0	12,128
316	06/07	49215	Res	S of Avenue S-8, W of 42nd St East	1,772	0	1,772
317		61443	Res		0	0	0
318	07/08	51451	Res	Fort Tejon RD and 47th St E south of Ave S and N of the UPRR	38,800	29,000	67,800
319	07/08	62490/66868	Res	Corner of Rancho Vista Blvd & Extension of Tilbury Dr	26,398	48,987	75,385
320	07/08	60431	Res	N of Ave M-8, W of 70th St W	85,614	99,056	184,670
321	14/15	66204	Res	North side of E Ave R-8, bw 57th St E & Segovia Way	1,917	0	1,917
322	14/15	47510	Res	SE corner of Tackstem & Ave R	1,545	0	1,545
324	22/23	73740	Res	SE corner Taintor Road & Division St	7,868	0	7,868
900	04/05	54438, 53888	Res/Comm	Ave S and Bridge Road	614,466	0	614,466
901	06/07	Ritter Ranch	Res	Elizabeth Lake Road	2,560,000	0	2,560,000

(1) The City is not currently maintaining landscaping improvements of Assessment District Nos. 173, 277, 280, 288, 900 and 901. See section 3.2 for additional information.

8. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel subject to the assessment, shall be based on the County Assessor's secured roll data for the applicable year in which this report is prepared and is incorporated herein by reference.

A listing of assessor's parcels subject to the assessments for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Clerk[16] and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the charge amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method outlined in the method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

The following table summarizes the Fiscal Year 2026/27 assessment for the Assessment Districts.

[16] *A copy may be retained from the City Engineer.*

City of Palmdale
Landscape Maintenance Assessment Districts and Annexations
Assessment Roll Summary

Assessment District	Parcel Count (1)	EDUs per Assessment District	FY 2026/27 Assessment Amount	FY 2026/27 Proposed Assessment Rate Per EDU	FY 2026/27 Maximum Assessment Rate Per EDU (2)
1	75	75.00	$2,479.50	$33.06	$33.06
2	223	223.00	32,928.18	147.66	147.66
5	110	110.00	42,247.70	384.07	384.07
6	19	19.00	4,632.96	243.84	243.84
7	167	167.00	25,088.41	150.23	150.23
9	289	289.00	44,979.96	155.64	155.64
10	176	176.00	8,532.48	48.48	48.48
11	208	208.00	109,846.88	528.11	528.11
12	205	205.00	80,526.05	392.81	392.81
13	130	130.00	3,437.20	26.44	26.44
14	67	67.00	3,986.50	59.50	59.50
15	60	60.00	20,687.40	344.79	344.79
16	45	45.00	25,237.80	560.84	560.84
17	92	92.00	18,020.04	195.87	195.87
19	44	44.00	19,065.64	433.31	433.31
20	136	136.00	30,202.88	222.08	222.08
21	40	40.00	13,704.40	342.61	342.61
22	78	78.00	51,405.12	659.04	659.04
23	142	142.00	27,228.50	191.75	191.75
24	884	884.00	233,826.84	264.51	264.51
24-1	165	165.00	42,264.75	256.15	256.15
24-2	95	95.00	24,334.25	256.15	256.15
24-3	100	100.00	45,226.00	452.26	452.26
24-4	19	19.00	4,977.62	261.98	261.98
24-5	170	170.00	14,028.40	82.52	82.52
24-6	238	238.00	34,371.96	144.42	144.42
25	43	43.00	5,991.19	139.33	139.33
26	87	87.00	10,928.94	125.62	125.62
28	78	78.00	7,471.62	95.79	95.79
29	71	71.00	9,389.04	132.24	132.24
30	36	36.00	13,591.08	377.53	377.53
31	86	86.00	9,287.14	107.99	107.99
32	107	107.00	25,217.76	235.68	235.68
33	167	167.00	39,751.01	238.03	238.03
35	14	14.00	1,188.88	84.92	84.92
36	61	61.00	7,662.82	125.62	125.62
37	47	47.00	4,410.01	93.83	93.83
39	45	45.00	6,627.60	147.28	147.28
40	127	127.00	50,994.31	401.53	401.53
41	299	299.00	44,766.28	149.72	149.72
42	39	39.00	14,638.65	375.35	375.35

City of Palmdale
Landscape Maintenance Assessment Districts and Annexations
Assessment Roll Summary

Assessment District	Parcel Count (1)	EDUs per Assessment District	FY 2026/27 Assessment Amount	FY 2026/27 Proposed Assessment Rate Per EDU	FY 2026/27 Maximum Assessment Rate Per EDU (2)
43	172	172.00	34,831.72	202.51	202.51
44	143	143.00	35,701.38	249.66	249.66
46	45	45.00	15,775.65	350.57	350.57
48	39	39.00	2,836.08	72.72	72.72
49	55	55.00	8,606.95	156.49	156.49
51	59	59.00	7,708.94	130.66	130.66
52	127	127.00	31,315.66	246.58	246.58
56	178	178.00	6,602.02	37.09	37.09
58	41	41.00	4,910.16	119.76	119.76
59	179	179.00	18,147.02	101.38	101.38
60	81	81.00	18,341.64	226.44	226.44
61	178	178.00	49,605.04	278.68	278.68
62	16	16.00	9,980.00	623.75	623.75
63	240	240.00	49,116.00	204.65	204.65
64	120	120.00	8,198.40	68.32	68.32
65	320	320.00	34,560.00	108.00	108.00
66	327	327.00	57,656.64	176.32	176.32
67	173	173.00	11,674.04	67.48	67.48
68	100	100.00	25,750.00	257.50	257.50
69	89	89.00	9,415.31	105.79	105.79
70	137	137.00	24,159.95	176.35	176.35
72	219	219.00	45,295.77	206.83	206.83
73	160	160.00	26,800.00	167.50	167.50
75	111	111.00	34,080.33	307.03	307.03
76	84	84.00	9,441.60	112.40	112.40
77	40	40.00	13,006.00	325.15	325.15
78	174	174.00	44,439.60	255.40	255.40
80	6	101.43	18,319.42	180.61	180.61
82	19	19.00	5,628.75	296.25	296.25
83	25	25.00	2,286.50	91.46	91.46
84	69	69.00	21,595.62	312.98	312.98
85	581	581.00	131,561.64	226.44	226.44
86	86	86.00	6,928.16	80.56	80.56
87	318	318.00	53,299.98	167.61	167.61
88	72	72.00	22,885.92	317.86	317.86
89	406	406.00	53,916.80	132.80	132.80
92	40	40.00	10,300.00	257.50	257.50
93	21	21.00	2,036.37	96.97	96.97
94	78	78.00	16,332.42	209.39	209.39
96	88	88.00	5,366.24	60.98	60.98
97	46	46.00	5,181.44	112.64	112.64

City of Palmdale
Landscape Maintenance Assessment Districts and Annexations
Assessment Roll Summary

Assessment District	Parcel Count (1)	EDUs per Assessment District	FY 2026/27 Assessment Amount	FY 2026/27 Proposed Assessment Rate Per EDU	FY 2026/27 Maximum Assessment Rate Per EDU (2)
98	225	225.00	27,438.75	121.95	121.95
99	164	164.00	17,851.40	108.85	108.85
100	233	233.00	6,160.52	26.44	26.44
102	168	168.00	11,849.04	70.53	70.53
103	229	229.00	21,487.07	93.83	93.83
105	260	260.00	20,053.80	77.13	77.13
106	14	14.00	8,009.26	572.09	572.09
107	32	32.00	9,450.88	295.34	295.34
109	109	109.00	8,799.57	80.73	80.73
110	121	121.00	11,325.60	93.60	93.60
111	77	77.00	16,932.30	219.90	219.90
112	103	103.00	13,485.79	130.93	130.93
113	83	83.00	9,389.79	113.13	113.13
114	42	42.00	10,150.98	241.69	241.69
115	159	159.00	13,952.25	87.75	87.75
116	33	33.00	4,727.25	143.25	143.25
119	80	80.00	40,759.20	509.49	509.49
120	154	154.00	29,172.22	189.43	189.43
121	48	48.00	14,317.44	298.28	298.28
122	178	178.00	57,741.42	324.39	324.39
123	192	192.00	10,452.48	54.44	54.44
125	113	113.00	11,565.55	102.35	102.35
126	107	107.00	23,529.30	219.90	219.90
127	117	117.00	7,895.16	67.48	67.48
128	413	413.00	127,109.01	307.77	307.77
129	255	255.00	106,046.85	415.87	415.87
131	80	80.00	15,499.20	193.74	193.74
133	285	285.00	45,306.45	158.97	158.97
135	58	58.00	3,913.84	67.48	67.48
136	84	84.00	11,929.68	142.02	142.02
137	207	207.00	27,553.77	133.11	133.11
138	93	93.00	13,697.04	147.28	147.28
139	161	161.00	47,675.32	296.12	296.12
140	121	121.00	9,673.95	79.95	79.95
141	159	159.00	72,887.19	458.41	458.41
143	81	81.00	9,877.14	121.94	121.94
144	90	90.00	9,993.60	111.04	111.04
145	402	402.00	70,864.56	176.28	176.28
146	64	64.00	32,886.40	513.85	513.85
148	115	115.00	4,054.90	35.26	35.26
150	33	33.00	12,749.88	386.36	386.36

City of Palmdale
Landscape Maintenance Assessment Districts and Annexations
Assessment Roll Summary

Assessment District	Parcel Count (1)	EDUs per Assessment District	FY 2026/27 Assessment Amount	FY 2026/27 Proposed Assessment Rate Per EDU	FY 2026/27 Maximum Assessment Rate Per EDU (2)
151	91	91.00	12,285.00	135.00	135.00
152	39	115.71	128,152.11	1,107.53	1,107.53
153	100	100.00	24,821.00	248.21	248.21
154	38	25.18	32,884.20	1,306.18	1,306.18
156	81	81.00	13,226.49	163.29	163.29
157	16	16.00	3,385.44	211.59	211.59
159	46	46.00	24,271.90	527.65	527.65
160	112	112.00	30,971.36	276.53	276.53
163	75	75.00	25,148.25	335.31	335.31
165	85	85.00	7,774.10	91.46	91.46
167	21	21.00	777.42	37.02	37.02
168	87	87.00	9,282.03	106.69	106.69
171	36	36.00	5,016.24	139.34	139.34
173	0	0.00	0.00	0.00	N/A
175	32	32.00	9,196.48	287.39	287.39
176	38	38.00	9,017.78	237.31	237.31
177	56	56.00	22,923.04	409.34	409.34
178	150	150.00	59,767.50	398.45	398.45
179	394	394.00	90,931.26	230.79	230.79
180	74	74.00	35,798.98	483.77	483.77
182	60	60.00	20,748.00	345.80	345.80
183	42	42.00	14,631.12	348.36	348.36
184	174	174.00	48,947.94	281.31	281.31
188	82	82.00	10,889.60	132.80	132.80
189	38	38.00	9,928.26	261.27	261.27
190	68	68.00	10,068.08	148.06	148.06
191	84	84.00	8,777.16	104.49	104.49
192	71	71.00	7,552.98	106.38	106.38
193	151	151.00	39,451.77	261.27	261.27
195	141	179.78	40,967.93	227.88	227.88
197	43	43.00	28,890.84	671.88	671.88
199	118	118.00	4,589.02	38.89	38.89
201	82	82.00	13,652.18	166.49	166.49
202	21	21.00	8,606.85	409.85	409.85
203	56	56.00	12,558.00	224.25	224.25
204	83	83.00	11,022.40	132.80	132.80
206	80	80.00	16,200.80	202.51	202.51
207	194	194.00	18,583.26	95.79	95.79
212	69	69.00	24,241.77	351.33	351.33
213	228	228.00	38,718.96	169.82	169.82
214	49	49.00	14,755.86	301.14	301.14

City of Palmdale
Landscape Maintenance Assessment Districts and Annexations
Assessment Roll Summary

Assessment District	Parcel Count (1)	EDUs per Assessment District	FY 2026/27 Assessment Amount	FY 2026/27 Proposed Assessment Rate Per EDU	FY 2026/27 Maximum Assessment Rate Per EDU (2)
216	223	223.00	40,554.78	181.86	181.86
217	388	388.00	126,654.84	326.43	326.43
217-01	0	0.00	0.00	0.00	N/A
219	91	91.00	14,791.14	162.54	162.54
220	126	126.00	11,245.50	89.25	89.25
221	92	92.00	83,789.00	910.75	910.75
222	197	197.00	87,259.18	442.94	442.94
224	78	78.00	5,604.30	71.85	71.85
233	31	31.00	5,889.07	189.97	189.97
234	48	48.00	4,492.80	93.60	93.60
235	148	148.00	38,679.80	261.35	261.35
236	72	72.00	8,179.20	113.60	113.60
237	23	23.00	21,621.61	940.07	940.07
238	84	84.00	30,323.16	360.99	360.99
239	95	95.00	17,929.35	188.73	188.73
240	132	132.00	70,713.72	535.71	535.71
241	85	85.00	70,092.70	824.62	824.62
242	45	45.00	2,143.35	47.63	47.63
243	40	40.00	44,776.80	1,119.42	1,119.42
244	104	104.00	72,956.00	701.50	701.50
245	118	118.00	82,777.00	701.50	701.50
246	158	158.00	110,837.00	701.50	701.50
247	51	51.00	35,793.84	701.84	701.84
248	49	49.00	34,390.16	701.84	701.84
251	19	19.00	1,513.73	79.67	79.67
252	156	156.00	25,440.48	163.08	163.08
253	161	161.00	23,354.66	145.06	145.06
254	49	49.00	27,565.93	562.57	562.57
255	41	41.00	44,621.53	1,088.33	1,088.33
256	99	99.00	45,870.66	463.34	463.34
256-01	103	103.00	51,118.90	496.30	496.30
257	78	78.00	55,851.12	716.04	716.04
259	72	72.00	13,448.16	186.78	186.78
260	86	86.00	58,910.00	685.00	685.00
261	144	144.00	12,136.32	84.28	84.28
262	122	122.00	24,590.32	201.56	201.56
263	64	64.00	39,190.40	612.35	612.35
264	108	108.00	60,955.20	564.40	564.40
265	64	64.00	41,516.80	648.70	648.70
266	79	79.00	62,521.39	791.41	791.41
267	255	255.00	180,838.35	709.17	709.17

City of Palmdale
Landscape Maintenance Assessment Districts and Annexations
Assessment Roll Summary

Assessment District	Parcel Count (1)	EDUs per Assessment District	FY 2026/27 Assessment Amount	FY 2026/27 Proposed Assessment Rate Per EDU	FY 2026/27 Maximum Assessment Rate Per EDU (2)
268	390	389.00	152,542.46	392.14	392.14
271	67	67.00	38,183.97	569.91	569.91
272	170	170.00	89,952.10	529.13	529.13
272-01	170	170.00	89,999.70	529.41	529.41
272-02	41	41.00	21,696.38	529.18	529.18
273	83	83.00	75,232.86	906.42	906.42
274	62	62.00	61,326.06	989.13	989.13
275	18	33.00	28,346.67	858.99	858.99
276	38	38.00	26,251.92	690.84	690.84
277	0	0.00	0.00	0.00	N/A
278	372	372.00	279,881.64	752.37	752.37
279	41	41.00	21,344.19	520.59	520.59
280	0	0.00	0.00	0.00	N/A
281	168	168.00	77,757.12	462.84	462.84
282	38	38.00	8,516.18	224.11	224.11
283	33	33.00	7,628.61	231.17	231.17
286	78	78.00	53,820.00	690.00	690.00
287	198	198.00	95,388.48	481.76	481.76
288	0	0.00	0.00	0.00	N/A
289	23	23.00	12,353.53	537.11	537.11
290	95	190.00	96,273.00	506.70	506.70
292	180	180.00	152,875.80	849.31	849.31
292-01	40	40.00	33,972.40	849.31	849.31
292-02	0	0.00	0.00	0.00	N/A
293	42	42.00	31,266.90	744.45	744.45
294	16	16.00	9,183.36	573.96	573.96
295	50	50.00	38,874.00	777.48	777.48
296	66	66.00	49,589.76	751.36	751.36
297	5	0.00	0.00	0.00	N/A
298	60	60.00	76,454.40	1,274.24	1,408.42
299	204	204.00	47,593.20	233.30	233.30
301	62	62.00	54,323.16	876.18	876.18
302	1	0.00	0.00	0.00	N/A
304	66	66.00	37,420.02	566.97	566.97
305	0	0.00	0.00	0.00	N/A
306	0	0.00	0.00	0.00	N/A
309	0	0.00	0.00	0.00	N/A
312	1	0.00	0.00	0.00	N/A
313	2	0.00	0.00	0.00	N/A
314	117	117.00	88,391.16	755.48	755.48
315	28	28.00	22,982.68	820.81	820.81

City of Palmdale
Landscape Maintenance Assessment Districts and Annexations
Assessment Roll Summary

Assessment District	Parcel Count (1)	EDUs per Assessment District	FY 2026/27 Assessment Amount	FY 2026/27 Proposed Assessment Rate Per EDU	FY 2026/27 Maximum Assessment Rate Per EDU (2)
316	8	0.00	0.00	0.00	N/A
317	0	0.00	0.00	0.00	N/A
318	12	0.00	0.00	0.00	N/A
319	12	0.00	0.00	0.00	N/A
320	52	0.00	0.00	0.00	N/A
321	2	0.00	0.00	0.00	N/A
322	0	0.00	0.00	0.00	N/A
323	0	0.00	0.00	0.00	N/A
324	56	112.00	14,277.76	127.48	127.48
325	0	0.00	0.00	0.00	N/A
326	0	0.00	0.00	0.00	N/A
900	1,417	0.00	0.00	0.00	N/A
901	35	0.00	0.00	0.00	N/A
Totals	**28,790**	**27,606.10**	**$7,871,045.79**		

(1) Includes parcels levied and active parcels not yet subject to the assessment.

(2) Rate for Assessment District Nos. 290 & 324 is per Benefit Unit, as defined in the annexation Engineer's Report for each district.

CITY OF PALMDALE

Fiscal Year 2026/27 Engineer's Report For:

Park Maintenance and Recreation Improvement District

May 2026

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1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Palmdale (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), directed NBS to prepare and file the Annual Engineer's Report for the Park Maintenance and Recreation Improvement District (the "District") for Fiscal Year 2026/27, in accordance with Article 4 of Chapter 1 of the Act and Article XIII D of the California Constitution. The Engineer's Report presents the plans[1] and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the administration, maintenance, operations and servicing of the improvements for Fiscal Year 2026/27, the diagram for the District, showing the area and properties to be assessed, and assessing the net amount upon the assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received.

Zone of Benefit	Parcels(1)	SFE Units(2)	FY 2026/27 Proposed Assessment Amount	FY 2026/27 Proposed Assessment Rate Per SFE	FY 2026/27 Maximum Assessment Rate Per SFE
Zone A	43,118	49,487.65	$3,242,414.93	$65.52	$65.52
Zone B	360	132.59	4,341.56	32.76	32.76
Zone C	2,238	1,970.41	129,101.09	65.52	65.52
Totals:	**45,716**	**51,590.65**	**$3,375,857.58**		

(1) Includes only parcels levied.
(2) Single Family Equivalent Unit. See "Method of Assessment" for explanation of SFE apportionment.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed and levied in accordance with the assessment methodology adopted, approved and ordered by the City Council of the City of Palmdale at the time of District formation.

_____

John G. Egan, P. E.
Assessment Engineer

[1] *Detailed plans are included by reference and on file in the office of the City Engineer.*

2. INTRODUCTION

2.1 Background

In June and July of 2002, the City conducted a city-wide assessment ballot proceeding pursuant to the requirements of Article XIII D of the California Constitution ("The Taxpayer's Right to Vote on Taxes Act") and the Landscape and Lighting Act of 1972 for a proposed City of Palmdale Park Maintenance and Recreation Improvement Assessment District to fund improvements to parks and recreational facilities in the City. During this ballot proceeding, property owners in the City were provided with a notice and ballot for a proposed benefit assessment and a 45-day period was provided for balloting. A public hearing to conclude the balloting period was conducted on July 24, 2002.

After the ballots were tabulated, it was determined that 55.9% of the weighted ballots returned were in support of the assessment. Since the assessment ballots submitted in opposition to the proposed assessments did not exceed the assessment ballots submitted in favor of the assessments (with each ballot weighted by the proportional financial obligation of the property for which ballot was submitted), the City gained the authority to approve the levy of the assessments for Fiscal Year 2002/03 and to continue to levy them in future years. The authority granted by the ballot proceeding includes an annual increase in the maximum authorized assessment rate equal to the annual change in the Consumer Price Index (CPI) for the Los Angeles Area, not to exceed 3% per year. In the event the annual change in the CPI exceeds 3%, any percentage change in excess of 3% can be cumulatively reserved for years in which the CPI change is less than 3%. The initial assessment rate approved in 2002 was $36.00 per single family equivalent benefit unit, plus an annual increase not to exceed 3% according to the CPI for the Los Angeles area.

Due to their greater distance from the public facilities and the new parks and recreation facilities to be installed, maintained, and serviced by the District, areas in the City farthest east and west were deemed to receive less benefit relative to other areas in the City (Zone A) and were assigned 50% of the assessment rate. These areas of reduced proximity were named Zone of Benefit B or Zone B.

As the City has grown and built additional parks, public and recreational facilities, the western area of the City, generally described as the City incorporated areas west of the California Aqueduct, is benefiting from additional parks and recreation areas that can be funded and maintained in part by the District. For Fiscal Year 2006/07 assessments, properties in this western area were classified as being within Zone of Benefit C or Zone C. Since the proximity to parks and recreation facilities in Zone C is generally equivalent to properties within Zone A, the assessments per single family equivalent unit for properties in Zone C were proposed to increase, matching that rate assessed to parcels in Zone A.

In order to allow property owners in Zone C to ultimately decide whether they were in support of the increased assessments in their Zone of Benefit, in 2006, an assessment ballot proceeding was conducted for property owners in Zone C. After the ballots were mailed to property owners in Zone C, a minimum 45-day time period was provided for the return of the assessment ballots. Following this 45-day time period, a public hearing was held on July 5, 2006 for the purpose of allowing public testimony regarding the proposed increased assessments.

At the public hearing the ballots were tabulated and it was determined that 86.18% of the returned ballots from Zone C (weighted by the proportional financial obligation of the property for which ballots are

submitted) were in favor of the proposed increased assessments to match the assessment rate of Zone A. Therefore, the City Council took action, by resolution number CC 2006-191, to approve the levy of the increased assessments in Zone C for Fiscal Year 2006/07.

2.2 Process for Annual Assessment

In each subsequent year for which the assessment will be continued, and as required by the procedures specified in the 1972 Act, an Engineer's Report must be prepared on an annual basis which contains a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the District.

The City Council must also annually adopt a resolution of intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment district for the fiscal year stated therein.
- Generally describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicate the general location of the district.
- Refers to the report of the engineer, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the district.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessment.
- States whether the assessment is proposed to increase from the previous year.

If the assessments are to be levied in the same or lesser amounts than the maximum assessment allowed, the City Clerk shall give notice of the public hearing by causing the resolution of intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the assessment district, and the proposed diagram or the proposed assessment. If the assessment to be levied exceeds the maximum assessment allowed, the City must comply with the procedures specified in Article XIII D and Proposition 218.

The City Council, upon conclusion of the public hearing must then adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the assessment. If confirmed, the assessments would be submitted to the County Auditor Controller for inclusion on the property tax roll.

2.3 Legislative Context

In 1996, California Voters adopted Proposition 218, the "Right to Vote on Taxes Act" which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

Article XIII D imposes four basic substantive requirements on assessments[2]:

- All parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed must be identified;
- The general benefits must be distinguished from the special benefits conferred on the parcels;
- The proportionate special benefit derived by each parcel must be determined in relationship to the entirety of the capital improvement, the maintenance and operation expenses of the public improvement, or the cost of the property related service being provided; and
- The amount assessed to a parcel must not exceed the reasonable cost of the proportional special benefit conferred on that parcel and does not include any costs attributable to the general benefit.

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) (*Golden Hills*)[3] clarified this concept by stating, "*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits*."

The Court of Appeal in *Beutz v. County of Riverside* (2010) (*Beutz*)[4] quoted from the Legislative Analyst's Office pamphlet titled "Understanding Proposition 218" which states an agency must, "*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of 'general benefit.' This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.*"

The Court in *Beutz* furthered this idea stating, "*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits*."

The Court of Appeal in *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority* (2008) (*SVTA*)[5] clarified that general benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real

[2] *California Constitution Article XIII D Section 4.*
[3] *Golden Hill Neighborhood Assn. v. City of San Diego CA4/1, D062203 (Cal. Ct. App. 2013)*
[4] *Beutz v. County of Riverside, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)*
[5] *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority, 44 Cal. 4th 431 (2008).*

property located in the district or to the public at large. The "public at large" includes all members of the public, including those who live, work, and shop within the district, and not simply transient visitors.

BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) (*Tiburon)*[6], the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, "*Proportionate special benefit is the basis upon which a project's total assessable costs are apportioned among parcels within an assessment district.*"

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, "*an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property*."

PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, "*Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*" Historically there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017) *(Manteca)*[7] clarified this issue by stating, *"section 4, subdivision (a) of article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit.*"

IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, "*Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.*"

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *"may be a legally justifiable approach to measuring and apportioning special benefits,* [but] *it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied*."

[6] *Bonander v. Town of Tiburon, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)*
[7] *Manteca Unified School District v. Reclamation District No. 17 et al, C077906 (Cal. Ct. App. 2017)*

3. PLANS AND SPECIFICATIONS

The City maintains park and recreational facilities in locations throughout its boundaries, which contain over 48,000 parcels. The District provides funding for the installation, maintenance, and servicing of parks and recreation facilities within the City, including, but not limited to the City's current parks and recreation facilities:

- Poncitlán Square (4.00 Acres), 38315 9th St. East
- Tejon Park Barrel Springs Equestrian Arena (20.00 Acres), East of Sierra Highway / South of Barrel Springs Road
- Pelona Vista Park (73.00 Acres), 37800 Tierra Subida Avenue
- Manzanita Heights Park (5.00 Acres), 431 Mesa Verde Street
- Arnie Quinones Park (2.50 Acres), 41003 50th Street West
- Desert Sands Park (20.00 Acres), 39117 3rd Street East
- Joe Davies Heritage Airpark at Palmdale Plant 42 (20.00 Acres), 2001 East Avenue P
- William J. McAdam Park & Pool (20.00 Acres), 38115 30th Street East
- Domenic Massari Park (40.00 Acres), 37716 55th Street East
- Sam Yellen Park (24.93 acres), Phase 1 completed (12.00 acres), Avenue S between 47th East and 55th Street East
- Joshua Hills Park (3.64 Acres), 3110 Fairfield Avenue
- Palmdale Playhouse (2,700 square feet), 38334 10th Street East
- Melville J. Courson Park (7.50 Acres), 38226 10th Street East (under construction by developer)
- Legacy Commons (new Palmdale Senior Center opened 2010) (14,000 square feet), 930 East Avenue Q-9
- Palmdale Senior Center Park (1.00 acre) park site between 9th Street East & 10th Street East and Q-9 & Q-10
- Dry Town Waterpark (7.00 acres), at Palmdale Oasis Park, 3850-B East Avenue S
- Palmdale Oasis Recreation Center (17,500 square feet), 3850-A East Avenue S
- Palmdale Oasis Park (33.00 acres), southwest corner of Avenue S and 40th Street East, 3850-A E. Avenue S
- Competition Swimming Pool at Palmdale Oasis Park, 3850-C East Avenue S
- Marie Kerr Park (57.00 Acres), 39700 30th Street West & 2723 Rancho Vista Boulevard
- Palmdale Amphitheater at Marie Kerr Park, 2723 Rancho Vista Boulevard
- Best of the West Softball Complex, at Marie Kerr Park, 2723-F Rancho Vista Boulevard
- Competition Swimming Pool at Marie Kerr Park, 2723 Rancho Vista Boulevard
- Marie Kerr Recreation Center, 2723-A Rancho Vista Boulevard
- Lot adjacent to Amphitheatre/Marie Kerr Park (20.00 Acres), (not developed, currently used for overflow parking), 2723 Rancho Vista Boulevard
- Dr. Robert C. St. Clair Parkway (8.72 Acres), Sierra Highway
- Demonstration Garden (0.76 Acres), NEC of Palmdale Boulevard & Sierra Highway
- Foothill Park (12.33 Acres), 2525 The Groves

- Anaverde Hills Park (6.42 Acres), 2820 Greenbrier StreetLarry Chimbole Cultural Center (19,300 square feet), 38350 Sierra Highway
- Rancho Vista Neighborhood Park (5.00 Acres), Bolz Ranch / Town Center Road
- Palmenthol History Park (16.30 Acres), Avenue S & 20th Street East (not developed)
- A.C. Warnack Nature Park (131.27 Acres), East of Godde Hill & South of the California Aqueduct (not developed)
- Amorgosa Creek Trail (50 acres) 25th Street West at Elizabeth Lake Road
- Joshua Ranch Trail (7.3 acres) Joshua Ranch Road

3.1 Description of Improvements and Services

The assessments shall also provide funding for the installation, maintenance, and servicing of new parks and recreation facilities, including, but not limited to new neighborhood and community parks, family aquatics facility, covered swimming pools, additional recreation centers, public amphitheater, additional sports fields, improvements to park safety including enhanced lighting, replacement of antiquated playground equipment, additional park maintenance services, acquisition of lands for parks and recreation uses, and expansion of existing parks and recreation areas.

The work and improvements (the "improvements") proposed to be undertaken by the District, and the cost thereof paid from the levy of the annual assessment, provide special benefit to assessor parcels within the District as defined in the Method of Assessment herein. In addition to the definitions provided by the Act the improvements are generally described as follows:

Installation, maintenance and servicing of public recreational facilities and improvements, including, but not limited to, turf and play areas, park grounds and facilities, playground equipment, hard court surfaces, amphitheaters, tennis courts, gymnasiums, senior centers, recreation centers, aquatic parks, running tracks, walking paths, sports fields, basketball courts, swimming pools, landscape corridors, open space, trails, other recreational facilities, ground cover, shrubs and trees, irrigation and sprinkler systems, landscaping, drainage systems, lighting, fencing, entry monuments, graffiti removal and repainting, and labor, materials, supplies, utilities, equipment, and any debt service on bonds or other indebtedness issued for the improvements as applicable, at each of the locations owned, operated or maintained by the City. Plans and specifications for these improvements are filed with the Director of Parks and Recreation of the City and are incorporated herein by reference.

As applied herein, "Installation" means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, and/or the construction of playground equipment, play courts, recreational facilities and public restrooms.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or any part of any improvement; providing for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current or energy for the operation or lighting of any improvements, and the furnishing of water for irrigation of any landscaping or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets & Highways Code Section 22526). The assessment proceeds will be exclusively used for improvements within the District plus incidental expenses. Reference is made to the plans and specifications, including specific expenditure and improvement plans by park/recreation site, which are on file with the City.

4. ESTIMATE OF COSTS

The estimate of costs provided in this Engineer's Report is for Fiscal Year 2026/27 and is derived from a multi-year, City-wide parks and recreation improvement plan that includes significant new recreation facilities such as neighborhood and community parks, a family aquatics center, two covered year-round swimming pools, two recreation centers, a public amphitheater, a multi-field softball complex, improvements to park safety including enhanced lighting, additional walkways and trails, replacement of antiquated playground equipment, and enhanced park maintenance services.

The estimated costs of maintenance and servicing the improvements as described in the Plans and Specifications are summarized below.

Park Maintenance and Recreation Improvement District Budget	
Description	**Proposed FY 2026/27 Costs**
Installation, Maintenance & Servicing Costs [1]	
Maintenance & Operation of Vision Facilities	$2,557,300.00
Maintenance of Parks & Recreation Facilities [2]	4,575,247.95
Totals for Installation, Maintenance & Servicing	**$7,132,547.95**
Less: City Contribution [3]	**($2,853,019.18)**
Net Cost of Installation, Maintenance & Operation	**$4,279,528.77**
Incidental Costs	
Collection and Administration	$30,540.00
Totals for Incidentals	**$30,540.00**
Less: Fund Balance Contribution	**($934,211.19)**
Fiscal Year 2026/27 Net Amount to be Assessed [4]	**$3,375,857.58**

Budget Allocation to Property [5]				
Zone of Benefit	**Parcels** [6]	**SFE Units** [7]	**FY 2026/27 Maximum Assessment Rate Per SFE**	**FY 2026/27 Amount to be Assessed**
Zone A	43,118	49,487.65	$65.52	$3,242,414.93
Zone B	360	132.59	32.76	4,341.56
Zone C	2,238	1,970.41	65.52	129,101.09
Totals:	**45,716**	**51,590.65**		**$3,375,857.58**

Notes to Estimate of Costs:

(1) Additional details regarding budgeted improvements and future projects are as follows:

- Rancho Vista Park – park site with open space, restrooms, playground, and parking lot.
- Vacant lot next to Amphitheater – design for park and ride.
- Arnie Quinones Park – design of future additional features including restroom, paved parking lot, lighting, tot lot, and pathways.
- Marie Kerr Park Upgrades – tot lot upgrades.
- Dry Town Water Park Upgrades – refurbishment of three existing slides, tower, and Little Miner's camp.
- Dry Town Lazy River Replastering – replastering of lazy river, construction was expected to begin April 2020.
- Palmdale Oasis Park Upgrades – design and possible construction of play area, playground equipment, restroom facility, landscaping and irrigation of fields, additional parking.
- Domenic Massari Upgrades – sidewalk improvements throughout the park construction was expected to begin summer 2020, three new basketball courts with covers and upgrades to existing basketball court.
- Sam Yellen Park – design of Phase 2 upgrades.
- McAdam Park Renovations – upgrades to existing restroom facility.
- Sports Field Renovation – field upgrades and renovations as needed at various park sites.

(2) The item, “Maintenance of Park and Recreation Facilities,” would provide funding for enhanced maintenance of all parks and recreation facilities on a daily basis, seven days per week. Services would include mowing turf, trimming and caring for landscaping, fertilization and aeration of grounds and playfields, routine maintenance and safety inspections, painting, replacing/repairing broken or damaged equipment, trash removal and cleanup, irrigation and irrigation system maintenance, and other services as needed.

(3) As determined in the following section, at least 40% of the $7,132,547.95 total cost of Park Improvements, Installation, Maintenance and Servicing, must be funded from sources other than the assessments, to cover any general benefits from the improvements. Therefore, $2,853,019.18 or 40% of the total for Installation, Maintenance and Servicing is for general benefits that cannot be assessed to property owners in the District. The additional amount contributed is the City’s contribution in excess of the estimated general benefits.

(4) Includes rounding.

(5) The Act stipulates that proceeds from the assessments must be deposited into a special fund that has been set up for the revenues and expenditures of the District. Moreover, funds raised by the assessment shall be used only for the purposes stated within this Engineer’s Report. Any balance remaining at the end of the fiscal year, July 1, must be carried over to the next fiscal year. The City may also establish a reserve fund for contingencies and special projects as well as a capital improvement fund for accumulating funds for larger capital improvement projects or capital renovation needs. Any remaining unexpended balance would either be placed in the reserve fund, the capital improvement fund, or would be used to reduce future years' Assessments.

(6) Includes only parcels levied.

(7) Single Family Equivalent Unit. See "Method of Assessment" for explanation of SFE apportionment.

5. METHOD OF APPORTIONMENT

The following section includes an explanation of the benefits derived from the improvements to park and recreation facilities and improvements throughout the City, as well as a description of the assessment methodology used to apportion the total assessment to properties within the District. ***Previous annual Engineer's Reports were prepared by a different engineer of record and specific language from the prior year Engineer's Report***[8] ***has been referenced to describe the Method of Apportionment within the following section of this report.*** [9]

The District consists of all assessor parcels within the boundaries of the City. The method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the District or to the public at large. Special benefit is calculated for each parcel in the District using the following process:

1. Identification of all benefit factors derived from the improvements;
2. Calculation of the proportion of these benefits that are general;
3. Determination of the relative special benefit within different areas within the District;
4. Determination of the relative special benefit per property type; and
5. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes.

5.1 Discussion of Benefit

In summary, the assessments can only be levied based on the special benefit to property. Any and all general benefit, including benefit that is indirect or derivative, must be funded from another source. This special benefit is received by property over and above any general benefits from the improvements. With reference to the requirements for assessments, Section 22573 of the Act states:

> *"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."*

Proposition 218, as codified in Article XIII D of the California Constitution, has confirmed that assessments must be based on the special benefit to property and that the value of the special benefits must reasonably exceed the cost of the assessment:

> *"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

[8] *Annual Engineer's Report, City of Palmdale, Park Maintenance and Recreation Improvement District, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020 ("Prior Engineer's Report").*

[9] *Method of Apportionment and subsections as detailed in the Annual Engineer's Report, City of Palmdale, Park Maintenance and Recreation Improvement District, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

Since assessments are levied on the basis of special benefit, they are not a tax and are not governed by Article XIII A of the California Constitution.

The *SVTA* decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel, and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The *SVTA* decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

> *The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).*

Finally, Proposition 218 twice uses the phrase "over and above" general benefits in describing special benefit (Art. XIIID, sections 2(i) & 4(f)). The *SVTA* decision further clarifies that special benefits must provide a direct advantage to benefiting property and that proximity to a park is an example of a special benefit.

5.2 Benefit Factors

The improvements are expected to confer certain special benefits to parcels within the District. Pursuant to the Prior Engineer's Report, the special benefit conferred to parcels is more fully described below:

EXTENSION OF A PROPERTY'S OUTDOOR AREAS AND GREEN SPACES FOR PROPERTIES WITHIN CLOSE PROXIMITY TO THE IMPROVEMENTS

In large part, because it is cost prohibitive to provide large open land areas on property in the District, the residential, commercial and other benefiting properties in the District do not have large outdoor areas and green spaces. The parks in the District provide these larger outdoor areas that serve as an effective extension of the land area for proximate properties because the improvements are uniquely proximate and accessible to property in close proximity to the improvements. The improvements, therefore, provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties with good and close proximity to the improvements.

According to the industry-standard guidelines established by the National Park and Recreation Association (the "NPRA"), neighborhood parks in urban areas have a service area radius of generally one-half mile and community parks have a service area radius of approximately two miles. The service radii for neighborhood parks and neighborhood green spaces were specifically established to give all properties within these service radii close proximity and easy walking access to such public land areas. Likewise, community parks, with their large size, have a somewhat larger service area. Since proximate and accessible parks serve as an extension of the usable land area for property in the service radii and since the service radii was specifically designed to provide close proximity and access, the parcels within this service area clearly receive a direct advantage and special benefit from the improvements - and this advantage is not received by other properties or the public at large.

An analysis of the service radii for the improvements finds that all properties in the District enjoy the distinct and direct advantage of being close and proximate to parks within the District. The benefiting properties in the District therefore uniquely and specially benefit from the improvements.

PROXIMITY TO IMPROVED PARKS AND RECREATIONAL FACILITIES

Only the specific properties within close proximity to the improvements are included in the District. Therefore, property in the District enjoys unique and valuable proximity and access to the improvements that the public at large and property outside the District do not share.

In absence of the assessments, the improvements would not be provided and the parks and recreation areas in the District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the District, they provide a direct advantage and special benefit to property in the District.

ACCESS TO IMPROVED PARKS, OPEN SPACE AND RECREATIONAL AREAS

Since the parcels in the District are nearly the only parcels that enjoy close access to the improvements, they directly benefit from the unique close access to improved parks, open space and recreation areas that are provided by the assessments. This is a direct advantage and special benefit to property in the District.

IMPROVED VIEWS

The District, by maintaining the landscaping at its park, recreation and open space facilities provides improved views to properties with direct line-of-sight as well as other local properties which benefit from improved views when property is accessed. Therefore, the improved and protected views provided by the assessments are another direct and tangible advantage that is uniquely conferred upon property in the District.

5.3 Benefit Finding

In summary, real property located within the boundaries of the District distinctly and directly benefits from closer proximity, access and views of improved parks, recreation facilities, open space, landscaped corridors, greenbelts, trail systems and other public resources funded by the assessments. The improvements are specifically designed to serve local properties in the District, not other properties or the public at large. The public at large and other properties outside the District receive only limited benefits from the improvements because they do not have proximity, good access or views of the improvements. These are special benefits to property in the District in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of property and make them more functional to use, safer and easier to access.

5.4 General Versus Special Benefit

Article XIII C of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment can fund special benefits but

cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section. In other words:

Total Benefit	=	General Benefit	+	Special Benefit

There is no widely-accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not "particular and distinct" and are not "over and above" benefits received by other properties. *SVTA* provides some clarification by indicating that general benefits provide "an indirect, derivative advantage" and are not necessarily proximate to the improvements.

The starting point for evaluating general and special benefits is the current, baseline level of service. The assessment will fund Improvements "over and above" this general, baseline level and the general benefits estimated in this section are over and above the baseline. A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to Real Property Outside the District	+	Benefit to Real Property Inside the District that is Indirect and Derivative	+	Benefit to the Public at Large

Special benefit, on the other hand, is defined in the California Constitution as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." The *SVTA* decision indicates that a special benefit is conferred to a property if it "receives a direct advantage from the improvement (e.g., proximity to a park)." In this assessment, as noted, properties in the District have close and unique proximity, views and access to the improvements and uniquely improved desirability from the improvements and other properties and the public at large do not receive significant benefits because they do not have proximity, access or views of the improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special and is only minimally received by property outside the District or the public at large.

5.5 Calculating General Benefit

Pursuant to information detailed in the Prior Engineer's Report, the general benefit is conservatively estimated and described, and then budgeted so that it is funded by sources other than the assessment.

BENEFIT TO PROPERTY OUTSIDE THE IMPROVEMENT DISTRICT

Properties within the District receive almost all of the benefits from the improvements because properties in the District enjoy unique close proximity and access to the improvements that is not enjoyed by other properties or the public at large. However, certain properties within the proximity/access radius of the improvements, but outside of the boundaries of the District, may receive some benefit from the improvements. Since this benefit is conferred to properties outside the District boundaries, it contributes to the overall general benefit calculation and will not be funded by the assessments.

The properties outside the District and within the proximity radii for neighborhood parks in the District receive benefits from the improvements. Since these properties are not assessed for their benefits because they are outside of the area that can be assessed by the District, this is a form of general benefit to the public at large and other property. A 50% reduction factor is applied to these properties because they are all on only one side of the improvements while properties in the District enjoy the advantage of over twice the average proximity to the improvements. Per the Prior Engineer's Report, the general benefit to property outside of the District is calculated as follows:

Assumptions:

5,190	parcels outside the District but within 0.5 miles of a park within the District
47,684	parcels in the District
50%	relative benefit compared to property within the District

Calculation of General Benefit to Property Outside the District

= 5,190 / (47,684 + 5,190) * 50% = **4.9%**

Although it can reasonably be argued that the improvements inside, but near the District boundaries are offset by similar park and recreational improvements provided outside, but near the District boundaries, we use the more conservative approach of finding that 4.9% of the improvements may be of general benefit to property outside the District.

BENEFIT TO PROPERTY INSIDE THE DISTRICT THAT IS INDIRECT AND DERIVATIVE

The "indirect and derivative" benefit to property within the District is particularly difficult to calculate. A solid argument can be presented that all benefit within the District is special, because the improvements are clearly "over and above" and "particular and distinct" when compared with the baseline level of service and the unique proximity, access and views of the Improvements enjoyed by benefiting properties in the District. Nevertheless, the *SVTA* decision indicates that there may be general benefit "conferred on real property located in the district". A measure of the general benefits to property within the assessment area is the percentage of land area within the District that is publicly owned and used for regional purposes such as major roads, rail lines and other regional facilities because such properties used for regional purposes could provide indirect benefits to the public at large. Approximately 3% of the land area in the District is used for such regional purposes, so this is a measure of the general benefits to property within the District.

BENEFIT TO THE PUBLIC AT LARGE

The general benefit to the public at large can be estimated by the proportionate amount of time that the District's parks and recreational facilities are used and enjoyed by individuals who do not contribute to the assessment in any way (i.e. do not pay the assessment or local taxes or fees that support the City.[10] A

[10] *Per the formation engineer, when District facilities are used by those individuals, the facilities are not providing benefit to property within the City. Use under these circumstances is a measure of general benefit. For example, a non-resident who is drawn to utilize the City facilities and shops at local businesses while in the area would provide special benefit to business properties as a result of his or her use of the Improvements. Conversely, one who uses City facilities but does not reside, work, shop or own property within the City boundaries does not provide special benefits to any property and is considered to be a measure of the general benefits.*

survey of park and recreation facility usage conducted by the formation engineer found that less than 8% of the City's park and recreation facility usage is by those who do not live or work within City boundaries. [11]

Several of the improvements such as the family aquatics center, amphitheater and sports complex are the type of public resources that draw residents from throughout the community. Therefore, they are deemed to be of benefit to all properties within the City. Due to their "draw" these types of facilities may also serve to bring in somewhat higher numbers of people who do not contribute to the assessment in any way. Of the proposed facilities, the Family Aquatics Center warrants further analysis to estimate potential resident/non-resident use. Resident/non-resident use statistics vary depending on the specifics of the community such as proximity to other communities and location of other similar aquatics centers. The City is largely separated by distance from other urbanized areas, which should serve to reduce the percentage of non-resident use. Data from other communities deemed to be similar in amenities and location finds that the percentage of non-resident use can vary from 15% up to approximately 50%. A non-resident use percentage of 50% will be used as a conservative estimate for this facility.

Although many of the non-resident users of the City's aquatics facility will shop or work in the community, this unadjusted data will be used as a conservative measure of general benefits. This measure of the general benefits from family aquatics facilities is combined with the findings of the park and recreation facility usage survey to conservatively estimate the overall level of general benefits. Using an equal weighting of both measures of general benefits, 29% of the benefits conferred by the proposed maintenance and improvements are determined to be general benefits to the public at large.

TOTAL GENERAL BENEFITS

Using a sum of these three measures of general benefit, the Prior Engineer's Report found that approximately 37% of the benefits conferred by the improvements may be general in nature and should be funded by sources other than the assessment.

General Benefit Calculation:

4.9%	Outside the District
+ 3.0%	Property within the District
+ 29.0%	Public at Large
= 36.9%	**Total General Benefit**

Although the analysis finds that 36.9% of the assessment may provide general benefits, the Prior Engineer's Report established a requirement for a minimum contribution from sources other than the assessments of 40%. This minimum contribution above the measure of general benefits will serve to provide additional coverage for any other general benefits. The City's total budget for maintenance and operation of its parks and recreational facilities is $7,132,547.95. Of this total budget amount, the City will contribute at least $2,853,019.18 (or 40%) from sources other than the assessments, to cover any general benefits that cannot be assessed to property owners in the District.

[11] *A total of 534 park users were surveyed at different parks and recreation facilities on different days and times between the months of July 2001 and March 2002. 41 respondents (7.7%) indicated that they did not reside or work within the City.*

5.6 Zones of Benefit

As detailed in the Prior Engineer's report, the boundaries of the District have been carefully drawn to include the properties in the City that are proximate to the proposed improvements and that would materially benefit from the improvements. In other words, the boundaries of the District have been narrowly drawn to include only properties that will specially benefit from the proposed improvements and would receive a declining level of service if the assessments were not approved.

The *SVTA* decision indicates:

> *In a well-drawn district — limited to only parcels receiving special benefits from the improvement — every parcel within that district receives a shared special benefit. Under section 2, subdivision (i), these benefits can be construed as being general benefits since they are not "particular and distinct" and are not "over and above" the benefits received by other properties "located in the district."*
>
> *We do not believe that the voters intended to invalidate an assessment district that is narrowly drawn to include only properties directly benefiting from an improvement. Indeed, the ballot materials reflect otherwise. Thus, if an assessment district is narrowly drawn, the fact that a benefit is conferred throughout the district does not make it general rather than special. In that circumstance, the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g., general enhancement of the district's property values).*

In the District, the advantage that each parcel receives from the improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the assessment.

Due to their greater distance and reduced proximity from the improvements, one area of the City is deemed to receive lesser benefit from the improvements than other urbanized areas of the City. The area of reduced relative benefit is generally described as all parcels east of 90th Street East on the south and east of US Air Force Plant 42, and all parcels east of 50th Street East on the north and east of US Air Force Plant 42. This area is hereinafter referred to as Zone of Benefit B or Zone B and is depicted on the Assessment Diagram included with this report.

In Fiscal Year 2006/07 a new zone of benefit, Zone of Benefit C or Zone C, was created for parcels previously designated as being also within Zone B and located in the western areas of the District. Zone C covers all contiguous parcels within the boundaries of the City, generally west and south of the California Aqueduct, including all the parcels in Assessor's Parcel Books 3205, 3206, 3216 and 3217, within the boundaries of the City. The special benefit received by parcels in Zone C was revised as public parks and recreation facilities are installed, maintained and serviced by the District closer to property in Zone C, making the special benefit to be received in this area similar to that of areas in Zone A. As a result of the additional special benefits, an increased rate of assessment was proposed for parcels in Zone C, and after receiving the support of the property owners in Zone C, the increased assessment rate was first applied for Fiscal Year 2006/07.

All other properties within the District are classified into Zone of Benefit A or Zone A. All three Zones of Benefit, Zones A, B and C, are depicted on the Assessment Diagram included with this report and are listed on the Assessment Roll.

Zone A and Zone C improvements are similarly accessible to all properties within each Zone of Benefit. Therefore, benefits from the improvements do not further vary based on proximity of the parcels to the improvements within Zone A and Zone C because the increased benefits of greater proximity to the improvements are generally offset by a parallel increase in negative factors such as higher levels of traffic, noise, etc. that comes with increased proximity.

Since properties in Zone B (east) are generally twice the distance from the improvements funded by the assessments, it is estimated that the relative level of benefit to properties in Zone B is 50% the benefit received by properties in Zone A and Zone C. The proposed assessments for properties in Zone B will therefore be 50% of the amount of assessment for similar properties in Zone A and Zone C. The relative proximity to improvements is generally equivalent in Zone A and Zone C so the assessment rates for Zones A and C are equal.

5.7 Method of Assessment

As previously discussed, the assessments provide specific improvements that confer direct and tangible special benefits to properties in the District. These benefits can partially be measured by the occupants on property in the District because such parcel population density is a measure of the relative benefit a parcel receives from the improvements. Therefore, the apportionment of benefit is partially based the population density of parcels.[12]

It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Moreover, assessments have a long history of use in California and are in large part based on the principle that benefits from a service or improvement funded by assessments that is enjoyed by tenants and other non-property owners ultimately is conferred directly to the underlying property. [13]

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalents (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this report, all properties are designated a SFE value, which is each property's relative benefit in relation

[12] *As detailed in the Annual Engineer's Report, City of Palmdale, Park Maintenance and Recreation Improvement District, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

[13] *For example, in Federal Construction Co. v. Ensign (1922) 59 Cal.App. 200 at 211, the appellate court determined that a sewer system specially benefited property even though the direct benefit was to the people who used the sewers: "Practically every inhabitant of a city either is the owner of the land on which he resides or on which he pursues his vocation, or he is the tenant of the owner, or is the agent or servant of such owner or of such tenant. And since it is the inhabitants who make by far the greater use of a city's sewer system, it is to them, as lot owners or as tenants, or as the servants or agents of such lot owners or tenants, that the advantages of actual use will redound. But this advantage of use means that, in the final analysis, it is the lot owners themselves who will be especially benefited in a financial sense."*

to a single family home on one parcel. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent or one SFE.

In the process of determining the appropriate method of assessment, alternatives were considered. For example, an assessment only for all residential improved property was considered but was determined to be inappropriate because commercial, industrial, and other properties also receive direct benefits from the improvements.

Moreover, a fixed or flat assessment for all properties of similar type was deemed to be inappropriate because larger properties receive a higher degree of benefit than other similarly used properties that are significantly smaller. For two properties used for commercial purposes, there is clearly a higher benefit provided to the larger property in comparison to a smaller commercial property because the larger property generally supports a larger building and has higher numbers of employees, customers and guests that would benefit from proximity and improved access to well maintained and improved parks and recreational facilities. So, the potential population of employees or residents is a measure of the special benefits received by the property. Larger parcels, therefore, receive an increased benefit from the improvements.

Finally, the special benefits derived from the improvements are conferred on property and are not based on a specific property owner's use of the improvements, or a specific property owner's occupancy of property or the property owner's demographic status such as age or number of dependents. However, it is ultimately people who value the special benefits described above and use and enjoy the City's park and recreational facilities. In other words, the benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could use a property, not how the property is currently used by the present owner. Therefore, the number of people who could or potentially live on, work at or otherwise use a property is one indicator of the relative level of benefit received by a property.

In conclusion, the information from the Prior Engineer's Report determined that the appropriate method of assessment apportionment should be based on the type and use of property, the relative size of the property, its relative population and usage potential and its proximity to parks and recreational facilities. This method is further described below.

RESIDENTIAL PROPERTIES

Certain residential properties in the District that contain a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Traditional houses, zero-lot line houses and townhomes are included in this category of single family residential property.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the improvements in proportion to the number of dwelling units that occupy each property, the average number of people who reside in multi-family residential units versus the average number of people who reside in a single family home and the average size of multi-family residential units versus the average size of single family homes. The population density factors for the City, as depicted below, provide a partial basis for determining the SFE factors for residential properties. Using the total population in a certain property type in the City from the 1990 Census (the most recent data available when the District was established) and dividing it by the total number of such households, finds that approximately 3.32 persons occupy each single family residence, whereas an average of 2.69 persons

occupy each multi-family residence. Using the ratio of one Population Factor for each single-family residence, which equates to one Population Factor for every 3.32 persons, a 0.81 Population Factor would equate to one multi-family unit or a 0.81 Population Factor for every 2.69 residents. Likewise, each condominium unit receives a 0.81 Population Factor and each mobile home receives a 0.86 Population Factor.

Residential Density and Population Factors

	Total Population	Occupied Households	Persons per Household	Population Factor
Single Family Residential	49,488	14,905	3.32	1.00
Condominium	1,194	442	2.70	0.81
Multi-Family Residential	12,560	4,667	2.69	0.81
Mobile Home on Separate Lot	5,292	1,854	2.85	0.86

Source: 1990 Census, City of Palmdale.

Once established, Population Factors are adjusted to reflect the average structure size of different residential properties. This adjustment is needed because the special benefits are deemed to be relative to the potential population density and building area per dwelling unit. The average structure size of a single family residence in the City is 1,715 square feet, whereas the average multi-family residence is 920 square feet per unit, or 54% of the size of a single family residence. Likewise, the average condominium unit is 73% of the size of a single family residence and the average mobile home is 50% of the size of a single family residence. These building area percentages are applied to the Population Factors to determine the SFE benefit factors for residential properties. Therefore, multi-family properties with a 0.81 Population Factor and a 54% building area percentage will receive a 0.43 SFE.[14] Likewise, condominium units receive a 0.59 SFE and mobile homes on separate parcels receive a 0.43 SFE.

Residential Assessment Benefit Factors

	Average Square Feet	% of SFR	Population Factor	SFE Factor
Single Family Residential	1,715	100%	1.00	1.00
Condominium	1,250	73%	0.81	0.59
Multi-Family Residential	920	54%	0.81	0.43
Mobile Home on Separate Lot	855	50%	0.86	0.43

The SFE factor of 0.43 per dwelling unit for multi-family residential properties applies to such properties with 20 or fewer units. Properties in excess of 20 units typically offer on-site recreational amenities and other facilities that tend to offset some of the benefits provided by the improvements. Therefore, the benefit for properties in excess of 20 units is determined to be 0.43 SFE per unit for the first 20 units and 0.10 SFE per each additional unit in excess of 20 dwelling units.

[14] *(0.81 * 54% = 0.43)*

COMMERCIAL/INDUSTRIAL PROPERTIES

SFE values for commercial and industrial land uses are based on the equivalence of special benefit on a land area basis between single family residential property and the average commercial/industrial property. The SFE values for various commercial and industrial land uses are further defined by using average employee densities because the special benefit factors described previously can be measured by the average number of people who work at commercial/industrial properties. In order to determine employee density factors, the findings from the San Diego Association of Governments Traffic Generators Study (the "SANDAG Study") are used because these findings were approved by the State Legislature as being a good representation of the average number of employees per acre of land area for commercial and industrial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial and industrial property is 24.

In comparison, the average number of people residing in a single family home in the area is 3.32. Since the average lot size for a single family home in the City is approximately 0.20 acres, the average number of residents per acre of residential property is 16.60.

The employee density per acre is generally 1.45 times the population density of single family residential property per acre (24 employees per acre / 16.60 residents per acre). Therefore, the average employee density can be used as the basis for allocating benefit to commercial or industrial property since a commercial/industrial property with 1.45 employees receives generally similar special benefit to a residential property with 1 resident. This factor of equivalence of benefit between 1 resident to 1.45 employees is the basis for allocating commercial/industrial benefit.

The table below shows the average employees per acre of land area or portion thereof for commercial and industrial properties and lists the relative SFE factors per fifth of an acre for properties in each land use category.

Commercial and industrial properties in excess of 5 acres generally involve uses that are more land intensive relative to building areas and number of employees (lower coverage ratios). As a result, the benefit factors for commercial and industrial property land area in excess of 5 acres is determined to be the SFE rate per fifth of an acre for the first 5 acres and the relevant SFE rate per each additional acre over 5 acres. Institutional properties that are used for residential, commercial or industrial purposes are also assessed at the appropriate residential, commercial or industrial rate.

Commercial/Industrial Density and Assessment Factors

Type of Commercial/Industrial Land Use	Average Employees per Acre [1]	SFE Units per 1/5 Acre [2]
Commercial	24	1.00
Office	68	2.84
Shopping Center	24	1.00
Industrial	24	1.00
Self Storage or Parking Lot	1	0.05

(1) Source: San Diego Association of Governments Traffic Generators Study.
(2) The SFE factors for commercial and industrial parcels are applied by the fifth of an acre of land area or portion thereof. Therefore, the minimum assessment for any assessable parcel in these categories is the SFR units listed herein.

VACANT PROPERTIES

The benefit to vacant properties is determined to be proportional to the corresponding benefits for similar type developed properties; however, at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to improvements for developed property. An analysis of the Fiscal Year 2002/03 assessed valuation data for the City from the County of Los Angeles, found that approximately 35% of the assessed value of improved properties is classified as the land value. It is reasonable to assume, therefore, that approximately 35% of the benefits are related to the underlying land and 65% are related to the improvements and the day-to-day use of the property. Using this ratio, the SFE factor for vacant parcels is 0.35 per parcel.

The value of properties increases as properties are approved for parcel division and development. Likewise, the special benefits received by vacant property increases as the property is approved for parcel division and development. When property is approved for parcel division and development with a final map, the property has passed the final significant hurdle to development and can shortly undergo construction. Since the property is nearing the point of development, its special benefits increase. In addition, these properties are generally sold soon after completion of improvements, so the properties receive the additional benefit of desirability from prospective buyers due to the special benefits provided by proximity to the improvements in the City. It is therefore determined that property with tentative or final map approval receives 25% of the relative benefit per mapped dwelling unit or mapped parcel acreage compared to improved property of similar use-type.

OTHER PROPERTIES

Article XIII D stipulates that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the improvements.

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, right-of-way parcels, reservoir or other water rights parcels that cannot be developed into other improved uses, limited access open space parcels, watershed parcels and common areas typically do not generate significant numbers of employees, residents, customers or guests and have limited economic value. These miscellaneous parcels receive minimal benefit from the improvements and are assessed an SFE benefit factor of 0.

As detailed by the formation engineer, church parcels and property used for educational purposes typically generate employees on a less consistent basis than other non-residential parcels. Many of these parcels also provide some degree of on-site amenities that serve to offset some of the benefits from the District. In addition, the City maintains reciprocal use arrangements with many educational properties that allow for the public, recreational use of these properties. Such public use tends to reduce the use and wear of City facilities. Therefore, these parcels receive minimal benefit and are assessed an SFE factor of 1.[15]

[15] *As detailed in the Engineer's Report, City of Palmdale, Park Maintenance and Recreation Improvement District, Fiscal Year 2002/03 dated April 2002.*

5.8 Cost of Living Inflator

Property owners in the District approved in an assessment ballot proceeding in 2002 the initial fiscal year benefit assessment for special benefits to their property including a Consumer Price Index ("CPI") increase schedule. As a result, the assessment may continue to be levied annually and may be increased up to the maximum annual CPI without any additional assessment ballot proceeding. In the event that in future years the assessments are levied at a rate less than the maximum authorized assessment rate, the assessment rate in a subsequent year may be increased up to the maximum authorized assessment rate without any additional assessment ballot proceeding.

The assessment rate is subject to an annual increase tied to the annual change in the Consumer Price Index for the Los Angeles Area as of January of each succeeding year, with the maximum annual increase not to exceed 3%. Any change in the CPI in excess of 3% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied, increased annually by the maximum of: 1) 3% or 2) the change in the CPI plus any Unused CPI as described above.

The annual percentage change in the CPI from January 2025 to January 2026 was 3.017%, and there was 7.13% of the Unused CPI carried over (as described above). Therefore, the cost of living inflator for Fiscal Year 2026/27 is 3%.

5.9 Fiscal Year 2026/27 Maximum Assessment

The maximum authorized assessment rate for Fiscal Year 2026/27 is increased by 3% which equates to $65.52 per SFE for Zones A and C, and $32.76 per SFE for Zone B. The District's budget, provided in the Estimate of Costs section of this Engineer's Report, proposes assessments for Fiscal Year 2026/27 at the rate of $65.52 per SFE for Zones A and C and $32.76 for Zone B, which is equal to the maximum authorized assessment rate.

5.10 Duration of Assessment

It is proposed that the assessment be levied for Fiscal Year 2004/05 and continued every year thereafter, so long as the parks and recreational areas need to be improved and maintained and the City requires funding from the assessments for District improvements. As noted previously, the assessment can continue to be levied annually after the City Council approves an annually updated Engineer's Report, budget for the assessment, improvements to be provided, and other specifics of the assessment. In addition, the City Council must hold an annual public hearing to continue the assessment.

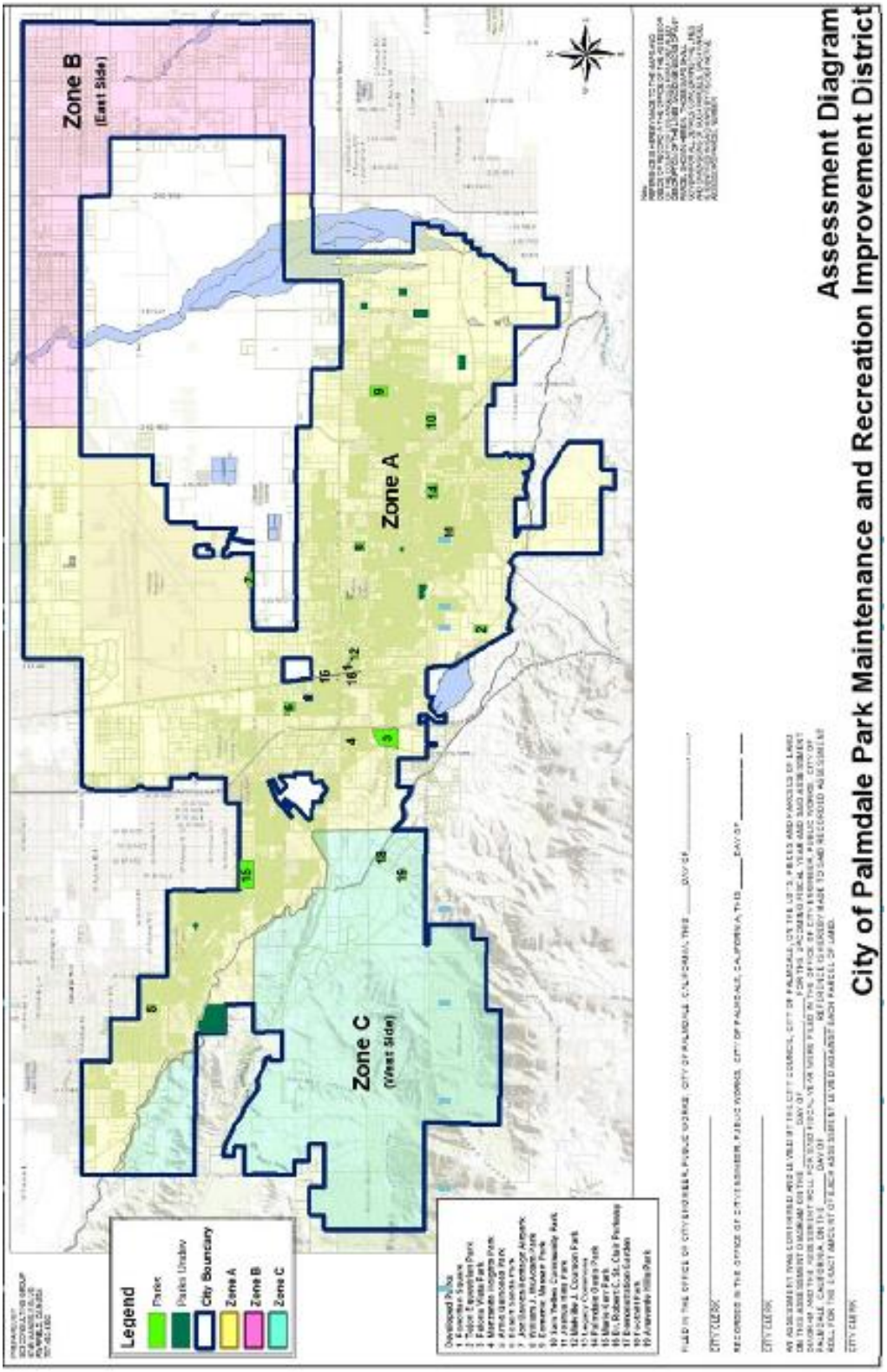
5.11 Appeals and Public Hearing

Any property owner who feels that the assessment levied on the subject property is in error, as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the City of Palmdale Public Works department. Any such appeal is limited to correction of an assessment during the then current fiscal year or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City of Palmdale Public Works Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the Public Works Engineer of the City of

Palmdale or her or his designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the City Engineer or her or his designee shall be referred to the Director of Public Works of the City of Palmdale, and the decision of the Director of Public Works of the City of Palmdale shall be final.

6. ASSESSMENT DIAGRAM

The District includes all properties within the boundaries of the City. The boundaries of the District are displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the County Assessor of the County of Los Angeles, at the time this Engineer's Report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.


Assessment Diagram
City of Palmdale Park Maintenance and Recreation Improvement District
Zone B
(East Side)
Zone A
Zone C
(West Side)
Legend
Parks
Parks Undev
City Boundary
Zone A
Zone B
Zone C

7. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel subject to the assessment, shall be based on the County Assessor's secured roll data for the applicable year in which this report is prepared and is incorporated herein by reference.

A listing of assessor's parcels subject to the assessments for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Clerk[16] and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the charge amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method outlined in the method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

The following table summarizes the Fiscal Year 2026/27 assessment for the District.

Zone of Benefit	Parcels (1)	SFE Units	FY 2026/27 Rate Per SFE	FY 2026/27 Assessment Amount
Zone A	43,118	49,487.65	$65.52	$3,242,414.93
Zone B	360	132.59	32.76	4,341.56
Zone C	2,238	1,970.41	65.52	129,101.09
Totals:	**45,716**	**51,590.65**		**$3,375,857.58**

(1) Includes only parcels levied.

[16] *A copy may be retained from the City Engineer.*

CITY OF PALMDALE

Fiscal Year 2026/27 Engineer's Report For:

Streetlight Maintenance Assessment Districts and Annexations

May 2026

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1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Palmdale (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), directed NBS to prepare and file the Annual Engineer's Report for the Streetlight Maintenance Assessment Districts and Annexations (the "Districts") for Fiscal Year 2026/27, in accordance with Article 4 of Chapter 1 of the Act and Article XIII D of the California Constitution. The report presents the plans[1] and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the administration, maintenance, operations and servicing of the improvements for Fiscal Year 2026/27, the diagram for the Districts, showing the area and properties to be assessed, and assessing the net amount upon the assessable lots and/or parcels within the Districts in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the Districts in proportion to the special benefit received.

District(1)	Parcels(2)	EDUs(3)	Proposed FY 2026/27 Assessment Amount(4)
District No. 1 and No. 4	6,711	10,101.536	$1,364,412.38
District No. 2	1,419	1,480.918	197,449.62
District No. 3	32	32.000	55,784.96
District No. 5	31,614	34,958.000	3,554,877.68
Totals:	**39,776**	**46,572.454**	**$5,172,524.64**

(1) Includes District and Annexations. District No. 1 and No. 4 are combined for County tax roll purposes.
(2) Includes only parcels levied.
(3) Equivalent Dwelling Unit.
(4) A list of the Districts and Annexations containing the total proposed Fiscal Year 2026/27 assessments, the number of parcels assessed and assessment rate are detailed in Section 8 of this Engineer's Report.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed and levied in accordance with the assessment methodology adopted, approved and ordered by the City Council of the City of Palmdale at the time of each District formation.

_____

John G. Egan, P. E.
Assessment Engineer

[1] *Detailed plans are included by reference and on file in the office of the City Engineer.*

2. INTRODUCTION

2.1 Background

The City provides maintenance and servicing of certain publicly owned streetlights throughout the City. In order to fund the maintenance and operation (the "Services") of these projects and improvements, the City has formed five Streetlight Maintenance Assessment Districts, including subsequent Annexations. The Districts have been formed and the levies have been made pursuant to Part 2 of Division 15 of the California Streets and Highways Code, commonly known as the Landscape and Lighting Act of 1972, and Article XIII D of the California Constitution (the "Article XIII D").

2.2 Assessment District Inventory

Currently, there are five Streetlight Maintenance Assessment Districts with 172 Annexation Districts overall, although some Annexations are not assessed (see the following section for annexation exceptions):

District No. 1 consists of residential and non-residential developments located throughout the City and that are not included within a Los Angeles County Lighting Maintenance District. District No. 1 has 144 individual annexations encompassing approximately 6,840 parcels.

District No. 2 includes the Anaverde Master Planned Community. District No. 2 includes two annexations and approximately 1,460 parcels.

District No. 3 includes the Ritter Ranch Master Planned Community. The number of parcels at build out is expected to be approximately 6,500 parcels, although this number will likely be subject to revision once development resumes in this area.

District No. 4, similar to District No. 1, consists of residential and non-residential developments located throughout the City, that are not included within a Los Angeles County Lighting Maintenance District, and that were annexed on or after 2010. District No. 4 has 24 individual annexations including approximately 70 parcels.

District No. 5 also consists of residential and non-residential developments located throughout the City. The designation of "District No. 5" was used for the first time in Fiscal Year 2014/15 to identify the approximately 32,900 parcels within the City that were previously covered under the Los Angeles County Lighting Maintenance District No. 1616 (CLMD 1616). LA County administered the streetlights assessments and managed the streetlights improvements up to Fiscal Year 2013/14. Starting Fiscal Year 2014/15 the City took over these functions from the County.

The designation of the existing Districts is as follows:

District No. 1, located throughout the City includes Annexation Nos. 001; 003 through 007; 009; 011; 013 through 080; 082 through 092; 095 through 097; 099 through 111; 113 through 117; 119 through 132; 134 through 137; 139 through 141, 144 through 152, 154, 186, and 203.

District No. 2, located in the Anaverde Master Planned Community consists of two districts, 800 and 801. Starting in Fiscal Year 2012/13 the numbers assigned to the districts in Anaverde will be in the 800 series.

District No. 3, located in the Master Planned Community of Ritter Ranch consists of one district. Starting in Fiscal Year 2012/13 the numbers assigned to the districts in Ritter Ranch will be in the 900 series.

District No. 4, located throughout the City includes Annexation Nos. 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 172, 173, 174, 175, 178, 180, 184 and 193.

District No. 5, located throughout the City and includes only one district, No. 91616.

For a detailed description of the above-mentioned Districts and Annexations, see Section 7 of this Engineer's Report.

2.3 Annexation Exceptions and Other District Information

Per City Policy, the projects within the Districts and Annexations that have been issued construction permits and have begun construction will be assessed.

Annexation Nos. 002, 008, 010, and 012 have overlapping LA County lighting districts and are not assessed by the City.

Annexation Nos. 058, 077, 116, 119, 124, 130, 131, 132, 145, 147, 148, 150 and 151 will not be assessed for Fiscal Year 2010/11 and future years.

Annexation Nos. 146, 149 and 152 were assessed for the first time in Fiscal Year 2009/10.

Annexation Nos. 154 and 155 were assessed for the first time in Fiscal Year 2010/11.

Annexation No. 156 was assessed for the first time in Fiscal Year 2011/12.

Annexation Nos. 801 was assessed for the first time in Fiscal Year 2012/13.

Annexation Nos. 161 and 163 were assessed for the first time in Fiscal Year 2013/14.

Annexation Nos. 162 and 166 were assessed for the first time in Fiscal Year 2014/15.

Annexation Nos. 159, 164, and 167 were assessed for the first time in Fiscal Year 2015/16.

Annexation Nos. 144, 173 and 175 were assessed for the first time in Fiscal Year 2019/20.

Annexation Nos. 180 and 184 were be assessed for the first time in Fiscal Year 2020/21.

Annexation Nos. 070, 072, 121, 128, 139, 157, 158, 160, 165, and 169 will not be assessed until development starts.

Annexation Nos. 168 and 193 were assessed for the first time in Fiscal Year 2021/22.

Annexation Nos. 091, 095, 111, 129, 186 were assessed for the first time in Fiscal Year 2022/23.

Annexation 060 has been dissolved as of April 6, 2016. The homeowner's association will undertake the maintenance of all improvements and services beginning Fiscal Year 2016/17.

2.4 Process for Annual Assessment

In each subsequent year for which the assessment will be continued and as required by the procedures specified in the 1972 Act, an Engineer's Report must be prepared on an annual basis which contains a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.

The City Council must also annually adopt a resolution of intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment district for the fiscal year stated therein.
- Generally describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicates the general location of the assessment district.
- Refers to the report of the engineer, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessment.
- States whether the assessment is proposed to increase from the previous year.

If the assessments are to be levied in the same or lesser amounts than the maximum assessment allowed, the City Clerk shall give notice of the public hearing by causing the resolution of intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the assessment district, and the proposed diagram or the proposed assessment. If the assessment to be levied exceeds the maximum assessment allowed, the City must comply with the procedures specified in Article XIII D and Proposition 218.

The City Council, upon conclusion of the public hearing must then adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the assessment. If confirmed, the assessments would be submitted to the County Auditor Controller for inclusion on the property tax roll.

2.5 Legislative Context

In 1996, California Voters adopted Proposition 218, the "Right to Vote on Taxes Act" which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

Article XIII D imposes four basic substantive requirements on assessments[2]:

- All parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed must be identified;
- The general benefits must be distinguished from the special benefits conferred on the parcels;
- The proportionate special benefit derived by each parcel must be determined in relationship to the entirety of the capital improvement, the maintenance and operation expenses of the public improvement, or the cost of the property related service being provided; and
- The amount assessed to a parcel must not exceed the reasonable cost of the proportional special benefit conferred on that parcel and does not include any costs attributable to the general benefit.

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) (*Golden Hills*)[3] clarified this concept by stating, "*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits*."

The Court of Appeal in *Beutz v. County of Riverside* (2010) (*Beutz*)[4] quoted from the Legislative Analyst's Office pamphlet titled "Understanding Proposition 218" which states an agency must, "*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of 'general benefit.' This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.*"

The Court in *Beutz* furthered this idea stating, "*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits*."

The Court of Appeal in *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority* (2008) (*SVTA*)[5] clarified that general benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real

[2] *California Constitution Article XIII D Section 4.*
[3] *Golden Hill Neighborhood Assn. v. City of San Diego CA4/1, D062203 (Cal. Ct. App. 2013)*
[4] *Beutz v. County of Riverside, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)*
[5] *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority, 44 Cal. 4th 431 (2008).*

property located in the district or to the public at large. The "public at large" includes all members of the public, including those who live, work, and shop within the district, and not simply transient visitors.

BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) (*Tiburon)*[6], the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, "*Proportionate special benefit is the basis upon which a project's total assessable costs are apportioned among parcels within an assessment district.*"

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, "*an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property*."

PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, "*Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*" Historically there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017) *(Manteca)*[7] clarified this issue by stating, *"section 4, subdivision (a) of article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit.*"

IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, "*Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.*"

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *"may be a legally justifiable approach to measuring and apportioning special benefits,* [but] *it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied*."

[6] *Bonander v. Town of Tiburon, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)*
[7] *Manteca Unified School District v. Reclamation District No. 17 et al, C077906 (Cal. Ct. App. 2017)*

3. PLANS AND SPECIFICATIONS

The work and improvements proposed to be undertaken by the City and the cost thereof paid from the levy of the annual assessment provide special benefit to assessor parcels within the Districts defined in the Method of Assessment herein. Consistent with the Act, the improvements are generally described as follows:

1. The installation, maintenance, and servicing of local streetlight and traffic signal structures in close proximity, within approximately 90 feet, to certain lots and parcels which provide a direct special benefit to such lots or parcels.
2. The installation, maintenance, and servicing of peripheral streetlight and traffic signal structures which provide a special benefit to all the assessable parcels within the Districts and Annexations whether or not such parcels are in close proximity to such lighting.
3. The installation or construction of public lighting facilities, or the acquisition of any existing improvements.

Plans and Specifications for the improvements for the Districts are voluminous and are not bound in this Engineer's Report but by this reference are incorporated and made a part of this report. The Plans and Specifications are on file in the office of the Director of Public Works where they are available for public inspection.

Article XIII D of the California Constitution defines "maintenance and servicing expenses" as, "the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement". The improvement funding includes, but is not limited to, the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and servicing of the local and peripheral lighting and traffic signal improvements benefiting the parcels within the Districts.

The improvements to be maintained and serviced within the Districts are to be part of the local and peripheral streetlight and traffic signal system of the City that confers special benefit to the Districts' parcels. The specific location of both local and peripheral streetlight and traffic signal improvements within the City can be found on the Streetlight Inventory Maps maintained by the City and on file in the office of the Director of Public Works where they are available for inspection. The City also maintains a lamp location list that is a tabulated listing of every street in the Districts by alphabetical order. Included in the items listed for each lamp are the exact location by street address number and lamp size.

Also included within the City streetlight system are traffic signals and highway safety lights (lights mounted on traffic signal poles). Traffic signal improvements may include both local and peripheral traffic signals. Local traffic signals are signals or portions thereof installed within the Districts. Peripheral traffic signals are portions of traffic signals installed outside of the Districts.

The improvements to be maintained and serviced within the Districts include Southern California Edison-owned streetlights within the right of way of the local public streets located within the boundaries of the Districts. These lights are all within close proximity to the parcels within the Districts and have been

identified as receiving local lighting benefit in the Method of Assessment, and as such, provide special benefit to these parcels.

Peripheral streetlight improvements are located outside of the Districts; however, they do benefit parcels within the Districts to some degree.

Specifications for streetlights, traffic signals, and their installation within the Districts are included within a previously executed contract by and between the City and Southern California Edison, a copy of which is available in the Engineering Services Division of the Public Works Department.

The local lighting and peripheral lighting costs assessed in the existing Los Angeles County Streetlight District are not assessed as a part of the Districts identified in this Engineer's Report. Only costs outside the existing Los Angeles County Streetlight District boundaries will be assessed as a part of the Districts.

All streetlight maintenance will be performed by Southern California Edison.[8]

[8] *As detailed in the Annual Engineer's Report, City of Palmdale, Streetlight Maintenance Assessments Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

4. ESTIMATE OF COSTS

Fiscal Year 2026/27 estimated costs of maintenance and servicing the improvements as described in the Plans and Specifications are summarized below. The full itemized budget for the Districts is voluminous and is not bound in this Engineer's Report but by reference is incorporated and made a part of this Engineer's Report. The itemized budget is on file in the Department of Public Works, where it is available for public inspection. The tables below show the budget summary for the Districts.

Streetlight Maintenance Assessment Districts and Annexations Budget Budget Summary, Fiscal Year 2026/27	
Description	**Proposed FY 2026/27 Costs**
Streetlight Maintenance District No. 1 and No. 4	
Direct Maintenance Costs	$67,300
Utility Costs	409,050
Other Costs	833,870
Contribution To/From Reserves	54,192
Fiscal Year 2026/27 Amount to be Assessed	**$1,364,412**
Streetlight Maintenance District No. 2	
Direct Maintenance Costs	$21,930
Utility Costs	92,400
Other Costs	124,390
Contribution To/From Reserves	(41,270)
Fiscal Year 2026/27 Amount to be Assessed	**$197,450**
Streetlight Maintenance District No. 3	
Direct Maintenance Costs	$21,000
Utility Costs	0
Other Costs	101,480
Contribution To/From Reserves	(66,695)
Fiscal Year 2026/27 Amount to be Assessed	**$55,785**
Streetlight Maintenance District No. 5	
Direct Maintenance Costs	$374,680
Utility Costs	1,632,000
Other Costs	2,812,290
Contribution To/From Reserves	(1,264,092)
Fiscal Year 2026/27 Amount to be Assessed	**$3,554,878**
Total Fiscal Year 2026/27 Amount to be Assessed – All Districts	**$5,172,525**

A listing of the Districts containing the total Fiscal Year 2026/27 assessments, number of parcels to be assessed parcels, and the assessment rate per EDU is included in Section 8 of this Engineer's Report.

The following cost descriptions apply to the budget:

DIRECT COSTS

Maintenance Costs/Edison Costs. Labor, Material, and Equipment - Includes all labor, material, and equipment including electricity required to properly maintain and service the streetlight structures and appurtenant facilities within each District. All improvements within the Districts will be maintained and serviced on a regular basis.

Renovation. Repairs that are unforeseen and not normally included in the yearly maintenance cost. This may include repair of damage due to vandalism and traffic accidents. Planned upgrades of the improvements that provide a direct benefit to the Districts may also be included in renovation costs. [9]

UTILITY COSTS

Electricity. The furnishing of electricity required for the operation of the street lighting, applicable to service for the lighting of streets and highways of the lighting equipment and associated facilities.

OTHER COSTS

Personnel/Overhead. The cost of City staff for providing the coordination for Southern California Edison maintenance and servicing, responding to public concerns, and levying and collecting assessments. This includes reimbursement for time spent by Finance and Accounting, the City Attorney, the City Manager, and the Public Works staff.

Consultants. The cost of contracting with professionals to provide services specific to the levy and annual administration.

Professional Fees. These are the costs of contracting with professionals to provide any additional administrative or engineering services specific to the annexation such as the cost to prepare and mail notices of the public meeting and hearing, or preparation of assessment diagrams.

County Administration Fees. The costs charged by the County to place the assessments on the property tax rolls.

[9] *Costs descriptions as detailed in the Annual Engineer's Report, City of Palmdale, Streetlight Maintenance Assessments Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

5. METHOD OF APPORTIONMENT

The following section includes an explanation of the benefits to be derived from the installation, maintenance and servicing of the improvements throughout each District, as well as a description of the assessment methodology used to apportion the total assessment to properties within each District. ***Previous annual Engineer's Reports were prepared by a different engineer of record and language from the prior year Engineer's Report[10] has been referenced to describe the Method of Apportionment within the following section of this report.***[11]

The Districts consist of all assessor parcels within the boundaries as defined by the Assessment Diagram included with this report and the parcels identified by the Assessor Parcel Numbers listed with the included levy roll. The parcel list includes all privately and publicly owned parcels with the boundaries. The method used for apportioning the assessment is based on the proportional special benefits to be derived by the properties in the Districts over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

5.1 Special Benefit

The improvements are expected to confer certain special benefits to parcels within each District. Pursuant to the Prior Engineer's Report, the special benefit conferred to parcel is more fully described as follows:

> *In the Districts, the streetlight and traffic signal improvements are installed by the developers/owners, subdividers of the land. The continued maintenance is guaranteed through the inclusion of the land into a streetlight maintenance district. If the installation of the improvements and the guaranteed maintenance did not occur, the individual lots would not have originated and could not have been sold to any distinct and separate owner. The origination of each distinct and separate lot is a special benefit, which permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity.*
>
> *All the lots are established at the same time once the conditions regarding the improvements and the continued maintenance are met. As a result, each lot within the Districts receives a special and distinct benefit from the improvements and to the same degree.*
>
> *Over time, the improvements continue to confer a particular and distinct special benefit upon parcels within the Districts because of the nature of the improvements. The proper maintenance of the streetlights and appurtenant facilities reduces property-related*

[10] *Method of Apportionment and subsections as detailed in the Annual Engineer's Report, City of Palmdale, Streetlight Maintenance Assessments Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020 ("Prior Engineer's Report").*

[11] *Method of Apportionment and subsections as detailed in the Annual Engineer's Report, City of Palmdale, Streetlight Maintenance Assessments Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

crimes, especially vandalism, against properties in the Districts. All of the above-mentioned items also contribute to a specific enhancement to each of the parcels within the Districts.

The *SVTA* decision clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits.

In addition to the special benefits described above (i.e., the origination of each parcel and reduction of crime) the proximate streetlights clearly make each parcel safer, more visible, more accessible, more useful, more valuable and more desirable; and this further strengthens the basis of these assessments.[12]

5.2 General Versus Special Benefit

General benefit is an overall and similar benefit to the public at large resulting from the improvements to be maintained by the assessments levied. Specific language describing the relationship and proportion of Special Benefit versus General Benefit from the Prior Engineer's Report has been included below:

The proceeds from the Districts are used to fund increased levels of maintenance to the Districts' improvements that serve and benefit the properties in the Districts. In the absence of the Districts, such improvements would not be properly maintained. Therefore, the Districts' purpose is to ensure that the necessary and beneficial public facilities for property in the Districts are properly maintained and repaired over time. The assessments will ensure that street lighting and associated improvements within and adjacent to the Districts are functional, well maintained and safe. These public resources directly benefit the property in the Districts and will confer distinct and special benefits to the properties within the Districts. Moreover, the absence of the improvements, a condition of development would not be met and future construction in the Districts could be denied. The creation of individual lots, if any, and the approval for construction in the Districts, is the overriding clear and distinct special benefit conferred exclusively on property in the Districts and not enjoyed by other properties outside the Districts. Therefore, the improvements provide special benefit to property in the Districts over and above the general benefits conferred to the public at large or properties outside the Districts.

Although the improvements maintained by the services may be available to the general public at large, the improvements and services are specifically designed, located and created to provide additional and improved resources for property inside the Districts, and not the public at large. Other properties that are outside the Districts do not enjoy the unique proximity and other special benefit factors described previously. These improvements and services are of special benefit to properties located within the Districts because they provide a direct advantage to properties in the Districts that would not be provided in the absence of the improvements. Any general benefits to surrounding properties outside of the Districts, if any there were, are collateral and conferred concomitantly. [13]

[12] *As detailed in the Annual Engineer's Report, City of Palmdale, Streetlight Maintenance Assessments Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

[13] *As detailed in the Annual Engineer's Report, City of Palmdale, Streetlight Maintenance Assessments Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

5.3 Quantification of General Benefit

Although the Prior Engineer's Report analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments – the funding must come from other sources.

The maintenance and servicing of these improvements is also partially funded, directly and indirectly from other sources including the City, Los Angeles County, and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.). This funding from other sources more than compensates for general benefits, if any, received by the properties within the Districts.

STEP 1 – CALCULATION OF GENERAL BENEFIT

The general benefits from this assessment may be quantified as illustrated in the following table.

Calculation of General Benefit[(1)]

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Improved safety and security lighting for property	5	25%	1.25
Improved ingress and egress to property for vehicular traffic and pedestrians	5	25%	1.25
Creation of individual lots for development or approval of building improvements	90	0%	0
	100		2.5
	Total Calculated General Benefit =		**2.5%**

(1) Per the Prior Engineer's Report.

As a result, the City will contribute at least 2.5% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the improvements and services.

STEP 2 – CALCULATE THE CURRENT GENERAL BENEFIT CONTRIBUTION FROM THE CITY

Pursuant to the Prior Engineer's Report, the overall general benefit contribution is the sum of the following components:

The City owns and maintains local public streets along the border of the Districts' improvements. These public streets provide access to the improvements as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this "annuity" can be used to offset general benefit costs and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 2.5% which is more than offset by the total non-assessment contribution towards general benefit of 26%.

5.4 Method of Assessment

The development of an assessment methodology requires apportioning benefit based upon the relative special benefit for each property. The precise language from the Prior Engineer's Report has been provided below:

> *The Districts' assessments are based on land use so that property owners are assessed in proportion to the benefits received. The land uses defined below are descriptive of all parcels in existence within Districts in Fiscal Year 2009/10. In the event there is a question regarding the land use designation of any parcel in the Districts, the Department of Public Works will be responsible for administratively assigning one of the land uses listed below.*

Land Use Definitions

Land Use Code	***Land Use Description***
RES	*Single family residential parcels that benefit from local lighting*
RES-X	*Single family residential parcels that do not benefit from local lighting*
CONDO	*Condominium or town home parcels that benefit from local lighting*
APT	*Multiple family residential parcels that benefit from local lighting*
APT-X	*Multiple family residential parcels that do not benefit from local lighting*
MH	*Mobile homes that benefit from local lighting*
MH-X	*Mobile homes that do not benefit from local lighting*
NONRES	*Non-residential parcels that benefit from local lighting*
NONRES-X	*Non-residential parcels that do not benefit from local lighting*
VACANT	*Parcels without a building or similar structure that benefit from local lighting*
VACANT-X	*Parcels without a building or similar structure that do not benefit from local lighting*
EXEMPT	*Parcels exempt by law from the assessment, or those parcels that do not benefit for the Districts and Annexations*

Properties that do not benefit from local streetlights are designated with an "X" in the Land Use Code, and are not assessed for local lighting, but are assessed for their share of the costs for peripheral lighting and engineering and incidentals.

Local Lighting Apportionment. *The special benefit from the maintenance, operation, and servicing of local streetlights within the Districts only accrues to those parcels within the Districts located in areas where such lighting is provided. Therefore, parcels outside the Districts and/or without local streetlights are not assessed for the cost of providing such maintenance. Generally, a parcel is determined to have local lighting provided if a streetlight is within approximately 90 feet of the parcel. However, parcels within the Districts, regardless of location, are considered to benefit from such improvements installed within the Districts.*

Regarding local lighting, there exists the core benefit of available lighting for every parcel in the Districts near a streetlight. This "Availability" benefit is apportioned to parcels in the Districts on a per parcel basis. In addition to this benefit, parcels in the Districts benefit from improved safety related to the parcel itself ("Safety to Property").

Safety to Property. *The Safety to Property benefit results in a special benefit to both residential and vacant non-developable parcels because local lighting maintenance, operation, and servicing provides for the protection of buildings and personal property against crime such as theft and vandalism. The Safety to Property benefit is apportioned to properties in the Districts based on relative property size as available from the City of Palmdale Planning Department.*

Local Traffic Signal Apportionment*. The special benefit from the maintenance, operation, and servicing of local traffic signals, including highway safety lights mounted on the traffic signals within the Districts is similar to the streetlights. However, traffic signals are typically installed outside of the development and therefore benefit the general public.*

Traffic signals are installed as a result of the increased traffic generated by the development. There is no safety to property benefit as a result of the traffic signals. Therefore, the determination of benefit for traffic signals will use the same table as streetlights without the safety to property component.

The following Table - Local Lighting Benefit Factors shows the breakdown of the benefit points assigned to each land use for those properties located in District Nos. 1 through 4.

Local Lighting Benefit Factors

Land Use Description	*Safety Benefit*	*Availability Benefit*	*Total Equivalent Dwelling Units (EDUs)*
Single Family Residential (SFR)	*0.75/unit*	*0.25/parcel*	*1.00 EDU/parcel*
Condominium	*0.55/unit*	*0.25/parcel*	*0.80 EDU/parcel*
Multi-family up to 20 units	*0.54/unit*	*0.25/parcel*	*0.54 EDU/unit + 0.25 EDU/parcel*
Multi-family more than 20 units	*0.45/unit + 1.80/parcel*	*0.25/parcel*	*0.45 EDU/unit + 2.05 EDU/parcel*
Mobile Home up to 20 units	*0.33/unit*	*0.25/parcel*	*0.33 EDU/unit + 0.25 EDU/parcel*
Mobile Home more than 20 units	*0.20/unit + 2.60/parcel*	*0.25/parcel*	*0.20 EDU/unit + 2.85 EDU/parcel*
Nonresidential	*2.50/acre*	*1.50/acre*	*4.00 EDU/net acre*
Vacant	*0.25/parcel*	*0.25/parcel*	*0.50 EDU/parcel*

An EDU (Equivalent Dwelling Unit) is used as a way to relate dissimilar land uses such as commercial and residential. As an example, one acre of commercial is approximately equal to 4 residential parcels.

Peripheral Streetlights/Traffic Signals Apportionment. *All parcels in the Districts receive a special benefit from the installation, maintenance, operation, and servicing of safety lighting and streetlights, and traffic signals on peripheral streets located outside of the Districts. The peripheral lighting, traffic signals, safety lighting and capital improvements (Arterial Lighting) are provided throughout the City and all properties in the Districts may easily access these improvements. In contrast to the Local Lighting, Peripheral Lighting benefits properties primarily because the properties are provided safe peripheral street access. Therefore, Peripheral Lighting benefits will be apportioned to parcels in the Districts on a per unit basis taking into account demographic population information.*

Vacant properties, which have no people residing on the property, also benefit from Peripheral Lighting because of the convenience associated with emergency vehicle access and other traffic that must use the arterial streets to service the vacant properties in the Districts. Therefore, vacant parcels are assigned a per parcel benefit point. Vacant parcels are assigned benefit points based on the core benefit attributable to every assessable parcel in the Districts from Peripheral Lighting of 0.25 benefit points per parcel.

The following Table - Peripheral Lighting Benefit Factors shows the breakdown of the benefit points assigned to each land use for all assessable property in the Districts.

Peripheral Lighting Benefit Factors

Land Use Description	***Total Benefit Points***
Single Family Residential (SFR)	*1.00 EDU/parcel*
Condominium	*0.85 EDU/parcel*
Multiple Family	*0.95 EDU/parcel*
Mobile Home	*0.40 EDU/unit*
Nonresidential	*1.00 EDU/7,200 square feet (parcel size)*
Vacant	*0.25 EDU/parcel*

The following Table – Local Traffic Signal Benefit Factors shows the breakdown of the benefit points assigned to each land use for all assessable property in the Districts.

Local Traffic Signal Benefit Factors

Land Use Description	***Total Benefit Points***
Single Family Residential (SFR)	*0.75 EDU/parcel*
Condominium	*0.68 EDU/parcel*
Multiple Family	*0.45 EDU/parcel + 0.25 per parcel*
Mobile Home	*0.20 EDU/unit + 0.25 per parcel*
Nonresidential	*2.50 EDU/acre*
Vacant	*0.25 EDU/parcel*

Peripheral streetlights and traffic signals will remain peripheral until such time as they fall within the Districts. At such time, the streetlight or traffic signal will be removed from the peripheral inventory and placed within the Districts local lighting inventory. The total assessment for a parcel is thus a combination of the local lighting, traffic signals, and peripheral lighting benefit factors. Each element (local streetlights, local traffic signals, and peripheral improvements) will be determined individually.

Local Streetlights. *Assessments for local street lighting will be determined using factors from the Table - Local Lighting Benefit Factors and the current EDU assessment rate to maintain local streetlights within each individual District.*

Peripheral Improvements. *Assessments for peripheral improvements will be determined using factors from the Table - Peripheral Lighting Benefit Factors and the current EDU assessment rate to maintain these peripheral improvements throughout the Districts.*

Local Traffic Signals. *Assessments for local traffic signals will be determined using factors from the Table - Local Traffic Signal Benefit Factors and the current EDU assessment rate to maintain traffic signals within each individual District.*

5.5 Assessment District No. 5 Benefit Factors

Starting with Fiscal Year 2014/15, the City took over the administration of the streetlight assessments and the maintenance of the streetlight improvements within Streetlight Assessment District No. 5 consisting of approximately 32,800 parcels of residential and non-residential developments located throughout the City that were previously covered under the Los Angeles County Lighting Maintenance District No. 1616 (CLMD 1616). Los Angeles County administered the streetlights assessments and managed the streetlights improvements up to Fiscal Year 2013/14.

District No. 5 was formed to provide for the financing of streets lights within District No. 5 boundaries after receiving approval by property owners in 2003. District No. 5 method of assessment assigns benefit units according to the Los Angeles County land use codes, as shown in the following table.

District No. 5 Benefit Factors

Use Code	Use Code Description	Benefit Units
01XX	SINGLE RESIDENCE	1.00
02XX	DOUBLE, DUPLEX, OR TWO UNITS	2.00
03XX	THREE UNIT SINGLE RESIDENCES	2.50
04XX	FOUR UNIT SINGLE RESIDENCE	3.50
05XX	FIVE UNITS OR MORE SINGLE RESIDENCES	4.00
06XX	MODULAR HOMES	1.00
07XX	MOBILE HOMES	1.00
08XX	ROOMING HOUSES	4.50
09XX	MOBILE HOME PARKS	8.00
10XX	COMMERCIAL	0.00
11XX	STORES	4.00
12XX	STORE AND OFFICE COMBINATIONS	4.00
13XX	DEPARTMENT STORES	8.00
14XX	SUPERMARKETS	8.00
15XX	SHOPPING CENTERS (NEIGHBORHOOD, COMMUNITY)	6.50
16XX	SHOPPING CENTERS (REGIONAL)	6.50
17XX	OFFICE BUILDINGS	3.00
18XX	HOTEL AND MOTELS	8.00

District No. 5 Benefit Factors

Use Code	Use Code Description	Benefit Units
19XX	PROFESSIONAL BUILDINGS	3.00
20XX	COMMERCIAL	0.00
21XX	RESTAURANTS, COCKTAIL LOUNGES, TAVERNS	5.00
22XX	WHOLESALE AND MANUFACTURING OUTLETS	6.50
23XX	BANKS, SAVINGS AND LOANS	3.00
24XX	SERVICE SHOPS (ELECTRIC REPAIR, PAINT SHOP, LAUNDRY)	3.00
25XX	SERVICE STATIONS - FULL SERVICE	4.00
26XX	AUTO SERVICE SHOPS (BODY & FENDER COMMERCIAL GARAGE)	6.00
27XX	PATRON OR EMPLOYEE PARKING LOTS (COMMERCIAL USE PROPERTIES)	2.50
28XX	ANIMAL KENNELS	2.00
29XX	NURSERIES OR GREENHOUSES	2.00
30XX	INDUSTRIAL	0.00
31XX	LIGHT MANUFACTURING PLANTS/SHOPS	5.00
32XX	HEAVY MANUFACTURING PLANTS	6.50
33XX	WAREHOUSING, DISTRIBUTION, STORAGE (UNDER 10,000 SQ FT)	5.00
34XX	FOOD PROCESSING PLANTS	5.00
35XX	MOTION PICTURE, RADIO, AND TELEVISION INDUSTRIES	6.50
36XX	LUMBER YARDS	3.00
37XX	MINERAL PROCESSING PLANTS	5.50
38XX	PARKING LOTS (INDUSTRIAL USE PROPERTIES)	2.00
39XX	OPEN STORAGE	5.50
40XX	IRRIGATED FARMS	0.00
41XX	IRRIGATED FRUITS AND NUTS ORCHARDS	1.00
42XX	IRRIGATED VINEYARDS	1.00
43XX	IRRIGATED VINE AND BUSH FRUIT FARMS	1.00
44XX	IRRIGATED TRUCK CROPS	1.00
45XX	IRRIGATED FIELD CROPS	1.00
46XX	IRRIGATED PASTURE	1.00
47XX	IRRIGATED DAIRY FARM	1.00
48XX	POULTRY FARMS	1.00
49XX	FEED LOTS	1.00
50XX	DRY FARMS	0.00
51XX	DRY FRUITS AND NUTS ORCHARDS	1.00
52XX	DRY VINEYARDS	1.00
53XX	DRY FIELD CROPS	1.00
54XX	DRY PASTURE	1.00
55XX	DRY TIMBERLANDS - PINE	1.00
56XX	DRY TIMBERLANDS - FIR	1.00
57XX	DRY TIMBERLANDS - REDWOOD	1.00
58XX	DESERT LANDS	1.00
59XX	WASTE LANDS	1.00
60XX	RECREATIONAL	0.00
61XX	INDOOR MOVIE THEATRES	5.00
62XX	WATER RECREATION	0.00
63XX	BOWLING ALLEYS	8.00
64XX	CLUBS, LODGES, FRATERNAL ORGANIZATIONS	4.00
65XX	ATHLETIC AND AMUSEMENT FACILITIES	6.50
66XX	GOLF COURSES	3.00
67XX	RACE TRACKS	3.00
68XX	CAMPS	3.00
69XX	ICE SKATING RINK	8.00
70XX	INSTITUTIONAL	0.00
71XX	CHURCHES	2.00
72XX	SCHOOLS (PRIVATE)	2.00
73XX	COLLEGES, UNIVERSITIES (PRIVATE)	6.50

District No. 5 Benefit Factors

Use Code	Use Code Description	Benefit Units
74XX	HOSPITALS	6.50
75XX	HOMES FOR AGED AND OTHERS	3.00
76XX	SENIOR DAY CAE	0.00
77XX	CEMETERIES, MAUSOLEUMS, MORTUARIES	1.00
78XX	INSTITUTIONAL – OPEN	0.00
79XX	INSTITUTIONAL – OPEN	0.00
80XX	MISCELLANEOUS	0.00
81XX	COMMERCIAL & MUTUAL UTILITY: PUMPING PLANTS, STATE ASSESSED	2.00
82XX	MINING	0.00
83XX	PETROLEUM AND GAS	2.00
84XX	PIPELINES AND CANALS	0.00
85XX	RIGHTS-OF-WAY	0.00
86XX	WATER RIGHTS	0.00
87XX	RIVERS AND LAKES	0.00
88XX	GOVT OWNED PROPERTY - OPEN	0.00
89XX	DUMP SITES	1.00

5.6 Cost of Living Inflator

Annually, the amount of assessments for the Districts may be increased, based upon the Consumer Price Index, All Urban Consumers, for Los Angeles-Long Beach-Anaheim Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The Assessment Engineer shall compute the percentage difference between the CPI for February of the current year and the CPI for the previous February and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Assessment Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

The increase of the assessment for Annexation Nos. 186 & 203 may not exceed 3%.

Alternatively, Assessment Districts Nos. 1, 2, 3, and 4 may use the Southern California Edison and California Public Utilities Commission (CPUC) approved rates for each light fixture adjustment schedule as the basis for adjustment of the annual rates. As a result, the assessment may be continued to be levied annually and may be increased by up to the maximum annual CPI adjustment (or CPUC adjustment for Assessment Districts Nos. 1, 2, 3, and 4), without any additional assessment ballot proceeding. Further, in the event that in future years the assessments are levied at a rate less than the maximum authorized assessment rate, the assessment rate in a subsequent year may be increased up to the maximum authorized assessment rate without any additional assessment ballot proceeding. [14]

For Fiscal Year 2026/27, the maximum authorized assessment rates for the Districts (except Annexation Nos. 186 & 203) are increased by 2.93%, based on the increase of the February 2025 to February 2026 CPI, for All Urban Consumers in the Los Angeles-Long Beach- Anaheim Area, of 2.93%. The maximum authorized assessment rates for Annexation Nos. 186 & 203 for Fiscal Year 2026/27 is 3.00%.

[14] *As detailed in the Annual Engineer's Report, City of Palmdale, Streetlight Maintenance Assessments Districts and Annexations, Fiscal Year 2020/21 dated April 2020 and approved by City Council on June 2, 2020.*

5.7 Fiscal Year 2026/27 Maximum Assessment

The Fiscal Year 2026/27 maximum authorized assessment rates for the Districts are included in Section 8 of this Engineer's Report.

5.8 Duration of Assessment

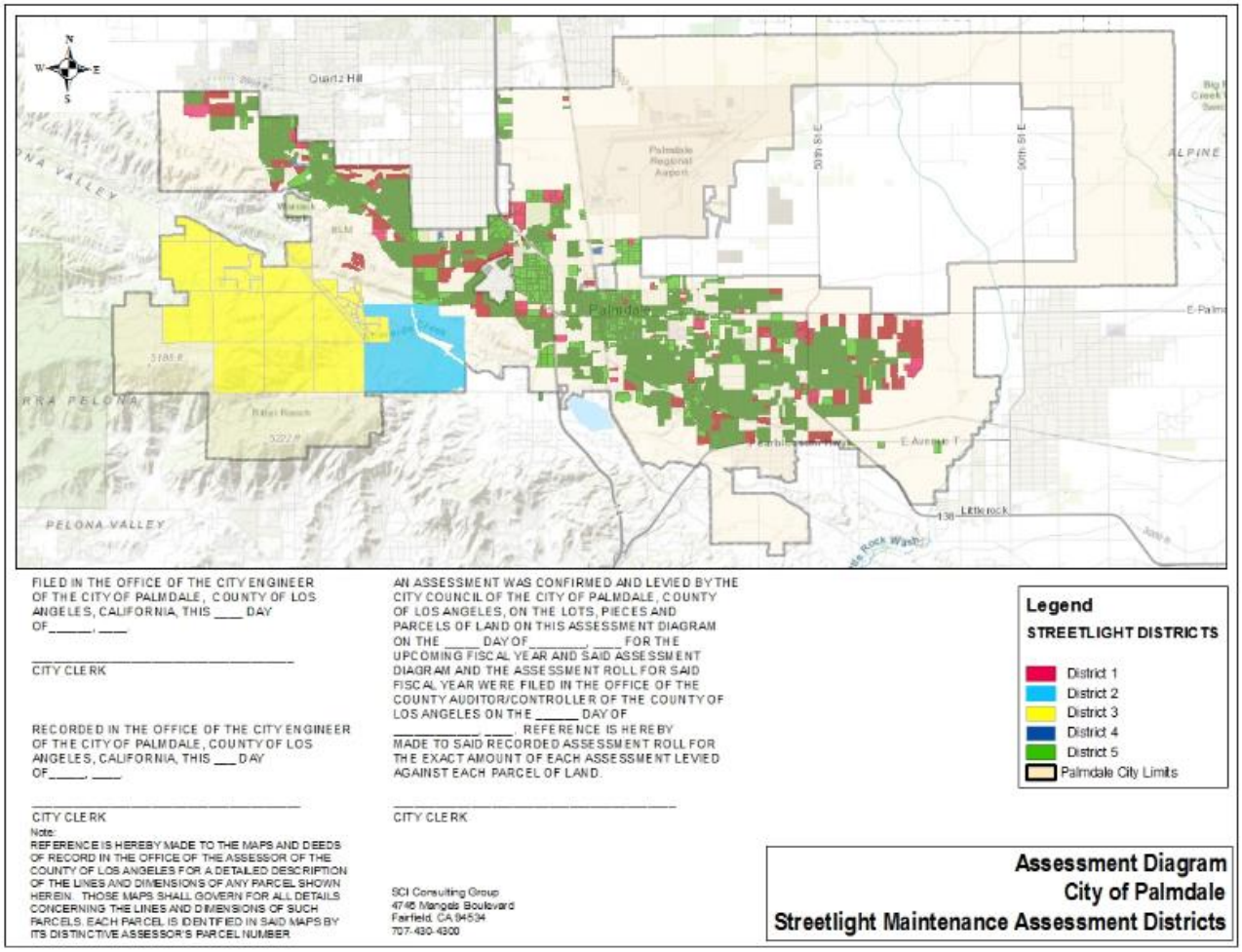
The Districts were formed or annexed in previous years. It is proposed that the assessments be continued every year after their formation or annexation, so long as the public improvements need to be maintained and improved, and the City requires funding from the assessments for these improvements in each District. As noted previously, the assessment can continue to be levied annually after the City Council approves an annually updated Engineer's Report, budget for the assessment, improvements to be provided, and other specifics of the assessment. In addition, the City Council must hold an annual public hearing to continue the assessment.

5.9 Appeals and Interpretation

Any property owner who feels that the assessment levied on the subject property is in error, as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the City of Palmdale Public Works department. Any such appeal is limited to correction of an assessment during the then current fiscal year or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City of Palmdale Public Works Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City of Palmdale Public Works Engineer, or her or his designee, finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City of Palmdale Public Works Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the City of Palmdale Public Works Engineer or her or his designee shall be referred to the Director of Public Works of the City of Palmdale, and the decision of the Director of Public Works of the City of Palmdale shall be final.

6. ASSESSMENT DIAGRAM

The boundaries of the Districts are displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Districts and Annexations are those lines and dimensions shown on the maps of the County Assessor of the County of Los Angeles, at the time this Engineer's Report was prepared, and are incorporated by reference herein and made part of this report.



7. STREETLIGHT MAINTENANCE DISTRICTS

The lights maintained for each District are shown in the table below.

District	Tract/ Parcel Map	Land Use	General Location	Net Commercial Acreage	Total Light Count	Traffic Signals Hwy Lights	Peripheral Lights
District No. 1							
2002-001	PM 25755	Com	Ave S and 47th St East	32.44	10	0	0
2002-002	45217, 46193, 46194	Res	35th St East & Fairfield	0.00	0	0	0
2002-003	49016-02 & 03	Res	30th St West & Club Rancho Dr.	0.00	42	0	0
2002-004	47935	Res	Rancho Vista Blvd & Ave O-8	0.00	67	0	0
2002-005	47115, 47116, 47117, 44544	Res	SW Corner of Ave R-8 & 65th St East	0.00	78	0	0
2002-006	52142-03	Res	Ave P-8 and 30th St West	0.00	68	0	0
2002-007	45573	Res	Ave P-4 and 20th St West	0.00	13	0	0
2002-008	46602	Res	SW Corner of Ave N-8 and 55th St West	0.00	0	0	0
2002-009	51989	Res	Ave N and 50th St West	0.00	4	0	0
2002-010	45566	Res	55th St West	0.00	0	0	0
2002-011	46394-01	Res	Rancho Vista Blvd and Ave O-8	0.00	27	0	0
2002-012	53522	Res	SW Corner of Ave M-12 and 55th St West	0.00	0	0	0
2002-013	49016-04	Res	Ave N-8 and 30th St West	0.00	20	0	0
2002-014	44402	Res	Ave R-11 and 57th St East	0.00	19	0	0
2002-015	52142-1 & 2	Res	NW Corner of Ave P-8 and 25th St West	0.00	80	0	0
2003-016	48014-01 & 02	Res	Ave P-8 and Summerwind	0.00	53	0	0
2003-017	43689, 43690 & 43691	Res	Rancho Vista Blvd and 11th St West	0.00	86	0	0
2002-018	51505	Res	SE Corner of Ave P-8 and 20th St West	0.00	41	0	0
2002-019	PM 26593	Com	SW Corner of Ave O-8 and 10th St West	38.77	10	0	0
2003-020	Albertson's/PM 26612	Com	Ave N and 50th St West	18.25	10	0	0
2002-021	49016-05	Res	SW Corner of Ave N-8 and 30th St West	0.00	25	0	0
2002-022	49016-08, 09	Res	SE Corner of Ave N-8 and Bolz Ranch Rd	0.00	49	0	0
2003-023	AVUHSD	N-Res	N of Ave S and W of 70th St East	51.62	23	0	0
2003-024	Palmdale School District	N-Res	S of Ave Q and E of 22nd St East	4.62	3	0	0
2002-025	53855, 54806	Res	Ave P-8 and 20th St West	0.00	36	0	0
2003-026	Kaiser Medical	Com	Ave S and 45th St East	15.16	11	0	0
2003-027	52490	Res	55th St West	0.00	13	0	0
2003-028	37560 Sierra Hwy/ Secure Mini-Storage	Comm	37560 Sierra Hwy	3.95	4	0	0
2003-029	49016-07	Res	Bolz Ranch Rd (golf course)	0.00	18	0	0
2003-030	44893	Res	SE Corner of Ave S and 52nd St East	0.00	52	0	0
2003-031	46036	Res	Fairway Dr and Hook St	0.00	6	0	0
2003-032	PM 26721	Comm	SW Corner of Ave O-8 and 10th St West	6.81	8	0	0
2003-033	48847	Res	SW Corner of Ave S-12 and 37th St East	0.00	34	0	0
2003-034	7672/ 17th St. E. & Ave. Q	Comm	NW Corner of Ave Q and 17th St East	4.48	5	0	0
2003-035	PM 26990/ Amargosa Commons	Comm	SW Corner of Rancho Vista Blvd and 10th St West	17.40	9	0	0
2003-036	Ana Verde School	N-Res	Ave R and Division	15.34	9	0	0
2003-037	45218-01	Res	30th St East and Railroad	0.00	54	0	0
2003-038	53608	Res	NW Corner of Ave S-12 and 30th St East	0.00	26	0	0
2003-039	46710	Res	Ave R-12 and 25th St East	0.00	19	0	0
2003-040	Esperanza School	N-Res	35th St West and Town Center Dr	10.51	5	0	0
2003-041	49016-06	Res	Club Rancho Drive and Champion	0.00	10	0	0
2003-042	46597	Res	SW Corner of Ave S-8 and 40th St East	0.00	30	0	0
2004-043	53869	Res	NE Corner of Ave Q-8 and Tierra Subida	0.00	36	0	0
2003-044	CUP 03-30/ Iglesia de Cristo Miel	N-Res	West side of 17th St East between Aves Q-14 and Q-15	1.05	5	0	0

District	Tract/ Parcel Map	Land Use	General Location	Net Commercial Acreage	Total Light Count	Traffic Signals Hwy Lights	Peripheral Lights
2003-044	CUP 03-30/ Iglesia de Cristo Miel	Comm	1675 E Avenue Q15	3.42	6	0	0
2004-045	Ponderosa School	N-Res	NW Corner of Pearblossom Hwy and 37th St East	12.80	10	0	0
2004-046	53857	Res	NW Corner of Bolz Ranch Rd and Sawgrass Dr	0.00	36	0	0
2004-047	53199	Res	NW Corner of Ave R and 60th St East	0.00	71	0	0
2004-048	60053	Res	NW Corner of Ave R and 40th St East	0.00	48	0	0
2004-049	Fairway BP	Comm	SW Corner of Ave O and Division St	55.18	61	0	0
2004-050	60070	Comm	Sierra Hwy between Ave R-8 and Ave S	7.14	6	0	0
2004-051	Granite Hills School	N-Res	SW Corner of Ave R-8 and 67th St East	9.29	5	0	0
2004-052	54058-01 & 02	Res	SE Corner Ave P-8 and 25th St West	0.00	101	1	0
2004-053	54075	Res	NW Corner Ave N-8 and 55th St West	0.00	11	0	0
2004-054	52489	Res	NE Corner Ave N-8 and 55th St West	0.00	16	0	0
2004-055	54399	Res	NE Corner Ave P-6 and 25th St West	0.00	42	0	0
2004-056	PM 60501	Comm	NE Corner Ave Q-8 and 5th St West	13.65	0	0	0
2004-057	60462	Res	Bolz Ranch Rd and Homeridge Dr	0.00	18	1	12
2004-058	53990	Res	Paradise Dr from Aves M-8 to M-12	0.00	12	0	0
2004-059	54383	Res	25th St East and Turner Dr	0.00	34	0	0
2004-060	52200 01 & 02	Res	W of Ave P-12 and 30th St West	0.00	125	0	0
2004-061	PM 27019	Comm	SE Corner of Ave O-4 and 10th St West	38.64	25	2	0
2004-062	54226	Res	SW Corner of Palmdale Bl and 60th St East	0.00	34	0	0
2004-063	60745	Res	SW Corner of Palmdale Bl and 58th St East	0.00	14	0	0
2004-064	53221	Res	NW Corner of 40th St East 300 feet N of R-6	0.00	36	0	0
2004-065	49147-01	Res	NW Corner of Ave R and 70th St East	0.00	59	0	0
2004-066	49147-02	Res	NW Corner of Ave R and 70th St East	0.00	10	0	0
2004-067	49147-03	Res	NW Corner of Ave R and 70th St East	0.00	22	0	0
2004-068	53067	Res	SW Corner of Palmdale Blvd and 55th St East	0.00	35	0	0
2004-069	60954	Res	SE Corner of Palmdale Blvd and 50th St East	0.00	42	0	13
2004-070	60926	Res	NW Corner of Ave R and 40th St East	0.00	20	0	11
2004-071	53921	Res	Whitecliff Street and Crane Court	0.00	20	0	0
2004-072	46755	Res	NE Corner Ave R-8 and 60th St E	0.00	10	0	0
2004-073	60128	Res	Rockie Lane Ave R-8 to Ave S	0.00	2	0	0
2004-074	060028 01 & 02	Res	SE corner of Ave R and 70th st East	0.00	2	0	0
2004-075	46757	Res	Palmdale Blvd, 65th St East, Ave R	0.00	160	0	0
2004-076	54339	Res	SE Corner of Ave M and 70th St West	0.00	62	0	0
2004-077	53920	Res	Fort Tejon Road N of SP RailRoad (50th East)	0.00	89	0	0
2005-078	National Storage	Com	NW Corner of Palmdale Bl and 35th St East	4.30	3	0	0
2005-079	44543	Res	SE Corner of Russ Place and 55th St East	0.00	22	0	0
2005-080	60588	Res	37th St E and San Antonio Dr	0.00	6	0	0
2005-082	52921	Res	SW Corner of Ave S and 60th St East	0.00	73	0	0
2005-083	61699	Res	Ave S2 and Julian Lane	0.00	15	0	0
2005-084	17042/ P-14 @ 6th Street E	Res	Ave P14 and 6th St East	0.00	8	0	0
2005-085	54301-01	Res	NE Corner of Ave M-8 and 70th St West	0.00	66	0	0
2006-086	60209	Res	70th and M	0.00	41	0	0
2005-087	61770	Res	SE Corner of Avenue S and Hillcrest Drive	0.00	22	0	0
2005-088	PM 23981/ Tommy's Burger	Com	Rancho Vista at Hwy 14	0.42	2	0	0
2005-089	54301	Res	NW Corner of Ave M-8 and 67th St West	0.00	72	0	0
2005-090	Palmdale Hospital	Com	Tierra Subida and Palmdale Blvd	29.66	16	0	0
2005-091	54209	Res	NE Corner of Ave R and 35th St East	0.00	51	0	0
2005-092	CUP 00-01/ Highland Church	Com	NW Corner of Rancho Vista Blvd and 20th St west	9.04	14	0	0
2005-095	60789	Res	SW Corner of Ave S-4 and 40th St East	0.00	7	0	0
2005-096	52029	Res	NW Corner of Pearblossom Hwy and 50th St East	0.00	45	0	0
2005-097	46356	Res	NW Corner of Pealblossom Hwy and 47th St East	0.00	56	0	0
2005-098	46394	Res	South of Rancho Vista between Cricket Lane and Ave O8	0.00	0	0	0
2005-099	46454	Res	SW Corner of 15th St West and Elizabeth Lake Road	0.00	79	0	0

District	Tract/ Parcel Map	Land Use	General Location	Net Commercial Acreage	Total Light Count	Traffic Signals Hwy Lights	Peripheral Lights
2005-100	CUP 03-02/ Tom's #27	Comm	S of Ave R, W of 47th St East	4.03	6	0	0
2005-101	62020	Res	Ave S and Downing Street	0.00	30	0	0
2005-102	49147-04	Res	Aver R, 65th St E to 70th St E	0.00	21	0	0
2005-103	49147-05	Res	Aver R, 65th St E to 70th St E	0.00	20	0	0
2005-104	49147-06	Res	Aver R, 65th St E to 70th St E	0.00	31	0	0
2005-105	62695	Res	Ave N-8 and Entar Drive	0.00	26	0	0
2005-106	52806	Condo	25th and 27th East approx 600 feet south of Palmdale Bl	0.00	24	0	0
2006-107	PM 62432	N-Res	South side of Rancho vista Blvd, West of Delson Drive	4.80	6	0	0
2006-108	SPR 5-04-1/ Vlm 145 Twin Palms Apt.	M-Fam	N of Ave Q4, E of 11th St East	0.00	11	0	0
2006-109	61488	Res	North of Ave R-6, West of 30th St East	0.00	13	0	0
2006-110	61610	Res	south of Palmdale Bl, west of 58th St East	0.00	16	0	0
2006-111	61611/61981	Res	north of Ave S, east of 65th East	0.00	40	0	0
2006-113	CUP 05-10/PM 62693	Comm	NE corner of Rancho Vista Blvd and Fairway Dr	3.64	6	0	0
2006-114	60511	Res	S of Avenue R, E of 40th St E	0.00	19	0	0
2006-115	62068	Res	North of Ave S and East of Rockie Lane	0.00	27	0	0
2006-116	54058-03	Res	SE Corner Ave P-8 and 25th St West	0.00	46	0	0
2006-117	60408	Res	south of Avenue M-12; west of 52nd St West	0.00	35	0	0
2006-119	Desert Willow School	N-Res	South of Ave S-8; east of 60th St East	18.00	16	0	0
2006-120	United Fellowship Church	Church	North of Ave R-12; west of 25th St East	9.87	5	0	0
2006-121	60431	Res	South of Columbia Way; west of 70 St West	0.00	130	0	0
2006-122	62974	Res	South of Ave Q and East of 40th St East	0.00	44	0	0
2006-123	51224	Res	So uth of Spanish Broom Dr between Firethorn Ave & Waltham Pl	0.00	60	0	0
2007-124	51451, & 51451-01	Res	N of Union Pacific rof W of Fort Tejon, E of 47th S E	43.16	94	0	0
2006-125	SPR 10-04-1	Comm	West side of 10th West 150 N. of Ave O8	5.75	9	0	0
2006-126	CUP 05-19	Comm	N Side of Ave S 300 ft wesdt of 47th St East	5.55	2	0	0
2006-127	53342	Res	West of Tilbury Dr and NW or Rancho Vista Blvd	0.00	36	0	0
2006-128	47510	Res	S of Ave R, E of Tackstem St	0.00	4	0	0
2006-129	63008	Res	636' s of Palmdale Bl, E of Chapelle St	0.00	12	0	0
2006-130	62213	Res	N of Ave S-4, W of 42nd Street East	0.00	21	0	0
2006-131	School	N-Res	26Th St E and 29th St E Ave R-10 and Ave R-12	12.52	13	0	0
2006-132	61045	Res	S of Palmdale Blvd West of 52nd Street East	0.00	47	0	0
2006-133	61941	Res		0.00	0	0	0
2006-134	61443	Res	N of Q4, East of 22nd Street East	0.00	9	0	0
2006-135	SPR 12-05-1/ Jonan Property Rancho Vista&12E	Comm	S of Rancho Vista Bl, E of 12th St E	9.57	10	0	0
2006-136	Professional Center	Comm	NW corner 10th St West and Avenue O-8	1.60	3	0	0
2006-137	SPR 4-06-6 Cielo Azul Senior Apts.	M-Fam	N or Avenue R, E of 27th st E	0.00	3	0	0
2006-139	49215	Res	S of Ave S-8, W od 42nd St E	0.00	2	0	0
2006-140	62490/66868	Condo	Corner of Rancho Vista Blvd & Extension of Tilbuty Dr	0.00	27	0	0
2007-141	PM 66322	Comm	N of Avenue R, W of 47th Street E	46.68	31	0	0
2007-143	62371	Res		0.00	0	0	0
2007-144	54058-4	Res	S of Ave P-8, W of 20th St. W	0.00	36	0	0
2007-145	50871	Res	NW Corner, Union Pacific and 60th St E	0.00	57	0	0
2007-146	CUP 05-30/Rite Aide	Comm	E of 47th St E, S of Ave R	4.69	6	0	0
2007-147	60162	Res	east of 60th St E, south of Tr 45705, W of Rockie Lane	0.00	7	0	0
2007-148	SPR 7-06-2	Comm	northeast corner of 30th St East and Ave R	0.00	8	0	0
2007-149	SPR 11-06-2	Comm	south of Palmdale Blvd 300ft E of 5th St E	1.94	4	0	0
2008-150	63412	Res	NE Corner of Ave. R and 60th St East	0.00	25	0	0
2008-151	PM 65044	Comm	NEC of Avenue S and 40th St. East	12.63	10	0	0

District	Tract/ Parcel Map	Land Use	General Location	Net Commercial Acreage	Total Light Count	Traffic Signals Hwy Lights	Peripheral Lights
2008-152	GD 07-66/ Northrop Grumman Federal CU	Comm	41943 Sierra Highway	5.11	4	0	0
2008-153	51451-02	Comm		0.00	0	0	0
2009-154	PM 69766/CUP 07-18	Comm	NEC of Avenue R and 47th St. East	12.54	10	0	0
2019-186	TR. 73740 Homes 4Famlies	Res	SEC of Division Street & Taintor Road	0.00	11	0	0
District No. 4							
2010-155	PM 070794/Gregg Anderson School	Comm/ Sch	Avenue N-8 / Rancho Vista Blvd	18.15	20	0	0
2010-156	18659/ AutoZone	Comm	North of Palmdale Blvd, South of Ave Q-7 & 31ST ST E	0.98	2	0	0
2012-157	7670-All Parts Auto Recycling	Comm	between 8th Street East & Sierra Hwy	18.49	6	0	0
2011-158	Vulcan Materials	Light Ind	along E Ave T, east of 70th St E	160.70	14	0	0
2013-159	David G.Millen Interm School	Comm/ Sch	N side of W Ave P-8, bw 23rd St W & 22nd St W	16.39	16	0	0
2012-160	1st United Methodist Church	Comm/ Chu	NE corner of Rancho Vista Blvd & 25th St W	11.56	10	0	0
2012-161	69008/ Palmdale TOD Apts	M-Fam	N of Ave Q bw 3rd St E & 6th St E	0.00	13	0	0
2012-162	Cruz Thru Carwash	Comm	39315 10th St W	1.32	1	0	0
2013-163	O'Reilly Automotive Stores	Comm	SE corner of E Palmdale Blvd & 12th St E	0.90	3	0	0
2013-164	AV Recycling	Light Ind	along Ave R-5 west of Tierra Subida	184.94	19	0	0
2013-165	66204-ALTA Community	Res	N side of AveR-8 bw 57th St E & Segovia Way	0.00	5	0	0
2013-166	Rancho Vista Market	Comm	3875 W. Rancho Vista Blvd.	9.31	10	0	0
2014-167	Family Dollar	Comm	3157 E Palmdale Blvd	0.97	1	0	0
2014-168	72222--Arco AM/PM	Comm	41155 10th St W	1.94	2	0	0
2015-169	68181	Res	north side of Ave S-4, bw Sylvam St & 45th St E	0.00	3	0	0
2015-170	APN 3008-037-063 (38461 10th St E)/ Congregation of Jehovah's Witnesses	Comm/ Chu	38461 10th St E	2.66	3	0	0
2016-172	APNs 3204-022-901,-903,-908,-909/ AVEK	Light Ind	6500 W Avenue N	21.48	2	0	0
2019-173	APN 3020-004-095/ Aerospace Academy	Comm	3300 East Palmdale Blvd	15.36	14	0	0
2017-174	APNs 3009-024-935,-936 / Courson Arts Colony	MFR	Ave Q-2, bw 9th St E and 10th St E	0.00	1	0	0
2017-175	APNs 3020-001-036 & -037/ Guidance Charter School	Comm	East Avenue R & 40th Street East	30.46	16	0	0
2017-178	portion of APN 3021-030-007/ Tractor Supply	Comm	3747 East Palmdale Blvd	3.83	7	0	0
2017-180	APN 3021-030-036	Comm	3851 E Palmdale Blvd NE corner of E Palmdale Blvd & 40th St	1.72	8	0	0
2019-184	Tract 73401 (APN 3015-011-035)	MFR	SE corner of E Ave Q, north of E Ave Q3, E of Orchird View Pla	0.00	13	0	0
2020-193	Edwards Federal Credit Union	Comm	39963 10th Street West	1.61	1	0	0

District No. 2							
2004-800	Anaverde	Res/ Comm	Avenue S	40.00	0	0	0
2012-801	61895-01	School/ Res	South of Avenue S and Greenbrier Street	10.54	10	0	0
District No. 3							
2006-900	Ritter Ranch	Res/ Comm	Elizabeth Lake Road	57.00	0	0	0
District No. 5							
91616	throughout the City	all types	throughout the City	951.51	14,299	0	0
Totals:				**2,167.87**	**18,592**	**4**	**36**

8. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel subject to the assessment, shall be based on the County Assessor's secured roll data for the applicable year in which this report is prepared and is incorporated herein by reference.

A listing of assessor's parcels subject to the assessments for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Clerk[15] and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the charge amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method outlined in the method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

The following pages summarize the Fiscal Year 2026/27 assessments for the Districts and Annexations.

[15] *A copy may be retained from the City Engineer.*

City of Palmdale
Streetlight Maintenance Assessment Districts and Annexations
Assessment Roll Summary

District / Annexation	Parcel Count [1]	2026/27 EDUs per District	2026/27 Assessment Amount	2026/27 Actual Assessment Rate per EDU	2026/27 Maximum Assessment Rate per EDU
1	10	411.700	$53,414.43	$135.84	$135.84
2	0	0.00	0.00	0.00	0.00
3	104	104.000	14,127.36	135.84	135.84
4	132	132.000	17,930.88	135.84	135.84
5	159	159.000	21,598.56	135.84	135.84
6	156	156.000	21,191.04	135.84	135.84
7	45	45.000	6,112.80	135.84	135.84
8	0	0.00	0.00	0.00	0.00
9	19	19.000	2,580.96	135.84	135.84
10	0	0.00	0.00	0.00	0.00
11	49	49.000	6,656.16	135.84	135.84
12	0	0.00	0.00	0.00	0.00
13	49	164.380	22,329.33	135.84	135.84
14	53	53.000	7,199.52	135.84	135.84
15	161	161.000	21,870.24	135.84	135.84
16	86	188.140	24,354.35	135.84	135.84
17	144	144.000	19,560.96	135.84	135.84
18	72	72.000	9,780.48	135.84	135.84
19	8	8.000	1,086.72	135.84	135.84
20	8	8.000	1,086.72	135.84	135.84
21	70	70.000	9,508.80	135.84	135.84
22	158	158.000	21,462.72	135.84	135.84
23	1	1.000	135.84	135.84	135.84
24	1	1.000	135.84	135.84	135.84
25	72	72.000	9,780.48	135.84	135.84
26	5	5.000	679.20	135.84	135.84
27	21	21.000	2,852.64	135.84	135.84
28	1	1.000	135.84	135.84	135.84
29	49	107.600	14,616.35	135.84	135.84
30	122	122.000	16,572.48	135.84	135.84
31	13	13.000	1,765.92	135.84	135.84
32	3	3.000	407.52	135.84	135.84
33	74	74.000	10,052.16	135.84	135.84
34	1	1.000	135.84	135.84	135.84
35	6	6.000	815.04	135.84	135.84
36	2	2.000	271.68	135.84	135.84
37	92	92.000	12,497.28	135.84	135.84
38	78	78.000	10,595.52	135.84	135.84
39	43	43.000	5,841.42	135.84	135.84
40	1	1.000	135.87	135.84	135.84
41	51	51.000	6,929.37	135.84	135.84
42	64	229.160	31,130.50	135.84	135.84
43	67	67.000	9,101.28	135.84	135.84
44	1	1.000	135.84	135.84	135.84
45	1	1.000	135.84	135.84	135.84
46	64	64.000	8,693.76	135.84	135.84

City of Palmdale
Streetlight Maintenance Assessment Districts and Annexations
Assessment Roll Summary

District / Annexation	Parcel Count [1]	2026/27 EDUs per District	2026/27 Assessment Amount	2026/27 Actual Assessment Rate per EDU	2026/27 Maximum Assessment Rate per EDU
47	153	621.230	84,387.74	135.84	135.84
48	108	321.440	32,168.67	135.84	135.84
49	16	16.000	2,173.44	135.84	135.84
50	1	1.000	135.84	135.84	135.84
51	2	2.000	271.68	135.84	135.84
52	185	239.040	32,470.91	135.84	135.84
53	25	20.000	2,716.75	135.84	135.84
54	21	16.800	2,282.07	135.84	135.84
55	79	125.480	17,045.14	135.84	135.84
56	8	8.000	1,086.72	135.84	135.84
57	41	41.000	5,569.44	135.84	135.84
58	0	0.00	0.00	0.00	0.00
59	62	62.000	8,370.78	135.84	135.84
61	11	11.000	1,437.81	135.84	135.84
62	70	70.000	9,149.70	135.84	135.84
63	32	155.040	21,050.33	135.84	135.84
64	85	100.550	13,658.69	135.84	135.84
65	78	78.000	10,595.52	135.84	135.84
66	34	34.000	4,618.56	135.84	135.84
67	59	59.000	8,014.56	135.84	135.84
68	66	66.000	8,965.44	135.84	135.84
69	78	78.000	10,595.52	135.84	135.84
70	0	0.00	0.00	0.00	136.72
71	38	38.000	5,161.92	135.84	135.84
72	0	0.00	0.00	0.00	136.72
73	38	38.000	5,161.92	135.84	135.84
74	372	819.560	111,328.92	135.84	135.84
75	388	388.000	52,705.92	135.84	135.84
76	83	83.000	11,274.72	135.84	135.84
77	0	0.00	0.00	0.00	0.00
78	1	1.000	135.84	135.84	135.84
79	46	46.000	6,248.64	135.84	135.84
80	15	15.000	2,037.60	135.84	135.84
82	168	170.000	23,092.80	135.84	135.84
83	38	38.000	5,161.92	135.84	135.84
84	40	40.000	5,433.60	135.84	135.84
85	90	90.000	12,225.60	135.84	135.84
86	40	40.000	5,433.60	135.84	135.84
87	33	33.000	4,482.72	135.84	135.84
88	1	1.000	135.84	135.84	135.84
89	90	90.000	12,225.60	135.84	135.84
90	3	3.000	407.52	135.84	135.84
91	93	93.000	12,633.12	130.71	130.71
92	1	1.000	135.84	135.84	135.84
95	16	16.000	2,173.44	135.84	135.84
96	106	76.500	10,391.76	135.84	135.84

City of Palmdale
Streetlight Maintenance Assessment Districts and Annexations
Assessment Roll Summary

District / Annexation	Parcel Count [1]	2026/27 EDUs per District	2026/27 Assessment Amount	2026/27 Actual Assessment Rate per EDU	2026/27 Maximum Assessment Rate per EDU
97	92	117.200	24,953.68	135.84	135.84
99	174	310.280	42,148.39	135.84	135.84
100	2	2.000	271.68	135.84	135.84
101	66	66.000	8,965.44	135.84	135.84
102	60	60.000	8,150.40	135.84	135.84
103	52	52.000	7,063.68	135.84	135.84
104	58	58.000	7,878.72	135.84	135.84
105	42	42.000	5,705.28	135.84	135.84
106	204	309.840	42,088.89	135.84	135.84
107	3	3.000	407.52	135.84	135.84
108	1	1.000	135.84	135.84	135.84
109	1	1.000	135.84	135.84	135.84
110	5	5.000	679.20	135.84	135.84
111	59	59.000	8,014.56	135.84	135.84
113	1	1.000	135.84	135.84	135.84
114	28	28.000	3,803.52	135.84	135.84
115	50	49.500	6,724.08	135.84	135.84
116	111	111.000	15,078.24	135.87	135.87
117	2	2.000	271.68	135.84	135.84
119	0	0.00	0.00	0.00	0.00
120	3	3.000	407.52	135.84	135.84
121	0	0.00	0.00	0.00	136.72
122	62	62.000	8,422.08	135.84	135.84
123	117	179.440	24,375.12	135.84	135.84
124	0	0.00	0.00	0.00	0.00
125	1	1.000	135.84	135.84	135.84
126	2	2.000	271.68	135.84	135.84
127	1	1.000	135.84	135.84	135.84
128	0	0.00	0.00	0.00	136.72
129	41	41.000	5,569.44	135.84	135.84
130	0	0.00	0.00	0.00	0.00
131	0	0.00	0.00	0.00	0.00
132	0	0.00	0.00	0.00	0.00
134	2	2.000	271.68	135.84	135.84
135	1	1.000	135.84	135.84	135.84
136	1	1.000	135.84	135.84	135.84
137	1	1.000	135.84	135.84	135.84
139	8	8.000	1,086.72	135.87	135.87
140	11	11.000	1,494.24	125.02	125.02
141	16	16.000	2,173.44	135.84	135.84
144	93	93.000	12,633.12	135.84	135.84
145	0	0.00	0.00	0.00	0.00
146	3	3.000	407.52	135.84	135.84
147	0	0.00	0.00	0.00	0.00
148	0	0.00	0.00	0.00	0.00
149	1	1.000	135.84	135.84	135.84

City of Palmdale
Streetlight Maintenance Assessment Districts and Annexations
Assessment Roll Summary

District / Annexation	Parcel Count [1]	2026/27 EDUs per District	2026/27 Assessment Amount	2026/27 Actual Assessment Rate per EDU	2026/27 Maximum Assessment Rate per EDU
150	0	0.00	0.00	0.00	0.00
151	0	0.00	0.00	0.00	0.00
152	1	1.000	135.84	135.84	135.84
154	8	8.000	1,086.72	135.84	135.84
186	56	56.000	7,607.04	33.20	33.20
203	1	1.000	135.84	480.62	480.62
TOTAL SLMD #1	**6,671**	**9,174.880**	**$1,239,665.21**		
155	1	73.600	9,997.82	$135.84	$135.84
156	1	5.280	713.43	132.84	132.84
157	0	0.000	0.00	0.00	130.99
158	0	0.000	0.00	0.00	136.01
159	2	28.200	3,810.38	135.12	135.12
160	0	0.000	0.00	0.00	136.72
161	3	43.640	5,900.47	132.94	132.94
162	1	37.720	5,096.72	135.85	135.85
163	1	63.780	8,617.95	135.85	135.85
164	2	128.836	17,408.31	135.12	135.12
165	0	0.000	0.00	0.00	136.01
166	4	177.540	23,612.65	135.12	135.12
167	1	6.960	945.51	135.85	135.85
168	1	38.050	5,169.09	135.12	135.12
169	0	0.000	0.00	0.00	136.62
170	1	38.500	5,230.22	135.85	135.85
172	4	6.760	918.37	135.85	135.85
173	1	1.000	135.86	135.86	135.86
174	2	2.000	271.72	135.85	135.85
175	2	2.000	271.72	132.56	132.56
178	1	1.000	135.86	135.85	135.85
180	1	38.050	5,169.47	135.86	135.86
184	10	226.180	30,314.60	135.86	135.86
193	1	7.560	1,027.02	134.57	134.57
TOTAL SLMD #4	**40**	**926.656**	**$124,747.17**		
800	1,417	1,417.000	188,942.78	$133.34	$133.34
801	2	63.918	8,506.84	133.09	133.09
TOTAL SLMD #2	**1,419**	**1,480.918**	**$197,449.62**		
900	32	32.000	55,784.96	$1,743.28	$1,743.28
TOTAL SLMD #3	**32**	**32.000**	**$55,784.96**		
91616	31,614	34,958.000	3,554,877.68	$101.69	$101.69
TOTAL SLMD #5	**31,614**	**34,958.000**	**$3,554,877.68**		
TOTAL ALL SLMDs	**39,776**	**46,572.454**	**$5,172,524.64**		

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENGINEERING DIVISION

DISTRICT: **1**

SUBJECT: **ADOPT RESOLUTION NO. CC 2026-030, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE SETTING ASIDE PORTIONS OF CITY-OWNED LANDS (APNs 3009-021-904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, 3014-008-905), FOR RIGHT-OF-WAY AND BIKEWAY EASEMENTS ALONG AVENUE R FOR PUBLIC ROAD AND HIGHWAY PURPOSES**

RECOMMENDATION

Staff recommend that the City Council:

1. Adopt Resolution No. CC 2026-030, a Resolution of the City Council of the City of Palmdale setting aside portions of City-owned lands (APNs 3009-021-904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, 3014-008-905), for right-of-way and bikeway easements along Avenue R for public road and highway purposes; and,

2. Authorize the Mayor to execute Resolution No. CC 2026-030, accepting the set-aside easement for portions of City-owned lands (APNs 3009-021-904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, 3014-008-905), for right-of-way and bikeway improvements along Avenue R for public road and highway purposes.

BACKGROUND

Capital Improvement Project No. 698, Avenue R Complete Streets Project (Project), included roadway widening improvements along Avenue R from Sierra Highway to 25th Street East. These improvements included pavement widening and rehabilitation, sidewalk gap closures, driveway and curb ramp construction, traffic signal modifications, streetlight improvements, storm drain improvements and signing & striping enhancements. As part of the Project, the City acquired several parcels in fee to

complete said improvements, identified as Assessor Parcel Nos. 3009-021-904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, and 3014-008-905.

DISCUSSION

Construction improvements for the Avenue R Complete Streets Project were completed in June 2025, and the Notice of Completion was filed in July 2025. Although the City owns the properties listed in fee title, portions of these properties that fall within the improved roadway have not been formally reserved for public use as a public road. Resolution No. 2026-030 authorizes the public use of portions APNs 3009-021-904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, and 3014-008-905 for road and highway purposes, as described in Exhibit A.

FISCAL IMPACT

$0; There is no fiscal impact to the City, as roadway improvements were previously completed as part of the Avenue R Complete Streets Project.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

A. Seek innovative, cost effective, customer focused methods of service delivery.

Goal IV: Maintain a desirable community where everyone wants to live, work and play.

B. Provide inclusive access to a variety of supportive services that build a resilient and healthy community.

Prepared by:	Leonardo Torres, P.E., Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Reso. No. CC 2026-030
Legal Description and Plat Maps
Location Map

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2026-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE SETTING ASIDE PORTIONS OF CITY-OWNED LANDS (APNs 3009-021-904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, 3014-008-905), FOR RIGHT-OF-WAY AND BIKEWAY EASEMENTS ALONG AVENUE R FOR PUBLIC ROAD AND HIGHWAY PURPOSES

WHEREAS, the City owns the real property identified as APNs 3009-021-904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, 3014-008-905 in fee title, and

WHEREAS*,* a portion of this real property is required for public road and highway purposes as described and shown in Exhibit 'A'; and

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that portions of City-owned parcels (APNs 3009-021-904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, 3014-008-905), as described and shown in Exhibit 'A', are necessary for public road and highway purposes and hereby sets aside the same for public road and highway purposes as authorized by the Streets and Highway Code of the State of California.

SECTION 2. The City Council hereby directs the City Clerk to submit a certified copy of this Resolution to the Los Angeles County Recorder for recordation.

SECTION 3. The City Clerk shall certify to the adoption of this resolution

PASSED, APPROVED and **ADOPTED** this _____ day of _____, _____.

_____
Eric Ohlsen, Mayor

APPROVED AS TO FORM:

_____
Alexandra Severino
City Attorney

ATTEST:

_____
Rochelle Scott, City Clerk

I, Rochelle Scott, City Clerk of the City of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the _____ day of _____, 20___ by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Rochelle Scott, City Clerk

Exhibit "A"

LEGAL DESCRIPTION

APN: 3009-021-904

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 1 (Dedication for Public Road and Highway Purposes)

The South 10.00 feet of the West 75.00 feet of Block 44 of the Town and Suburbs of Palmdale, in the City of Palmdale, County of Los Angeles, State of California, as per Map recorded in Book 52, Pages 55 and 56 of Miscellaneous Records, in the Office of the County Recorder of said County, the northerly line thereof being parallel with and distant 10.00 feet northerly at right angles from the southerly line of said Block 44, said southerly line also being the northerly right of way line of Avenue R, a public street having a 40 feet half-width.

Together with that portion of said Block 44 lying southwest of the following described line:

Beginning at a point on the westerly line of said Block 44, said line also being the easterly right of way line of 9th Street East, a public street 68 feet wide, distant 23.00 feet northerly along said line from the southeast corner of said Block; thence southeast to a point on a line parallel with and north 10.00 feet from said southerly line of said Block distant 13.00 feet easterly along said line from the westerly line of said Block.

Containing 835 square feet more or less.

This Legal Description is delineated on accompanying "EXHIBIT B" and is made a part hereof for reference purposes.

This Legal Description has been prepared by me or under my direction.



03/25/26

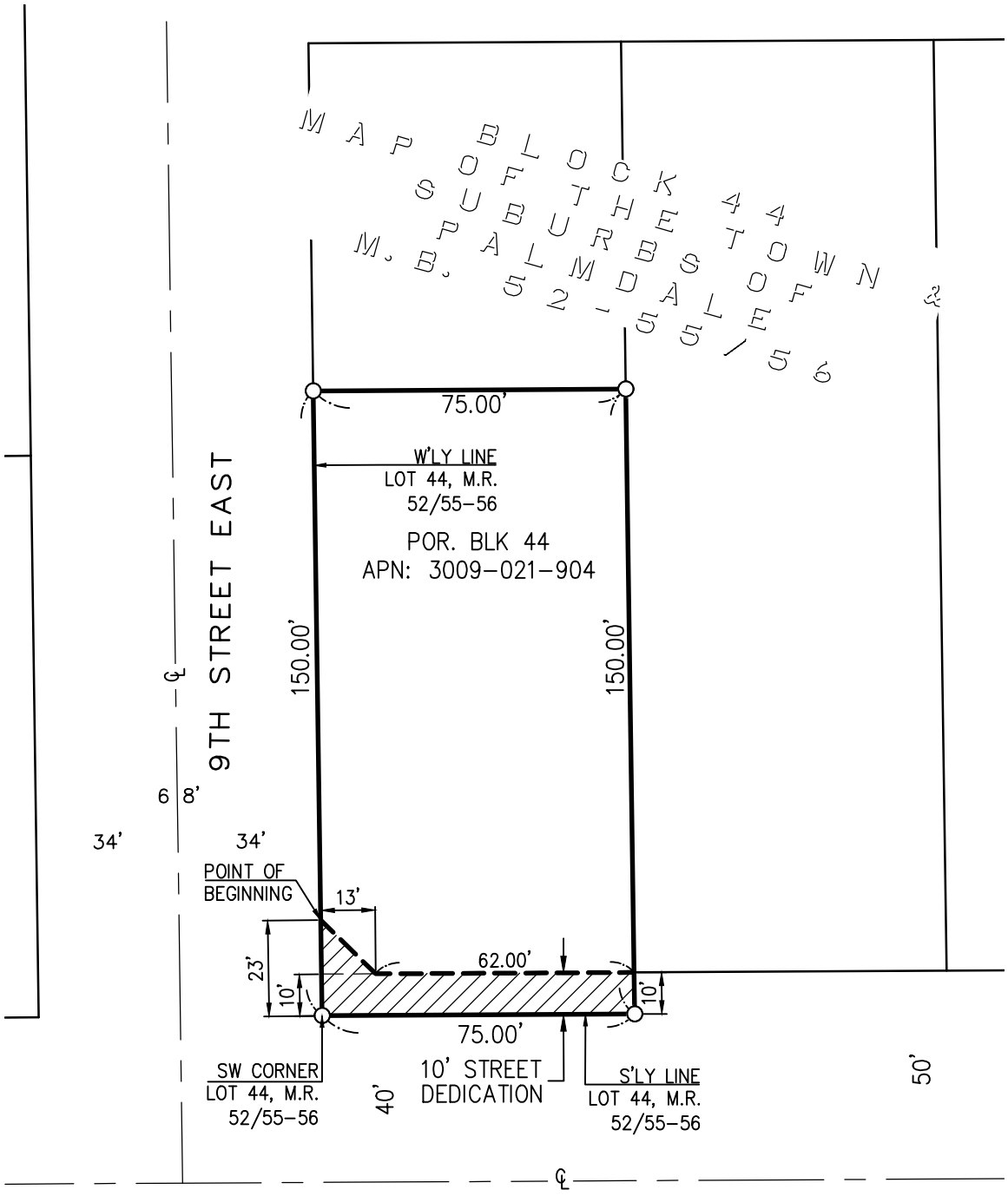
Daniel L. Rahe, PLS 9425
PSOMAS

SCALE: 1" = 40'

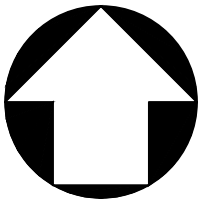
EXHIBIT "B"

SHEET 1 OF 1 SHEET

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 3009-021-904

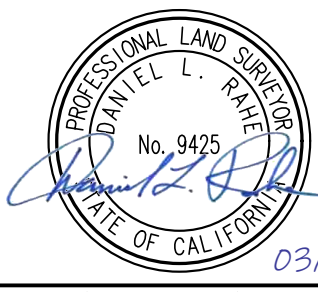


= STREET DEDICATION AREA



40' 20' 0' 40'

GRAPHIC SCALE
SCALE: 1" = 40'



03/25/26

DATE: MARCH 17, 2026
JOB No. 2PAL090100

PSOMAS
865 S. Figueroa Street
Suite 3200
Los Angeles, CA 90017

Mar. 18, 2026 - 10:27:09 DWG Name: J:\SC\2PAL090100\SURVEY\EXHIBIT\AVENUE R - STREET DEDICATIONS\3009-021-904_PCL 1\3009-021-904_PCL 1.DWG Updated By: rick.weiland

Exhibit "A"

LEGAL DESCRIPTION

APN: 3014-002-905

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 1 (Dedication for Public Road and Highway Purposes)

The southerly 20.00 feet, measured at right angles to the northerly right of way line of Avenue R, a public street having a northerly half-width of 30.00 feet, of the southerly 120.00 feet measured along the easterly line of that portion of the southwest quarter of the southwest quarter of Section 25, Township 6 North, Range 12 West, San Bernardino Base and Meridian, in the City of Palmdale, County of Los Angeles, State of California, according to the official plate of the survey of said land on file in the Bureau of Land Management described as follows:

Beginning at a point in a line which is parallel with and distant northerly 30.00 feet from the southerly line of said section, said parallel line also being the northerly right of way line of said Avenue R, said point being distant easterly along said parallel line 527.54 feet from the westerly line of said section; thence easterly along said parallel line 120.00 feet; thence northerly parallel with the westerly line of 12th Street East (formerly Buchanan Street) 50 feet wide, as shown on map of Tract No. 7682, recorded in Book 120, Page 74 of Maps, Records of said County, a distance of 282.15 feet; thence westerly parallel with said southerly line of said Section 120.00 feet; thence southerly parallel with said westerly line of said 12th Street 282.15 feet to the Point of Beginning.

Except the easterly 60 feet thereof.

Containing 1,200 square feet more or less.

This Legal Description is delineated on accompanying "EXHIBIT B" and is made a part hereof for reference purposes.

This Legal Description has been prepared by me or under my direction.



03/25/26

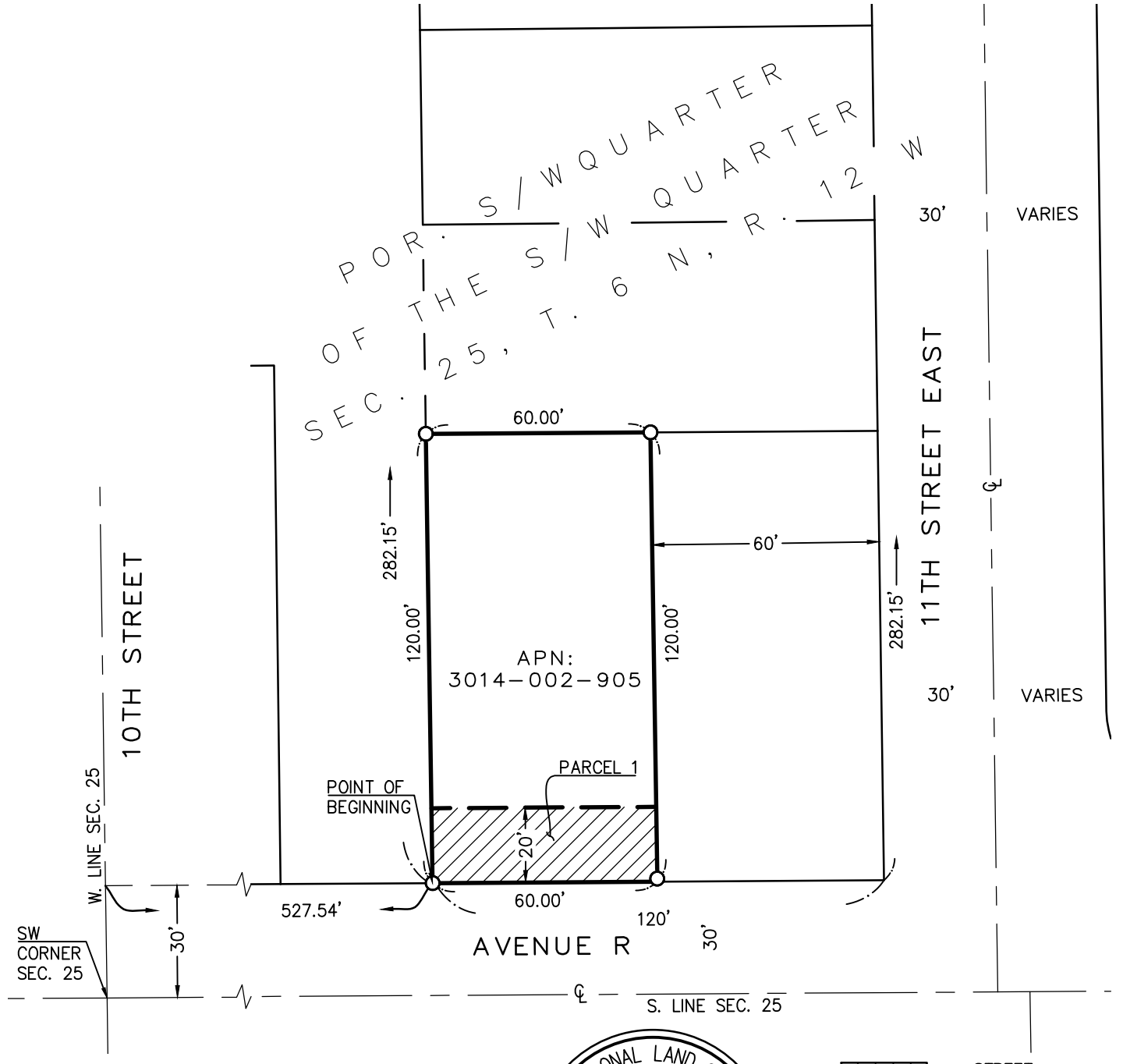
Daniel L. Rahe, PLS 9425
PSOMAS

SCALE: 1" = 40'

EXHIBIT "B"

SHEET 1 OF 1 SHEET

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 3014–002–905



= STREET DEDICATION AREA

PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA

03/25/26

DATE: MARCH 17, 2026
JOB No. 2PAL090100

PSOMAS
865 S. Figueroa Street
Suite 3200
Los Angeles, CA 90017

40' 20' 0' 40'

GRAPHIC SCALE
SCALE: 1" = 40'

Mar. 17, 2026 – 11:35:26 DWG Name: J:\SC\2PAL090100\SURVEY\EXHIBIT\AVENUE R – STREET DEDICATIONS\3014–002–905_PCL 2\3014–002–905_PCL 2.DWG Updated By: rick.weiland

Exhibit "A"

LEGAL DESCRIPTION

APN: 3014-029-900

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 1 (Dedication for Public Road and Highway Purposes)

The Southerly 20.00 feet, measured at right angles to the northerly right of way line of Avenue R, a public street having a northerly half-width of 30 feet, of that portion of the Southwest quarter of the Southwest quarter of Section 25,Township 6 North, Range 12 West, San Bernardino Base and Meridian, in the City of Palmdale, County of Los Angeles, State of California, according to the Official Plat of said land filed in the District Land Office of the Bureau of Land Management approved by the Surveyor General on June 10, 1859, described as follows:

Beginning at a point on the northerly line of Avenue R, 146.87 feet westerly from the intersection of the westerly line of 12th Street East, and the northerly line of Avenue R; thence Northerly 296.59 feet parallel with the Westerly line of 12th Street East; thence Westerly 146.86 feet parallel with the Northerly line of Avenue R; thence Southerly 296.59 feet parallel with the Westerly line of 12th Street East to the northerly line of Avenue R; thence easterly 146.86 feet along the northerly line of said Avenue R to the Point of Beginning.

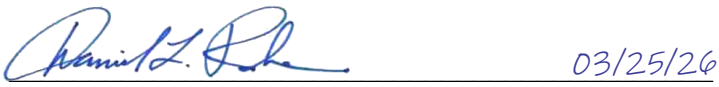
Except therefrom the northerly 80 feet thereof.

Also excepting therefrom the easterly 50 feet of the southerly 120 feet of the remainder thereof.

Containing 1,937 square feet more or less.

This Legal Description is delineated on accompanying "EXHIBIT B" and is made a part hereof for reference purposes.

This Legal Description has been prepared by me or under my direction.



03/25/26

Daniel L. Rahe, PLS 9425
PSOMAS

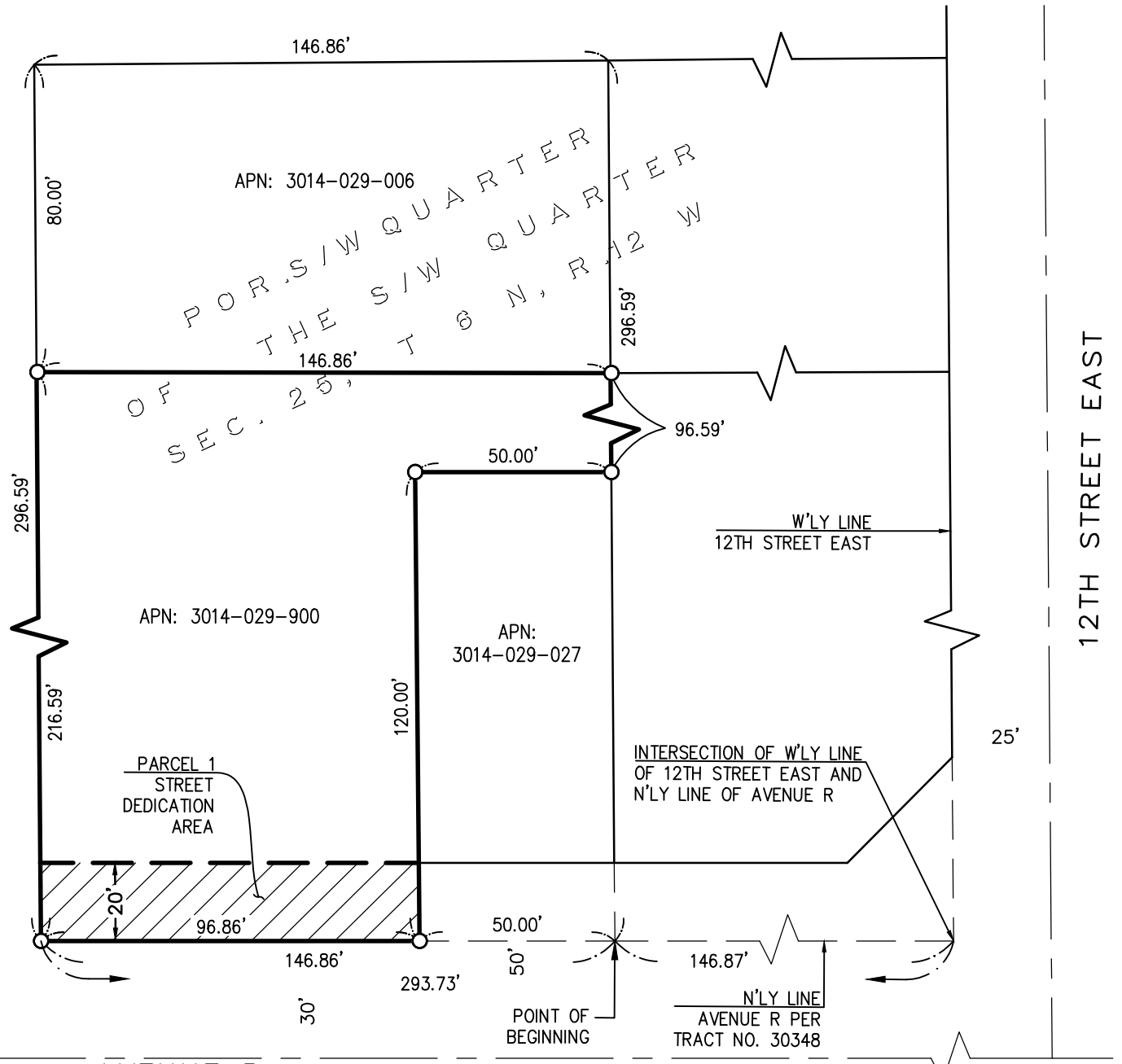


SCALE: 1" = 40'

EXHIBIT "B"

SHEET 1 OF 1 SHEET

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 3014-029-900



= STREET DEDICATION AREA

40' 20' 0' 40'

GRAPHIC SCALE
SCALE: 1" = 40'

PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA

03/25/26

DATE: MARCH 17, 2026
JOB No. 2PAL090100

PSOMAS
865 S. Figueroa Street
Suite 3200
Los Angeles, CA 90017

Mar. 19, 2026 - 14:49:45 DWG Name: J:\SC\2PAL090100\SURVEY\EXHIBIT\AVENUE R - STREET DEDICATIONS\3014-029-900-PCL 3\3014-029-900-PCL 3.DWG Updated By: rick.weiland

Exhibit "A"

LEGAL DESCRIPTION

APN: 3014-008-902

All that certain real property situated within Lot 52 of Tract No. 7682, in the County of Los Angeles, State of California, described as follows:

Parcel 1 (Dedication for Public Road and Highway Purposes)

The westerly 5.00 feet, measured at right angles to the easterly right of way line of 12th Street East, a public street 50.00 feet wide, of the South 69 feet of the West 150 feet of Lot 52, Tract No. 7682, in the City of Palmdale, County of Los Angeles, State of California, as per Map recorded in Book 120, Pages 74 and 75 of Maps, in the Office of the County Record of said County;

Together with that portion of said Lot 52 lying southwesterly and southerly of the following described line:

Beginning at a point on a line parallel with and distant 5.00 feet easterly from the westerly line of said Lot 52, distant 45.00 feet northerly along said line from the southerly line of said Lot 52; thence southeast to a point on a line parallel with and northerly 32.00 feet from said southerly line of said Lot distant 18.00 feet easterly along said line from the westerly line of said Lot; thence easterly along said parallel line 59.96 feet to the beginning of a tangent curve, concave southerly and having a radius of 110.94 feet; thence easterly and southeasterly along said curve through a central angle of 13°30'21" an arc distance of 26.15 feet; thence South 75°42'07" East 24.87 feet to the beginning of a tangent curve, concave northerly and having a radius of 94.56 feet; thence easterly along said curve through a central angle of 13°33'22" an arc distance of 22.37 feet to the easterly line of the of the South 69 feet of the West 150 feet of said Lot 52;

Containing 4,648 square feet more or less.

This Legal Description is delineated on accompanying "EXHIBIT B" and is made a part hereof for reference purposes.

This Legal Description has been prepared by me or under my direction.

03/25/26

Daniel L. Rahe, PLS 9425
PSOMAS

PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA

SCALE: 1" = 40'

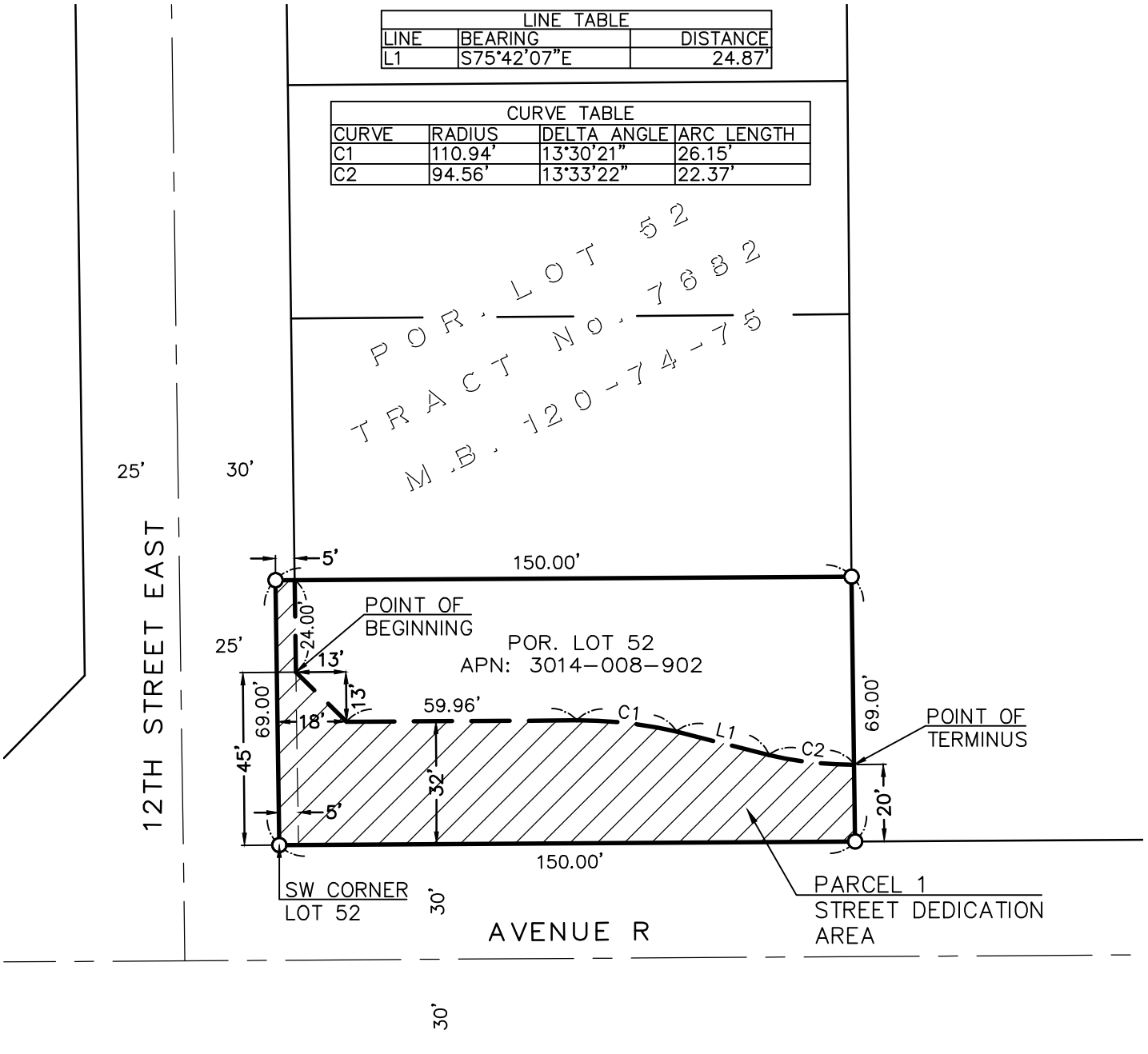
EXHIBIT "B"

SHEET 1 OF 1 SHEET

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 3014-008-902

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°42'07"E	24.87'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	110.94'	13°30'21"	26.15'
C2	94.56'	13°33'22"	22.37'



= STREET DEDICATION AREA

40' 20' 0' 40'

GRAPHIC SCALE
SCALE: 1" = 40'

PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA

03/25/26

DATE: MARCH 17, 2026
JOB No. 2PAL090100

PSOMAS
865 S. Figueroa Street
Suite 3200
Los Angeles, CA 90017

Exhibit "A"

LEGAL DESCRIPTION

APN: 3014-008-903

All that certain real property situated within Lot 51 of Tract No. 7682, in the City of Palmdale, County of Los Angeles, State of California, described as follows:

Parcel 1 (Dedication for Public Road and Highway Purposes)

The southerly 20.00 feet, measured at right angles to the northerly right of way line of Avenue R, a public street having a northerly half width of 30 feet, of the South 215.00 feet of the West 65.00 feet of Lot 51 of Tract No. 7682, in the City of Palmdale, County of Los Angeles, State of California, as per Map recorded in Book 120, Pages 74 and 75 of Maps, in the Office of the County Recorded of said County.

Containing 1,300 square feet more or less.

This Legal Description is delineated on accompanying "EXHIBIT B" and is made a part hereof for reference purposes.

This Legal Description has been prepared by me or under my direction.

03/25/26

Daniel L. Rahe, PLS 9425
PSOMAS

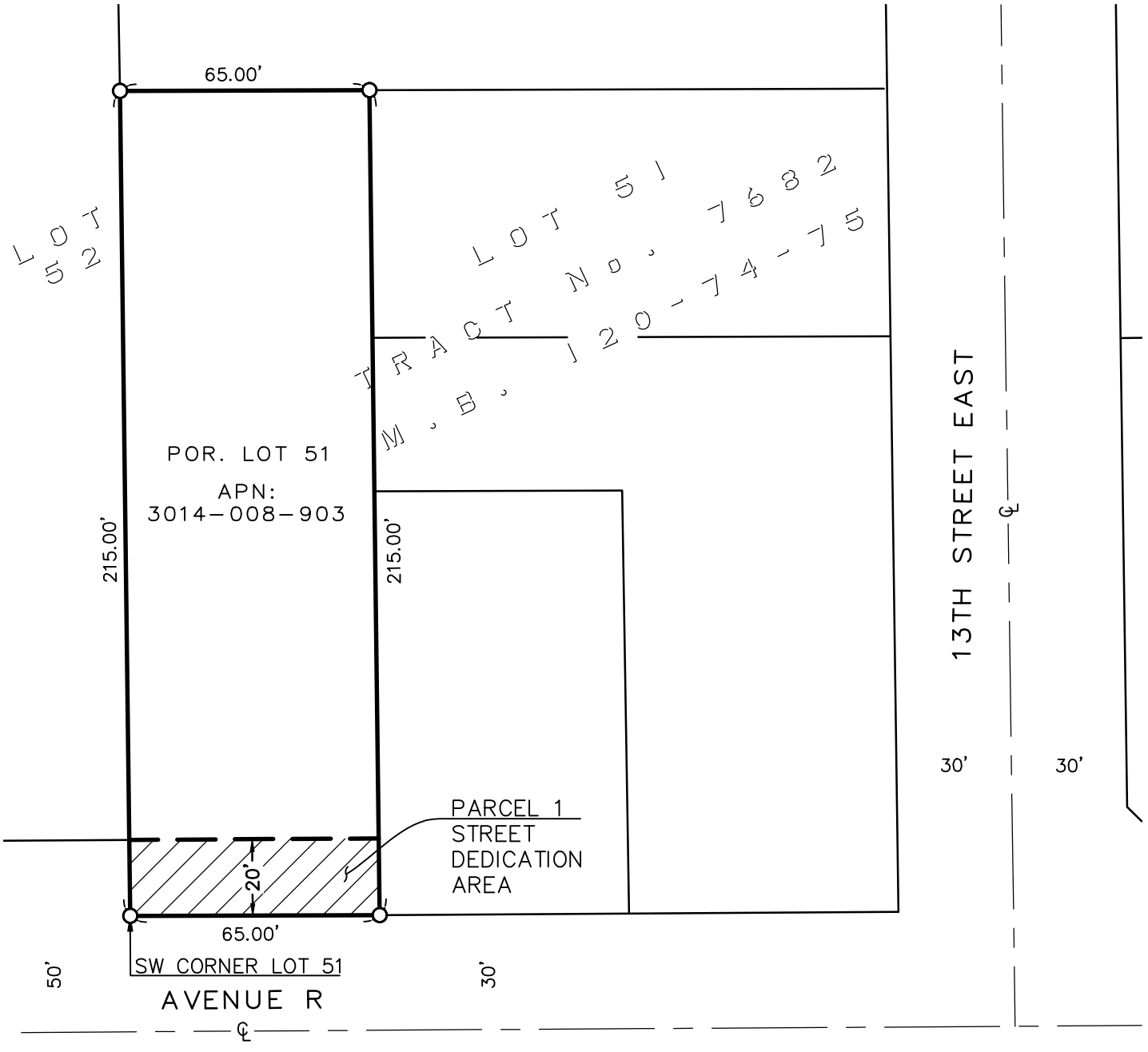


SCALE: 1" = 40'

EXHIBIT "B"

SHEET 1 OF 1 SHEET

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 3014-008-903



= STREET DEDICATION AREA

40' 20' 0' 40'

GRAPHIC SCALE
SCALE: 1" = 40'

PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA

03/25/26

DATE: MARCH 17, 2026
JOB No. 2PAL090100

PSOMAS
865 S. Figueroa Street
Suite 3200
Los Angeles, CA 90017

Mar. 18, 2026 - 08:27:56 DWG Name: J:\SC\2PAL090100\SURVEY\EXHIBIT\AVENUE R - STREET DEDICATIONS\3014-008-903_PCL 6\3014-008-903_PCL 6.DWG Updated By: rick.weiland

Exhibit "A"

LEGAL DESCRIPTION

APN: 3014-008-904

All that certain real property situated within Lot 51 of Tract No. 7682, in the City of Palmdale, County of Los Angeles, State of California, described as follows:

Parcel 1 (Dedication for Public Road and Highway Purposes)

The southerly 20.00 feet, measured at right angles to the northerly right of way line of Avenue R, a public street having a northerly half width of 30 feet, of the South 110.00 feet of the East 65.00 feet of the West 130.00 feet of Lot 51 of Tract No. 7682, in the City of Palmdale, County of Los Angeles, State of California, as per Map recorded in Book 120, Pages 74 and 75 of Maps, in the Office of the County Recorded of said County.

Containing 1,300 square feet more or less.

This Legal Description is delineated on accompanying "EXHIBIT B" and is made a part hereof for reference purposes.

This Legal Description has been prepared by me or under my direction.

03/25/26

Daniel L. Rahe, PLS 9425
PSOMAS

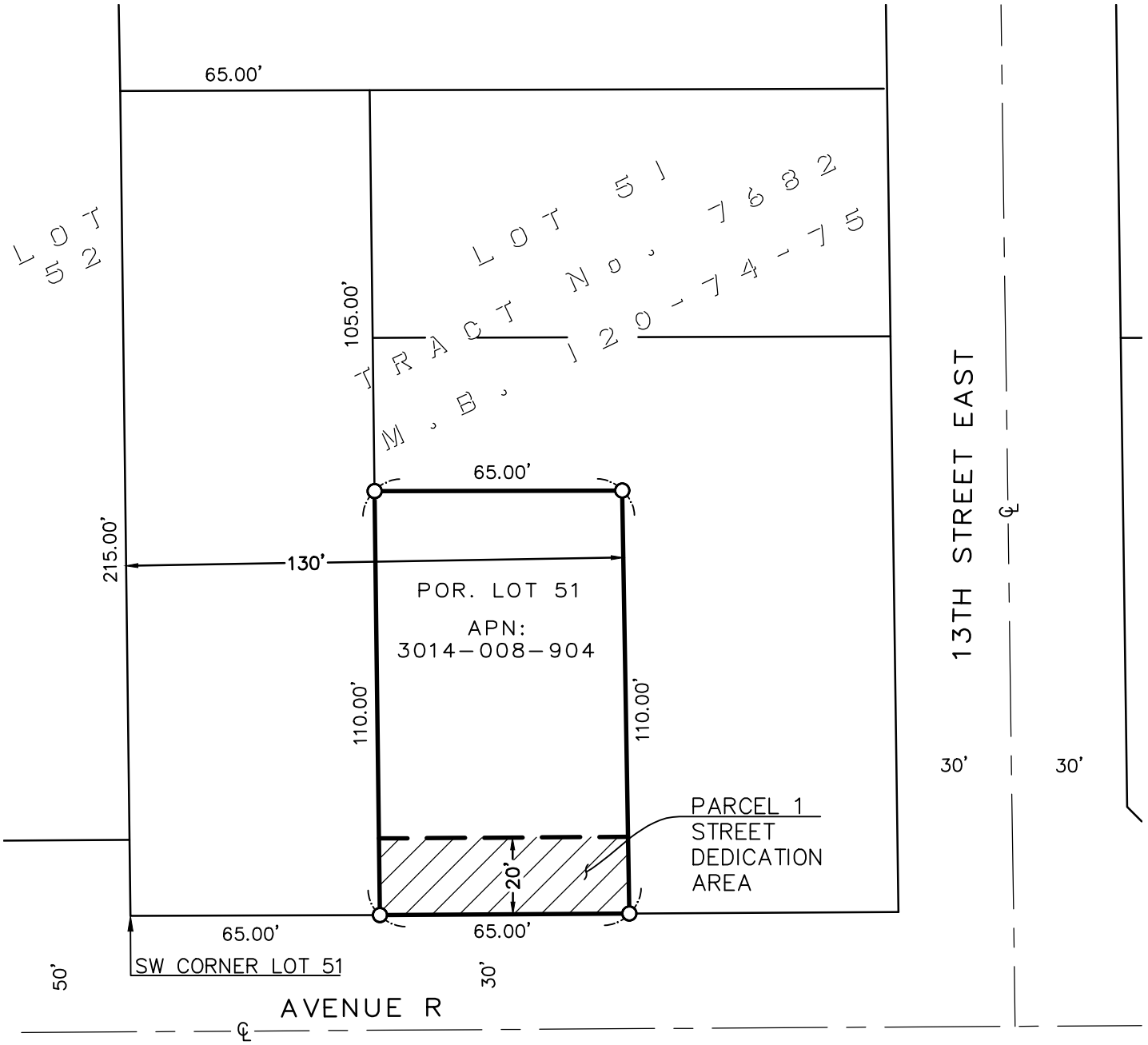


SCALE: 1" = 40'

EXHIBIT "B"

SHEET 1 OF 1 SHEET

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 3014-008-904



PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA

03/25/26

= STREET DEDICATION AREA

DATE: MARCH 17, 2026
JOB No. 2PAL090100

40' 20' 0' 40'
GRAPHIC SCALE
SCALE: 1" = 40'

PSOMAS
865 S. Figueroa Street
Suite 3200
Los Angeles, CA 90017

Mar. 18, 2026 - 09:04:18 DWG Name: J:\SC\2PAL090100\SURVEY\EXHIBIT\AVENUE R - STREET DEDICATIONS\3014-008-904_PCL 7\3014-008-904_PCL 7.DWG Updated By: rick.weiland

Exhibit "A"

LEGAL DESCRIPTION

APN: 3014-008-905

All that certain real property situated within Lot 51 of Tract No. 7682, in the City of Palmdale, County of Los Angeles, State of California, described as follows:

Parcel 1 (Dedication for Public Road and Highway Purposes)

The southerly 20.00 feet, measured at right angles to the northerly right of way line of Avenue R, a public street having a northerly half width of 30 feet, of the East 70.16 feet of the West 200.16 feet of the South 110.00 feet of Lot 51 of Tract No. 7682, in the City of Palmdale, County of Los Angeles, State of California, as per Map recorded in Book 120, Pages 74 and 75 of Maps, in the Office of the County Recorded of said County.

Containing 1,403 square feet more or less.

This Legal Description is delineated on accompanying "EXHIBIT B" and is made a part hereof for reference purposes.

This Legal Description has been prepared by me or under my direction.

03/25/26

Daniel L. Rahe, PLS 9425
PSOMAS

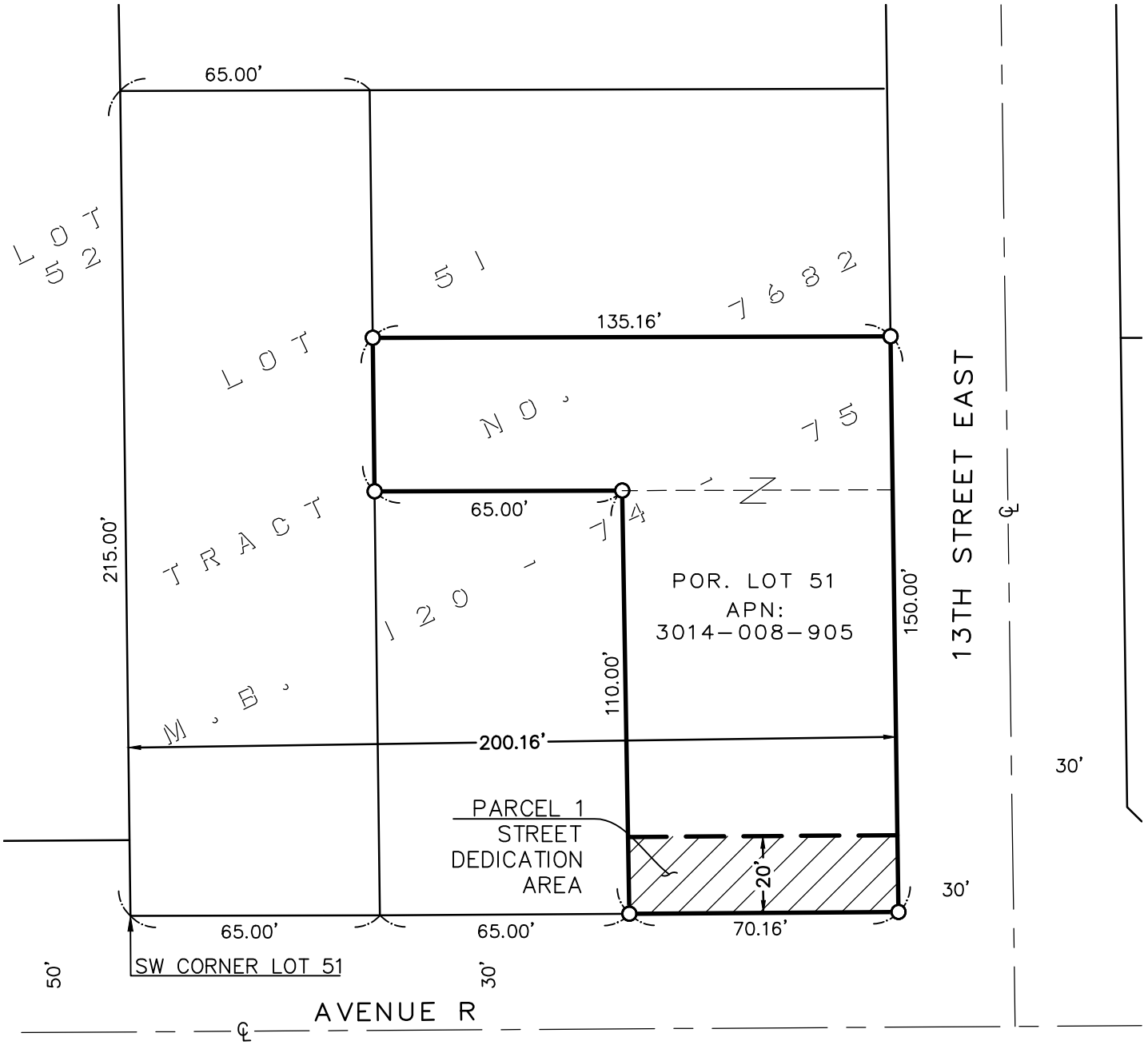


SCALE: 1" = 40'

EXHIBIT "B"

SHEET 1 OF 1 SHEET

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 3014-008-905



= STREET DEDICATION AREA

40' 20' 0' 40'

GRAPHIC SCALE
SCALE: 1" = 40'

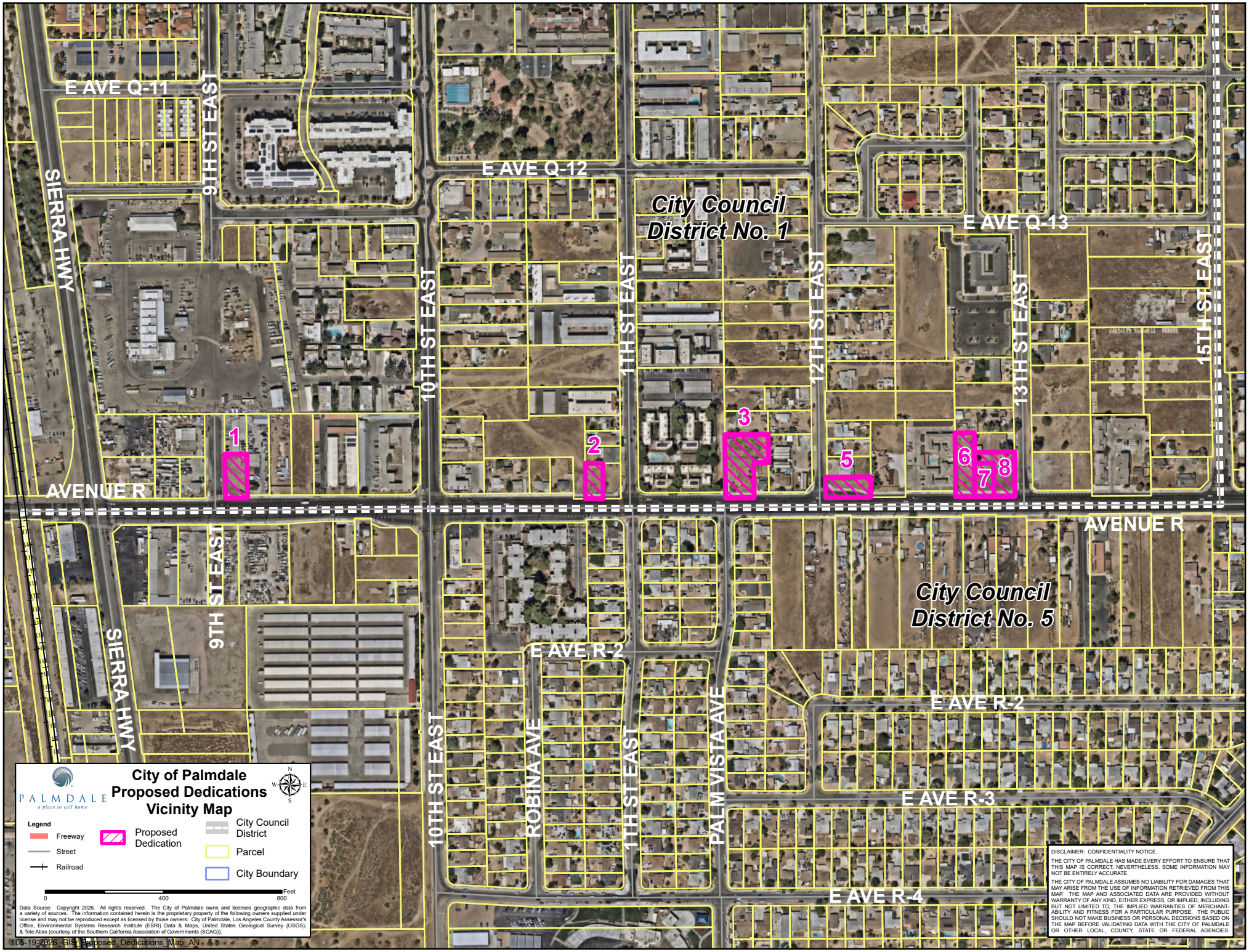
PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA

03/25/26

DATE: MARCH 17, 2026
JOB No. 2PAL090100

PSOMAS
865 S. Figueroa Street
Suite 3200
Los Angeles, CA 90017

Mar. 18, 2026 - 09:54:40 DWG Name: J:\SC\2PAL090100\SURVEY\EXHIBIT\AVENUE R - STREET DEDICATIONS\3014-008-905_PCL 8\3014-008-905_PCL 8.DWG Updated By: rick.weiland


E AVE Q-11
E AVE Q-12
E AVE Q-13
9TH ST EAST
10TH ST EAST
11TH ST EAST
12TH ST EAST
13TH ST EAST
15TH ST EAST
SIERRA HWY
City Council District No. 1
AVENUE R
1
2
3
5
6
7
8
E AVE R-2
E AVE R-3
E AVE R-4
ROBINA AVE
PALM VISTA AVE
City Council District No. 5
City of Palmdale
Proposed Dedications
Vicinity Map
PALMDALE
a place to call home
Legend
Freeway
Street
Railroad
Proposed Dedication
City Council District
Parcel
City Boundary
0
400
800
Feet
Data Source: Copyright 2026. All rights reserved. The City of Palmdale owns and licenses geographic data from a variety of sources. The information contained herein is the proprietary property of the following owners supplied under license and may not be reproduced except as licensed by those owners: City of Palmdale, Los Angeles County Assessor's Office, Environmental Systems Research Institute (ESRI) Data & Maps, United States Geological Survey (USGS), & Tele Atlas (courtesy of the Southern California Association of Governments (SCAG)).
05-19-2026_GIS_Proposed_Dedications_Map_AN
DISCLAIMER: CONFIDENTIALITY NOTICE
THE CITY OF PALMDALE HAS MADE EVERY EFFORT TO ENSURE THAT THIS MAP IS CORRECT; NEVERTHELESS, SOME INFORMATION MAY NOT BE ENTIRELY ACCURATE.
THE CITY OF PALMDALE ASSUMES NO LIABILITY FOR DAMAGES THAT MAY ARISE FROM THE USE OF INFORMATION RETRIEVED FROM THIS MAP. THE MAP AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS, OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANT-ABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE PUBLIC SHOULD NOT MAKE BUSINESS OR PERSONAL DECISIONS BASED ON THE MAP BEFORE VALIDATING DATA WITH THE CITY OF PALMDALE OR OTHER LOCAL, COUNTY, STATE OR FEDERAL AGENCIES.

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
MAINTENANCE DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE AGREEMENT WITH SUPERION LLC, A CENTRALSQUARE TECHNOLOGIES COMPANY, FOR CLOUD MIGRATION AND CONTINUED ENTERPRISE ASSET MANAGEMENT SYSTEM SUBSCRIPTION SERVICES, FOR A TOTAL NOT TO EXCEED AMOUNT OF $356,485 FOR A THREE-YEAR TERM THROUGH JUNE 30, 2029**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Agreement No. A-6597-D with Superion LLC, a CentralSquare Technologies Company, for cloud migration and continued Enterprise Asset Management System subscription services, for a total not to exceed amount of $356,485, for a three-year term through June 30, 2029; and,

2. Authorize the City Manager or his designee to execute the Agreement No. A-6597-D with Superion LLC in a form approved by the City Attorney, including minimal and/or non-substantial changes.

BACKGROUND

On May 7, 2019, the City Council approved Agreement No. A-6597-D with Lucity, Inc. for the implementation of a comprehensive Work Order Management and Enterprise Asset Management System for the Public Works Department.

The City's objectives included reducing manual and paper-based processes, improving operational efficiency, enhancing GIS integration capabilities, centralizing asset and maintenance data, improving reporting and workflow management, and expanding mobile field capabilities for staff.

The original agreement provided perpetual licensing for the Lucity Enterprise Asset Management platform and associated modules, including Work Order Management, new Asset Management, Mobile Applications, GIS Desktop and GIS Web Integration, Citizen Portal, and REST API integrations.

The system was designed to support operations across multiple Public Works functional groups, including Streets, Facilities, Fleet, Sewer, Landscape, Traffic Signals, and related maintenance operations.

After execution of the original agreement, Lucity, Inc. was acquired by CentralSquare Technologies, and the software platform and support services transitioned to Superion LLC, a CentralSquare Technologies company.

DISCUSSION

This contract will update the agreement structure to transition the City's Enterprise Asset Management System from an on-premises deployment model to a cloud-hosted environment hosted through Amazon Web Services (AWS). The migration is intended to improve system resiliency, security, software lifecycle management, disaster recovery capabilities, and vendor-supported upgrade management.

FISCAL IMPACT

$356,485; Sufficient funds for this work will be budgeted in Information Technology's Internal Service Fund account in Fiscal Year 2026-27, contingent upon budget adoption.

STRATEGIC PLAN

Goal II. Ensure long-term fiscal health of the City and maintain funding for services

A. Manage Resources, costs and liabilities to ensure the City's long-term fiscal health.

Prepared by:	Leonardo Torres, P.E., Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-6597-D

SOFTWARE LICENSE AND PROFESSIONAL SERVICES AGREEMENT BETWEEN SUPERION LLC, A CENTRALSQUARE TECHNOLOGIES, LLC COMPANY AND CITY OF PALMDALE

This Software License and Professional Services Agreement (collectively, "Agreement") entered into by and between **Superion LLC, a CentralSquare Technologies, LLC company, as successor in interest to Lucity, Inc.** ("CentralSquare"), and **City of Palmdale** ("Client" or "Customer") with an execution date of April 8th, 2019, as amended from time to time including additional purchases is entered into and effective as of the last date of signature below ("Effective Date"). In the event of a conflict or inconsistency between this Amendment and the Agreement, the terms of this Amendment shall control. Customer and CentralSquare may be referenced as each a "Party", and together "Parties".

WHEREAS, Customer entered into the Agreement for an on-premise deployment of the Enterprise Asset Mgmt CentralSquare solution; and
WHEREAS, the Parties mutually agree and desire to switch the on-premise deployment of the CentralSquare Enterprise Asset Mgmt solution to a cloud-hosted deployment.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Term. The term of the Agreement is hereby extended by an initial three (3) year term commencing on the last date of signature on this Amendment. The Agreement will automatically renew for successive one (1) year terms unless earlier terminated by either party. Either party may elect to end renewal of the Agreement by issuing a notice of non-renewal, in writing, to the other party six (6) months prior to the next renewal. Except as otherwise set forth herein, each defined term in the Agreement has the meaning ascribed to that term in the Agreement when the term is used in this Amendment.
    a. In the event that this Amendment, the original Agreement, and/or its purchased Software are cancelled within the one (1) year renewal term, the Customer shall owe to CentralSquare the cost of any remaining services, if not yet invoiced, and the cost of the Subscription renewal fee prorated up to the point of cancellation.
2. Amendments to the Agreement. As of the Effective Date, the Agreement is hereby amended or modified as follows:
    a. The items listed in Attachment A, attached to this Amendment, detail the items to be migrated to cloud, the services necessary, and associated costs. The on-premise software being migrated to cloud shall be replaced as applicable and licensed as follows:
        i. Access Grant. So long as subscription fees are paid and current, (unless terminated as provided in the Agreement, Customer is granted a nontransferable, nonexclusive right to use the software for the Customer's own internal use for the applications described in the Statement of Work, in the applicable environment (e.g., production, test, training, or disaster recovery system) and in the quantity set forth. Additional software subscriptions purchased after the execution of this Amendment shall also be accessed in accordance with the provisions of this section. Customer shall not use, copy, rent, lease, sell, sublicense, modify, create derivative works from/of, or transfer any software, or permit others to do said acts, except as provided in the Agreement. Any such unauthorized use shall be void and may result in immediate and automatic termination of the applicable access. The subscription access granted in this Agreement or in connection with it are for object code only and do not include a license or any rights to source code whatsoever.
            1. The Customer owns and has rights to all Customer-specific and Customer-generated data.

Concord - Document ID: 033KGf4zf6NuCc43KYZeIu 1-19

2. The Software being purchased under this Amendment is SOC2 compliant.
3. The Software being purchased under this Amendment will be hosted by AWS in the United States.

ii. Attachment B, Statement of Services is hereby added as an additional document, in its entirety governing the cloud migration project.

iii. Attachment C, Maintenance & Support is hereby added as an additional document that governs the support and maintenance of all software.

iv. Attachment D, Service Level Commitments is hereby is added as an additional document that governs the cloud provisions of the software as applicable.

3. Limited Effect. Except as expressly provided in this Amendment, all of the terms and provisions of the Agreement are and will remain in full force and effect and are hereby ratified and confirmed by the Parties. Without limiting the generality of the foregoing, the amendments contained herein will not be construed as an amendment to or waiver of any other provision of the Agreement or as a waiver of or consent to any further or future action on the part of either Party that would require the waiver or consent of the other Party. On and after the Effective Date, each reference in the Agreement to "the Agreement" will mean and be a reference to the Agreement as amended by this Amendment.

4. Representations and Warranties. Each Party hereby represents and warrants to the other Party that:

a. It has the full right, power, and authority to enter into this Amendment and to perform its obligations hereunder and under the Agreement as amended by this Amendment.

b. The execution of this Amendment by the individual whose signature is set forth at the end of this Amendment on behalf of such Party, and the delivery of this Amendment by such Party, have been duly authorized by all necessary action on the part of such Party.

c. This Amendment has been executed and delivered by such Party and constitutes the legal, valid, and binding obligation of such Party, enforceable against such Party in accordance with its terms.

5. Miscellaneous. All other terms and conditions of the Agreement not specifically modified by this Amendment shall remain in full force and effect. Should any term in this Amendment conflict with a term in the Agreement, the terms of this Amendment shall control.

IN WITNESS THEREOF, THE PARTIES HERETO HAVE ENTERED INTO THIS AMENDMENT AS OF THE EFFECTIVE DATE.

Superion LLC, a CentralSquare Technologies, LLC company	**City of Palmdale**
1000 Business Center Drive Lake Mary, FL 32746	38300 Sierra Highway, Suite A, Palmdale, California , 93550
By: Ron A. Anderson May 21, 2026, 8:36 AM PDT	By:
Print Name: Ron A. Anderson	Print Name: Salvador Mendez
Print Title: Chief Revenue Officer	Print Title: City Manager
Date Signed:	Date Signed:

Lee Torres
May 20, 2026, 5:24 PM PDT

APPROVED AS TO FORM:

Alexandra Severino
May 22, 2026, 12:41 PM PDT

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

Attachment A
Software & Services

Quote #: Q-210684

WHAT SOFTWARE IS INCLUDED?

	PRODUCT NAME	QUANTITY	UNIT PRICE	TOTAL
1.	Enterprise Asset Management Bundled-Cloud SaaS Site Annual Subscription Fee	1	101,700.00	101,700.00
2.	Enterprise Asset Management Test Environment & Hosting - SaaS Subscription Fee	1	12,500.00	12,500.00
			Software Total	114,200.00 USD

WHAT SERVICES ARE INCLUDED?

	DESCRIPTION	TOTAL
1.	Enterprise Asset Management Premise to Cloud Services (>150k pop) - Fixed Fee	10,000.00
	Services Subtotal	10,000.00 USD
	Discount	- 10,000.00 USD
	Services Total	0.00 USD

QUOTE SUMMARY

Software Subtotal	114,200.00 USD
Services Subtotal	10,000.00 USD
Quote Subtotal	124,200.00 USD
Discount	- 10,000.00 USD
Quote Total	**114,200.00 USD**

Net Recurring Fees will increase in the amount of $84,181.80. For products being replaced in this project, this is an estimate based on the client's current recurring fees of $30,018.20. The increase amount may change based on any adjustments to scope or pricing and depending on the final project timeline. Your new renewal estimate is $114,200.00. Any items not being replaced by this order will continue in addition to the renewal estimate listed.

TOTAL RECURRING FEES

TYPE	AMOUNT
TOTAL RECURRING FEES	$114,200.00
CURRENT RECURRING FEES	-$30,018.20
NET RECURRING FEE INCREASE	**$84,181.80**

This Quote is not intended to constitute a binding agreement. The terms herein shall only be effective once incorporated into a definitive written agreement with CentralSquare Technologies (including its subsidiaries) containing other customary commercial terms and signed by authorized representatives of both parties.

Payment Terms:

Subscriptions:

- Annual Subscription Fees are due twelve (12) months after Delivery*, and annually thereafter on the anniversary of that payment date.
- Annual Subscription Fees shall increase by the following table:

Year	Term	Amount	Uplift
Year 1	12 months, starting at delivery	Continue to pay the On-Premise Maintenance	-
Year 2	12 months	$118,768.00	4%
Year 3	12 months	$123,518.72	4%

- The Annual Subscription Fees following the initial three (3) year term, or starting with Year 4, shall increase by 5% or CentralSquare's then current rate.

Services:

Payment Schedule:

	Implementation Services
30%	Due on Effective Date
20%	Due at Project Kickoff
15%	Due at completion of 1st End User Training Session
30%	Due at Go Live
5%	Due at completion of Reliability Period

- If applicable, non-fixed fee professional services shall be due as incurred on a time and materials basis. Non-fixed fee professional services are not included in the percentages outlined in the above Payment Schedule.
- If applicable, non-fixed fee travel expenses shall be due as incurred, invoiced monthly for the travel expenses of the preceding month. Non-fixed fee travel expenses are not included in the percentages outlined in the above Payment Schedule.
- If applicable, Fixed Fee travel expenses are included in the percentages outlined in the above Payment Schedule.

Hardware:

- If applicable, Non-subscription Hardware Fees are due on the Effective Date.

Licenses:

- If applicable, License Fees are due on the Delivery Date.

Support & Maintenance

- If applicable, Support & Maintenance Fees are due annually, starting prior to the first anniversary of the Delivery Date and annually thereafter.
- Annual Software Maintenance Fees shall increase by 5% each year.
- If applicable, legacy support and maintenance shall be due until the payment date of the replacement subscription software detailed above. Any unused pre-paid support and maintenance shall be credited as a pro-rated amount towards the next applicable subscription software invoice due under this Agreement, or future invoice.
- The support payments for the On-Premise system shall be payable through any delayed period of the Cloud subscription.

Third Party:

- If applicable, Third-Party Software Fees are due on the Effective Date. Third-Party software subscriptions and/or support fees shall be due annually thereafter on the anniversary of the Effective Date. Third-Party Software fees are subject to increase each year.
- If applicable, Third-Party Services shall be due 50% at Effective Date, 25% at completion of 1st End User Training Session, and 25% at Go Live.

Invoice Terms:

CentralSquare shall provide an invoice for the items in the schedule above no less than thirty (30) days prior to the due date.

ANCILLARY FEES

a. Customer is responsible for paying all taxes relating to this Agreement. Applicable tax amounts (if any) are not included in the fees set forth in this Agreement. If Customer is exempt from the payment of any such taxes, Customer must provide CentralSquare valid proof of exemption; otherwise, CentralSquare will invoice Customer and Customer will pay to CentralSquare all such tax amounts.
b. To the extent allowable by law, if Customer fails to make any payment when due, then CentralSquare may charge interest on the past due amount at the rate of 1.5% per month calculated daily and compounded monthly, or, if lower, the highest rate permitted under applicable law; and if such failure continues for 90 days following written notice thereof, CentralSquare may suspend performance or access until past due amounts have been paid.

*Delivery: For cloud-based software Delivery shall be whichever the following applies and occurs first: Customer has (a) received log-in access to the software or any module of the software or (b) received access to the software via a URL.

Attachment B

Summary of Services

[Attached]

Implementation Statement of Work

Project: Palmdale CA, Enterprise Asset Management (EAM) Cloud Migration

This Statement of Work (SOW) defines the services and deliverables that CentralSquare will be providing in accordance with the terms and conditions of the Agreement (the "Agreement") between CentralSquare Technologies, LLC (CentralSquare) and Palmdale CA ("Customer").

This project description includes the services and deliverables specified by the Agreement, including if applicable, CentralSquare and services, Subcontractor activities, third-party products, and services for the implementation of the System and Subsystems specified in the Agreement (collectively the "Project").

The number and type of software licenses, products, or services provided by CentralSquare, or its Subcontractors are specifically listed in the Agreement and any reference within this document as well as Subcontractors' SOWs (if applicable) do not imply or convey a software, license, or services that are not explicitly listed in the Agreement.

CentralSquare is implementing a configurable, commercially available, off-the-shelf solution. The parties mutually agree and acknowledge this Statement of Work (SOW) is to be a planning and general guidance document, not the detailed requirements or design of the solution (which will occur after contract signing).

Project Start Date

Parties agree the Project Kickoff Meeting will be scheduled within sixty (60) days from the Effective Date of the CentralSquare Solutions Agreement.

Services Scope

CentralSquare will provide services to migrate the Lucity EAM application from the current on-premises server to CentralSquare's cloud hosted environment in AWS. The following outlines the proposed methodology for project management, consulting, configuration, testing, training, and other services necessary for the implementation.

Project Teams

Project teams from all parties will include functional experts, technical resources, and decision makers. CentralSquare and the Customer agree to make all necessary arrangements to ensure resources are available at each stage to ensure timelines are met.

Project Management Methodology

The implementation is conducted by a cross-functional team of experts from several departments within CentralSquare led by the assigned Project Manager. A phased approach to project management is followed to ensure the critical services are consistent and results are achieved. Phases include:

Initiation: This phase includes contract execution and transition to the Service Delivery team. CentralSquare may schedule an all-team meeting to kick off the project. The kickoff meeting will include time for the project managers from both teams to review all contractual documentation and begin the process of finalizing the integrated project schedule.

Planning: During the planning phase, the project managers from both teams will meet to discuss all tasks and resources necessary to successfully complete implementation. The project team from CentralSquare will be finalized, project governance will be established, and a communications plan will be drafted and shared with the parties.

Deliverables during the planning phase include the integrated baseline project schedule, communications plan, resource plan, and governance plan.

Monitor and Control: Throughout the project, the project managers will work together on monitoring and controlling the overall project health. This includes regular status meetings/reports, quality reviews, managing risks/issues, and managing resources. Project managers will work together to manage the overall timeline, scope and respective budgets, as well as ensuring the customers' objectives are being met along the way. Any items determined to be out of scope will be immediately addressed by Central Square and customer Project Manager.

Deliverables during this phase include regular status reports, risk/issue log, regular stakeholder meetings, and all project schedule updates.

Project Close Out: The final stage of the project includes an introduction and transition to the Customer Support team and the Customer Success team. During transition, the project managers will work together to conduct an audit of tasks and deliverables associated with the project. Any mutually agreed upon delayed deliverables will be scheduled for post go-live and documented. Any contracted post go-live activities will be reviewed and scheduled as necessary before transition to Customer Support.

Implementation Methodology

CentralSquare Professional Service Consultants and Project Manager follow a standard implementation approach divided into stages throughout the course of the project. Several types of services and resources (defined herein) will be used during each stage to complete the necessary steps for successful deployment of the contracted services.

Installation:

CentralSquare Cloud Services team will deploy the EAM environment in the appropriate Amazon Web Services (AWS) region and generate the Customer's master configuration profile. This configuration includes the various back-end account information the EAM uses and the EAM software version to be used. This information is stored in a secure, client-specific storage "bucket" that only the EAM automated provisioning system can access.

CentralSquare will execute an AWS Cloud-formation script that takes all configuration information and automates the creation of the Customer's entire environment (network, firewall rules, hosts, database, load balancers, etc.) to best optimize the hosting environment for the EAM. Once the environment is up, CST will perform connectivity tests to ensure the environment is functioning properly. Please note that

Participation in the Installation task will include CST Project Manager, CST Cloud Specialist and the Customer's IT Subject Matter Expert.

Cloud Migration:

During this stage of the implementation, CentralSquare will migrate the customer's on-premises EAM database into the CentralSquare Cloud Hosted EAM environment and will consult on system settings as necessary. There will be two rounds of the migration – one will be a test migration, and the second will be a live migration. Significant tasks include:

Major Task	Description
Database Backup	Customer to provide SQL Server backups of the EAM databases as requested.
Data Migration and Upgrade	CST Technical Consultant will update the EAM database to the current EAM release version and migrate the EAM database into the Cloud Hosted environment.
Document Migration	CST Technical Consultant will migrate the documents from the current on-premises Lucity Document Server Hive folder into the Cloud Hosted environment.
GIS Integration	CentralSquare will perform a modernization of the existing GIS Integration with EAM which includes setting up Scheduled Tasks to sync assets from published Esri Feature Services and setting up Esri Portal WebMaps in the EAM cloud environment.

Major Task	Description
Daupler Integration	CentralSquare will assist with providing the new EAM RESTAPI path and authentication credentials for Daupler to ensure the existing integration workflows from Daupler are functional with EAM in the Cloud.
FuelForce Interface	CentralSquare will provide assitance with ensuring the EAM cloud environment has access the necessary IP ranges so that the EAM Import & Update tool in the cloud can connect to the FuelForce RESTAPI. Changes to the fueling import interface workflow are not included.
Client Testing	Client to test all critical processes in EAM. CST will collaborate with the Customer to maintain a log of issues and software malfunctions identified during testing and will work collaboratively to resolve all such issues, problems and malfunctions to the Customer's satisfaction.

Admin Skills Workshops:

The System Administrator training classes are designed as hands-on workshops, including building code tables, picklists, system settings, web dashboard / form / view configuration and assignment of security permissions. These classes should be attended by those responsible for maintaining user information and code tables, as well as by subject-matter experts in the specific application area. Training topics include:

Class Title	Training Type	Intended Audience	Topics	Location
System Admin Training	Instructor-led	System Admins	EAM and GIS Integration GIS Map Setup	Remote

Testing:

Testing will assess your team's readiness for Go Live. It is an iterative process, conducted by the client, to verify the configured EAM meets the stated functional requirements. This phase is especially important to ensure a smooth transition at go-live. Significant tasks include:

Testing Tasks	Definition
Planning	CST will work with the System Administrator to develop an Acceptance Test Plan to verify the configured EAM meets the stated functional requirements. This Plan will include user test scripts covering the various EAM functions
Issue Tracking	CST will collaborate with the System Administrator to maintain a log of issues, configuration problems, and software malfunctions identified during testing
Issue Resolution	CST will work collaboratively to resolve all such issues, problems and malfunctions to the customer's satisfaction
Acceptance Testing	System Administrator will perform acceptance testing to ensure acceptance criteria items have been addressed, and certify EAM is ready for "go-live"

Deployment:

Once the project passes the Go-Live readiness assessment, final planning for Go-Live takes place. This will include completing the staging of the cloud hosted environment, defining a communications plan for Go-Live, and defining a Go-Live schedule that is mutually accepted significant tasks include:

Major Task	Description
Plan Cutover Schedule and Comunications	Describes tasks to be handled by CentralSquare and Customer personnel during the cutover to Go-Live, including a process for reporting issues, how they will be handled or escalated, contact names/phone numbers onsite staff, remote and third-party vendors.
Execute Go Live	The transition of the EAM system from the current on-premise environment into the CST Cloud Hosted environment. Conducts normal day-to-day business with the new system.

Major Task	Description
Single Sign On	Single Sign On (SSO) will be implemented as part of the project scope

Client Responsibilities:

The Client will provide requirements on or before date provided in project plan. Requirements are as follows:

- Provide remote access to the current system as needed to support the work herein.
- Provide SQL Server backups of the EAM database as requested
- Complete functional testing as indicated above
- Work with CentralSquare Project Team on issue resolution
- Provide approval to go-live

Anything not specifically designated in this SOW should be considered out of scope and not part of this project.

Attachment C
Maintenance & Support

This Maintenance & Support Attachment describes support and maintenance relating to technical support that CentralSquare will provide to Customer during the Term of the Agreement.

1. Product Updates and Releases

1.1. Software Version. "Software Version" means the base or core version of the Software that contains significant new features and significant fixes and is available to the Customer. Software Versions may occur as the Software architecture changes or as new technologies are developed. The nomenclature used for updates and upgrades consists of major, minor, build, and fix and these correspond to the following digit locations of a release, a,b,c,d. An example of which would be 7.4.1.3, where the 7 refers to the major release, the 4 refers to the minor release, the 1 refers to the build, and the 3 refers to a fix. All Software Versions are provided and included as part of this Agreement.

1.2. Updates. From time to time CentralSquare may develop permanent fixes or solutions to known problems or bugs in the Software and incorporate them in a formal "Update" to the Software. If Customer is receiving technical support from CentralSquare on the general release date for an Update, CentralSquare will provide the Customer with the Update and related Documentation at no extra charge. Updates for custom configurations will be agreed upon by the Parties and outlined in a Statement of Work or Change Order.

1.3. Releases. Customer shall agree to install and/or use any New or Major Release within one year of being made available by CentralSquare to avoid or mitigate a performance problem, ineligibility for Support and Maintenance Services or infringement claim. All modifications, revisions and updates to the Software shall be furnished by means of new Releases of the Software and shall be accompanied by updates to the Documentation whenever CentralSquare determines, in its sole discretion, that such updates are necessary.

2. Support

2.1. CentralSquare shall provide to Customer support via toll-free phone number *833-278-7877* or via the CentralSquare Support Portal. CentralSquare shall provide to Customer, commercially reasonable efforts in solving errors reported by the Customer as well as making available an online support portal. Customer shall provide to CentralSquare reasonably detailed documentation and explanation, together with underlying data, to substantiate errors and to assist CentralSquare in its efforts to diagnose, reproduce and correct the error. Should either Party not be able to locate the error root cause and Customer and CentralSquare agree that on-site services are necessary to diagnose or resolve the problem CentralSquare shall provide a travel estimate and estimated hours in order to diagnose the reported error.

2.2. If after traveling onsite to diagnose a reported error and such reported error did not, in fact, exist or was not attributable to a Defect in the Software provided by CentralSquare or an act or omission of CentralSquare, then Customer shall pay for CentralSquare's investigation, travel, and related services in accordance with provided estimate. Customer must provide CentralSquare with such facilities, equipment and support as are reasonably necessary for CentralSquare to perform its obligations under this Attachment, including remote access in accordance with the Remote Access Policy.

3. Online Support Portal

Online support is available via https://support.centralsquare.com/s/contact-us, offering Customer the ability to resolve its own problems with access to CentralSquare's most current information. Customer will need to enter its designated username and password to gain access to the technical support areas on CentralSquare's website. CentralSquare's technical support areas allow Customer to: (i) search an up-to-date knowledge base of technical support information, technical tips, and featured functions; and (ii) access answers to frequently asked questions (FAQ).

4. Exclusions from Technical Support Services

CentralSquare shall have no support obligations to provide Support or Maintenance for Solutions that are not kept current to one version prior to the then current version of the Solution. CentralSquare shall have no support obligations with respect to any third-party hardware or software product not licensed or sold to Customer by CentralSquare ("Nonqualified Product"). Customer shall be solely responsible for the compatibility and functioning of Nonqualified Products with the Software.

5. Customer Responsibilities

In connection with CentralSquare's provision of technical support as described herein, Customer acknowledges that Customer has the responsibility to do each of the following:

5.1 Provide hardware, operating system and browser software that meets technical specifications, as well as a fast, stable, high-speed connection and remote connectivity for accessing the Solution.

5.2 Maintain any applicable computer system and associated peripheral equipment in good working order in accordance with the manufacturers' specifications, and ensure that any problems reported to CentralSquare are not due to hardware malfunction;

5.3 For CentralSquare Solutions that are implemented on Customer Systems, maintain the designated operating system at the latest code revision level reasonably deemed necessary by CentralSquare for proper operation of the Software;

5.4 Supply CentralSquare with access to and use of all information and facilities reasonably determined to be

necessary by CentralSquare to render the technical support described herein;

5.5 Perform any test or procedures reasonably recommended by CentralSquare for the purpose of identifying and/or resolving any problems;

5.6 At all times follow routine operator procedures as specified in the Documentation or any error correction guidelines of CentralSquare posted on the CentralSquare website;

5.7 Customer shall remain solely responsible at all times for the safeguarding of Customer's proprietary, confidential, and classified information contained within Customer Systems; and

5.8 Reasonably ensure that the Customer Systems are isolated and free from viruses and malicious code that could cause harm before requesting or receiving remote support assistance.

6. Priorities and Support Response Matrix

The following priority matrix relates to software errors covered by this Agreement. Causes secondary to non-covered causes - such as hardware, network, and third-party products - are not included in this priority matrix and are outside the scope of this Attachment. CentralSquare will make commercially reasonable efforts to respond to Software incidents for live remote based production systems using the following guidelines:

Priority	Issue Definition	Response Time
Priority 1 – Urgent	The software is completely down and will not launch or function.	Priority 1 issues must be called in via 833-278-7877 and will be immediately answered and managed by the first available representative.
Priority 2 – Critical	A high-impact problem that disrupts the customer's operation but there is capaCustomer to remain productive and maintain necessary operations.	Priority 2 issues must be called in via 833-278-7877 and will be immediately answered and managed by the first available representative.
Priority 3 – Non-Critical	A Software Error related to a user function which does not negatively impact the User from the use of the system. This includes system administrator functions or restriction of user workflow but does not significantly impact their job function.	Non-Critical Priority 3 issues must be reported via Https://support.centralsquare.com/s/contact-us
Priority 4 – Minor	Cosmetic or documentation errors, including Customer technical questions or usability questions.	Minor Priority 4 issues must be reported via Https://support.centralsquare.com/s/contact-us

7. Exceptions. CentralSquare shall not be responsible for failure to carry out its Support and Maintenance obligations under this Attachment if the failure is caused by adverse impact due to:

7.1. defectiveness of the Customer's Systems (including but not limited to environment, hardware or ancillary systems), or due to Customer corrupt, incomplete, or inaccurate data reported to the Solution, or documented Defect.

7.2. denial of reasonable access to Customer's System or premises preventing CentralSquare from addressing the issue.

7.3. material changes made to the usage of the Solution by Customer where CentralSquare has not agreed to such changes in advance and in writing or the modification or alteration, in any way, by Customer or its subcontractors, of communications links necessary to the proper performance of the Solution.

7.4. a Force Majeure event (as outlined in Section 12), or the negligence, intentional acts, or omissions of Customer or its agents.

8. Incident Resolution. Actual response times and resolutions may vary due to issue complexity and priority. For critical impact level and above, CentralSquare provides a continuous resolution effort until the issue is resolved. CentralSquare will make commercially reasonable efforts to resolve Software incidents for live remote based production systems using the following guidelines:

Priority	Resolution Process	Resolution Time
Priority 1 – Urgent	CentralSquare will provide a procedural or configuration workaround or a code correction that allows the Customer to resume live operations on the production System.	CentralSquare will work continuously to provide the Customer with a solution that allows the Customer to resume live operations on the production system. CentralSquare will either resolve the issue or provide a resolution plan as soon as possible and not later than twenty-four (24) hours after notification.
Priority 2 – **Critical**	CentralSquare will provide a procedural or configuration workaround or a code correction that allows the Customer to resume normal operations on the production System.	CentralSquare will work continuously to provide the Customer with a solution that allows the Customer to resume normal operations on the production System. CentralSquare will either resolve the issue or provide a resolution plan as soon as possible and not later than thirty-six (36) hours after notification.
Priority 3 – Non – Critical	CentralSquare will provide a procedural or configuration workaround that allows the Customer to resolve the problem.	CentralSquare will work to provide the Customer with a resolution which may include a workaround or code correction within a timeframe that takes into consideration the impact of the issue on the Customer and CentralSquare's User base. Priority 3 issues have no defined resolution time.
Priority 4 – Minor	If CentralSquare determines that a reported Minor Priority error requires a code correction, such issues will be addressed in a subsequent release when applicable.	CentralSquare will work to provide the Customer with a resolution which may include a workaround or code correction in a future release of the software. Priority 4 issues have no defined resolution time.

9. Cases needing development. Support cases that require code development (e.g. writing, modifying or reviewing source code to create new functionality, resolve issues, or improve existing features) will be transferred to the appropriate product development team. Cases transferred to product development will be reviewed to determine the nature of the request, the severity of the impact on the performance of the solution, and the availability of a resolution. CentralSquare reserves the right to close out Non-Critical (Priority 3) and Minor (Priority 4) support cases, without resolution, for development items that do not reasonably fall within the current product roadmap.

10. Non-Production Environments. CentralSquare will make commercially reasonable efforts to provide fixes to non-production environment(s). Non-production environments are not included under the response or resolution tables provided in this Attachment.

10.1. Maintenance. All non-production environment resolution processes will follow the structure and schedules outlined above for production environments.

10.2. Incidents and service requests. Non-production environment incidents are considered priority 3 or 4, dictated by circumstances and will be prioritized and scheduled subordinate to production environment service requests.

11. Training. Outside the scope of training services purchased, if any, Customer is responsible for the training and organization of its staff in the operation of the Software.

12. Development Work. Software support and maintenance does not include development work either (i) on software not licensed from CentralSquare or (ii) development work for enhancements or features that are outside the documented functionality of the Software, except such work as may be specifically purchased and outlined in the Agreement. CentralSquare retains all intellectual property rights in development work performed and Customer may request consulting and development work from CentralSquare as a separate billable service.

13. Technology Life Expectancy. Customer understands, acknowledges and agrees that the technology upon which the Hardware, Solution and Third-Party Software is based changes rapidly. Customer further acknowledges that CentralSquare will continue to improve the functionality and features of the Solution to improve legal compliance, accuracy, functionality and usability. As a result, CentralSquare does not represent or warrant that the Hardware, Solution and/or Third-Party Software provided to Customer under this Agreement or that the Customer Systems recommended by CentralSquare will function for an indefinite period of time. Rather, CentralSquare and Customer may, from time to time, analyze the functionality of the Hardware, Solution, Third-Party Software and Customer Systems in response to changes to determine whether Customer must upgrade the same. Customer upgrades may include without limitation, the installation of a new Release, additional disk storage and memory, and workstation and/or server upgrades. Customer upgrades may also include the installation and/or removal of Third-Party Software. Customer is solely responsible for all costs associated with future resources and upgrades.

CentralSquare Access Management Policy

In order to provide secure, federally compliant connections to agency systems CentralSquare Technologies ("CentralSquare") requires BeyondTrust or SecureLink as the only approved methodology of connection. BeyondTrust and Securelink provide the necessary remote access in order to service and maintain CentralSquare products while adhering to the Federal Bureau of Investigations Criminal Justice Information Services requirements. Both solutions utilize two-factor authentication Federal Information Processing Standard Publication ("FIPS") 140-2 validated cryptographic modules and AES encryption in 256-bit strengths.

BeyondTrust and Securelink are addressed in turn via this Access Management Policy; Customers may choose which remote privileged access management solution will be utilized by CentralSquare.

BeyondTrust

The BeyondTrust remote support solution may be utilized via escorted session or a jump Customer. As for an escorted session, when an agency needs assistance from CentralSquare, the agency employee requesting assistance will receive verbal or email communication with a session key necessary to enable remote access. If a verbal key is provided, the user enters the session key after visiting https://securesupport.centralsquare.com.

Jump Customers are a Windows service that can be stopped/started to facilitate a support session. Connections made via jump Customer can be active or passive. An active jump Customer is always available. A passive connection is enabled for a specific purpose and then disabled when not used. Regardless of the option selected, CentralSquare's support team will arrange a BeyondTrust session to establish the jump Customer.

The jump Customer resides on the agency side on the installed device, where an agency administrator can manage. Instructions on how to enable/disable jump Customers can be provided upon request. A sample workflow of a passive jump Customer is provided below:

> *Should an agency require support from CentralSquare, a call would be placed and/or a support ticket opened in the portal on the CentralSquare customer support website. Before accessing the agency's system and/or environment, the CentralSquare representative would send a notice of connection from the CentralSquare support portal instance. This notice can be sent to the individual at the agency that the CentralSquare representative is working with or other designated contacts as necessary. Upon receipt of the notice of connection, the agency personnel would enable the BeyondTrust jump Customer. The CentralSquare representative would then be admitted to the agency's system and/or environment to perform the necessary task. Upon completion of the task, the CentralSquare representative sends a notice of disconnection from the CentralSquare support portal instance. Upon receipt of the notice of disconnection, the agency personnel would then disable the BeyondTrust jump Customer.*

Securelink

Similar to BeyondTrust's escorted session, Securelink may be utilized via "quick connect". To enable a quick connect session when an agency needs assistance from CentralSquare, the Agency employee requesting assistance will enter a key code in order to connect for screen sharing on a device.

Similar to the jump Customer methodology, SecureLink may also be utilized via "gatekeeper". The sample workflow description for a jump Customer provided above is substantially similar to the workflow for gatekeeper.

Summation

BeyondTrust and Securelink allow customers the ability to monitor connectivity to the customer's network and maintain CJIS compliance while enabling CentralSquare to perform the necessary support functions.

Attachment D

Service Level Commitments

The following applies to any cloud-hosted CentralSquare software only. The following does not apply to any on-premise software, hardware, or third-party products.

1. **Service Level Commitments**

   A. Availability. During any calendar month, the availability of the Solution shall be no less than 99.9%, excluding scheduled maintenance. CentralSquare shall provide Customer with prompt notification as soon as it becomes aware of any actual or potential unscheduled downtime of the Solution, as well as continual periodic updates during the unscheduled downtime regarding CentralSquare's progress in remedying the unavailability and estimated time at which the Solution shall be available.

   B. Measurement. Service availability is measured as the total time that the solutions are available during each calendar month for access by Customer ("Service Availability"). Service Availability measurement shall be applied to the production environment only, and the points of measurement for all monitoring shall be the servers and the internet connections at CentralSquare's hosted environment.

   C. Calculation. Service availability for a given month shall be calculated using the following calculation:
      I. The total number of minutes which the service was not available in a given month shall be subtracted from the total number of minutes available in the given month. The resulting figure is divided by the total number of minutes available in the given month.
      II. Service availability targets are subject to change due to the variance of the number of days in a month.
      III. The total number of minutes which the service was not available in a given month shall exclude minutes associated with scheduled or emergency maintenance.

   D. Remedy. If the service period target measurement is not met, then the customer shall be entitled to a credit calculated as follows:

Service Availability in the relevant Service Period	Percentage Reduction in Monthly Fee for the Subsequent Service Period
Less than 99.9% but greater than or equal to 99.0%	5%
Less than 99.0% but greater than or equal to 95.0%	10%
Less than 95%	20%

   E. Credit must be requested by the customer within sixty (60) days of the failed target. Any credit awarded shall be applied to the next applicable invoice. Customer shall not be eligible for credits where customer is more than thirty (30) days past due on their account.

2. Exceptions. The Service Level Commitments and availability stated in this Attachment do not cover services interruptions or performance issues that are caused by factors outside of CentralSquare or it's hosting partner's control. Such factors may include, but are not limited to:

   A. Internet Access. Issues relating to Customer's internet access. Any outages, slowdowns, or other problems related to the internet connection are explicitly disclaimed;

   B. Customer's Internal Network Issues. Issues originating from Customer's internal network such as network congestion, network equipment failure, or misconfigurations are explicitly disclaimed;

   C. Third-Party Acts. Issues caused by the acts or omissions of third-parties, including providers of internet services, or for issues arising from third-party software or hardware that is not provided by CentralSquare is explicitly disclaimed;

   D. Gross Negligence or Willful Misconduct. Issues relating to the failure or delay in performance to the extent caused by the acts or omissions of Customer or its agents constituting gross negligence or willful misconduct are explicitly disclaimed; and,

E. Force Majeure. A force majeure event such as natural disasters, acts of God, or any other cause constituting force majeure are explicitly disclaimed.

3. Server Performance & CapaCustomer. The standard provisioning of storage for the cloud solutions is 1 terabyte. If Customer requests to add additional Software, increase storage or processing requirements, and/or request additional environments, these requests will be evaluated and if additional resources are required to support modifications, additional fees may apply at per unit (gigabyte, hour, license, etc).

4. Releases. Customer agrees keep the software up-to-date with the cloud release cycle as determined by CentralSquare. Staying current is essential to address security, performance, and infringement issues, and is required for receiving software support. All modifications, revisions, and updates to the software will be provided through new releases, accompanied by documentation updates whenever the CentralSquare deems necessary.

5. Non-Production Environments. Included in the subscription fee is access to the training environment during the hours of 8:00am – 4:00pm EST, Monday through Friday. Should the Customer require extended access for items such as internal training, CentralSquare can make exceptions provided that Customer provide reasonable advance written notice. CentralSquare will then work with the Customer to enable access in accordance with an agreed upon schedule.

Record of Signing

For City of Palmdale
Name Leonardo Torres
Title



Signed on May 20, 2026 5:24 PM PDT

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Email: ltorres@cityofpalmdaleca.gov

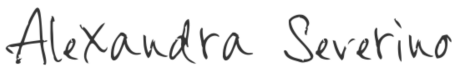
For ronald.anderson@centralsquare.com
Name Ron A. Anderson
Title



Signed on May 21, 2026 8:36 AM PDT

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IP Address: 104.28.77.127
Email: ronald.anderson@centralsquare.com

For aseverino@harperburns.com
Name Alexandra Severino
Title



Signed on May 22, 2026 12:41 PM PDT

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City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **1**

SUBJECT: **APPROVE SECOND AMENDMENT TO AGREEMENT WITH PARSONS TRANSPORTATION GROUP FOR PN 653, PALMDALE BLVD. AND SIERRA HIGHWAY RAILROAD CROSSING SAFETY UPGRADES PROJECT, INCREASING THE ORIGINAL AGREEMENT AMOUNT OF $1,168,092 BY $428,480 FOR A TOTAL NOT TO EXCEED AMOUNT OF $1,596,572 FOR AN ADDITIONAL TERM OF 365 CALENDAR DAYS**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Second Amendment to Agreement No. A-7414 with Parsons Transportation Group for PN 653, Palmdale Blvd. and Sierra Highway Railroad Crossing Safety Upgrades Project (Project), increasing the original agreement amount of $1,168,092 by $428,480 for a total not to exceed contract amount of $1,596,572 for an additional term of 365 calendar days; and,

2. Authorize the City Manager or his designee to execute the Second Amendment to Agreement No. A-7414 with Parsons Transportation Group for minor and/or non-substantial changes.

BACKGROUND

State Route 138 (SR 138), otherwise known as Palmdale Blvd., is a major arterial roadway that runs east-west and traverses State Route 14 (SR 14) in the City of Palmdale. It provides both local and regional access to the residential and business communities on both the east and west sides of SR 14 and has an average daily traffic volume of more than 25,000 vehicles.

The SR-138 widening project's primary goal is to improve the safety of the railroad crossing at Palmdale Blvd. and increase vehicular capacity on Palmdale Blvd. The Project

budget was set at $25 million, with a scope of work that included the reconfiguration of the railroad signal mast-arms and other associated rail equipment to current standards, the widening of Palmdale Blvd. to three lanes in each direction from 5th Street East to 10th Street East, and the improvement of two intersections of Palmdale Blvd. at 6th Street East and Sierra Highway.

This scope of work has advanced to 95% Plans, Specifications, and Estimates (PS&E) with the California Department of Transportation (Caltrans), which marks the point at which the City is required to begin committing significant dollars to purchase right-of-way from the 49 impacted parcels along Palmdale Blvd.

DISCUSSION

Since the initiation of the SR 138 (Palmdale Blvd.) at-grade crossing improvement project and the filing of the City's Application (A2405012) with the California Public Utilities Commission (CPUC), the City has used existing project funds to advance design and coordination to reach the current design milestones. These expenditures have included consultant engineering for geometric refinements, traffic signal and preemption design, preparation and submittal of technical exhibits (including preemption calculations), and participation in CPUC proceedings and technical meetings with Union Pacific Railroad (UPRR), the Rail Safety Division (RSD), Caltrans, and Metrolink. These tasks were not anticipated as part of the original design services scope.

The design included preemption timing of 85 seconds for the traffic signal and safety mast arms at the intersection. After several meetings to reach an agreement, Union Pacific Railroad would not accept this timing, citing a maximum acceptable preemption time of 55 seconds. The standard that Union Pacific referenced is not a nationally accepted standard, and as a result, the City and Consultant were not able to anticipate this being a factor in the project scope. As such, in May 2024, Parsons filed a Formal Application with the CPUC to determine the preemption timing for the intersection. Additional funding is now required to complete the final design, address remaining agency comments, and implement the commitments reflected in the proposed Settlement Agreement with the CPUC parties. The funds requested will be used to finalize plans, specifications, and estimates, and to complete remaining coordination with UPRR, Caltrans, and Metrolink.

FISCAL IMPACT

$428,480; Funds are budgeted and available in FY 2025-26. This Project is funded using Measure R Equity Grant funds.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with existing programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E. Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-7414 Amendment No. 2 with Parsons
Agrmt No. A-7414 Amendment No. 1 with Parsons
Agrmt No. A-7414 with Parsons

2ND AMENDMENT TO AGREEMENT A- 7414
BETWEEN THE CITY OF PALMDALE AND PARSONS TRANSPORTATION GROUP

This 2nd Amendment to Agreement No. A-7414 (“Agreement”) is made and entered into by and between the City of Palmdale (hereinafter called “CITY”) and PARSONS TRANSPORTATION GROUP (hereinafter called "CONSULTANT"). This Contract shall become effective on the date of the last signatory.

WHEREAS, on April 6, 2021 ("Original Agreement") the CITY and CONSULTANT entered into an agreement to provide:

As more specifically defined in PN 653, SR138 5th - 10th St. Widening Project A-7414 to provide:
1. PROJECT MANAGEMENT (PA/ED THROUGH PS&E)
2. PA/ED – ENVIRONMENTAL DOCUMENT
3. PA/ED – PROJECT REPORT AND PRELIMINARY ENGINEERING
4. FINAL DESIGN - PS&E
5. CONSTRUCTION ADMINISTRATION

WHEREAS, the parties desire to amend the Original Agreement to:

Increase funding for engineering services to account for design changes resulting from the CPUC Formal Application ruling. Increase project duration due to the Formal Application process and resulting design changes.

NOW THEREFORE, the parties agree as follows:

The compensation identified in Section 9 is amended to increase the total price of the Agreement by FOUR HUNDRED TWENTY EIGHT THOUSAND FOUR HUNDRED EIGHTY dollars ($428,480), not to exceed the amount ONE MILLION FIVE HUNDRED NINETY SIX THOUSAND FIVE HUNDRED SEVENTY TWO dollars ($1,596,572). An additional 365 calendar days shall be added to the project duration for this added scope.

All other terms and conditions of the Original Agreement not amended herein, remain in full force and effect.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Salvador Mendez
City Manager

Lee Torres
May 27, 2026, 1:13 PM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38250 Sierra Highway
Palmdale, CA 93550

PARSONS TRANSPORTATION GROUP:

Nicole DePuy
May 27, 2026, 2:40 PM PDT

Nicole DePuy
Vice President

ADDRESS FOR NOTICE:
PARSONS TRANSPORTATION GROUP
525 B Street, Suite 1600
San Diego, CA 92101

APPROVE AS TO FORM:

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Original contract and previous amendment(s) (if any) are attached
■Attached Agreement Checklist and met all requirements

Record of Signing

For	City of Palmdale	For	nicole.depuy@parsons.com
Name	Leonardo Torres	Name	Nicole DePuy
Title		Title	



Signed on May 27, 2026 1:13 PM PDT

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IP Address: 172.59.161.89
Email: ltorres@cityofpalmdaleca.gov



Signed on May 27, 2026 2:40 PM PDT

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Email: nicole.depuy@parsons.com

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1ST AMENDMENT TO AGREEMENT A-7414
BETWEEN THE CITY OF PALMDALE AND PARSONS

This 1st Amendment to Agreement No. A-7414 (“Agreement”) is made and entered into by and between the City of Palmdale (hereinafter called “CITY”) and PARSONS (hereinafter called "PROJECT DESIGNER"). This Contract shall become effective on the date of the last signatory.

WHEREAS, on April 6, 2021 ("Original Agreement") the CITY and PROJECT DESIGNER entered into an agreement to provide:

As more specifically defined in PN 653, SR138 5th - 10th St. Widening Project A-7414 to provide:

1. PROJECT MANAGEMENT (PA/ED THROUGH PS&E)
2. PA/ED – ENVIRONMENTAL DOCUMENT
3. PA/ED – PROJECT REPORT AND PRELIMINARY ENGINEERING
4. FINAL DESIGN - PS&E
5. CONSTRUCTION ADMINISTRATION

WHEREAS, the parties desire to amend the Original Agreement to:

Include changes to the Railroad Coordination and Requirements and Right of Way Engineering as is required for creating and submitting a CPUC Rail Crossing Formal Application

1) CPUC Rail Crossing Formal Application - California Public Utilities Commission (CPUC) has recommended that the City file a Formal Application instead of the GO 88-B Request Form..

2) Right of Way Appraisal Maps - Per Caltrans Division of Right of Way, Office of Local Programs requirements.

NOW THEREFORE, the parties agree as follows:

An additional 365 calendar days shall be added to the project duration for this added scope. No additional budget is required or included for the out-of-scope work within the assumptions listed above.

All other terms and conditions of the Original Agreement not amended herein, remain in full force and effect.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Ronda Perez
Signed: 6/26/2023

Ronda Perez
City Manager

LG
Signed: 6/14/2023

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38250 Sierra Highway
Palmdale, CA 93550

PARSONS:

Chris Johnson
Signed: 6/14/2023

Chris Johnson
Vice President

ADDRESS FOR NOTICE:
PARSONS
525 B Street, Suite 1600
San Diego, CA 92101

APPROVE AS TO FORM:

William Patrick Curley III
Signed: 6/20/2023

William P. Curley, III
Interim City Attorney

ATTEST:

Roxanne Faber
Signed: 6/27/2023

Roxanne Faber
Acting City Clerk

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Original contract and previous amendment(s) (if any) are attached
■Attached Agreement Checklist and met all requirements

Record of Signing

For
Name
Title



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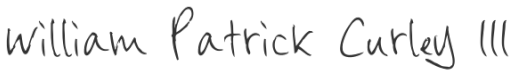
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Email: chris.a.johnson@parsons.com

For
Name
Title



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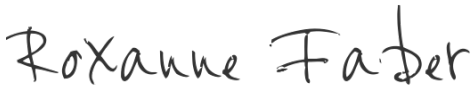
For
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Signing date: 6/26/2023
IP Address: 206.171.111.149
Email: rperez@cityofpalmdale.org

For
Name
Title



Signed on 2023-06-27 17:48:32 GMT

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Email: rfaber@cityofpalmdale.org

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ORIGINAL

AGREEMENT NO. A-7414
CONTRACT FOR DESIGN PROFESSIONAL SERVICES
BETWEEN THE CITY OF PALMDALE AND PARSONS

THIS CONTRACT FOR DESIGN PROFESSIONAL SERVICES ("Contract" herein) is made and entered into this 6th day of April, 2021 by and between the City of Palmdale a public body corporate and politic, (hereinafter called "CITY") and Parsons (hereinafter called "PROJECT DESIGNER").

RECITALS

WHEREAS, City desires to engage PROJECT DESIGNER to perform certain technical and professional services, as provided herein, in connection with that certain project identified as PN 653: SR-138 Widening.

WHEREAS, PROJECT DESIGNER represents that PROJECT DESIGNER has the expertise and is qualified to perform the services described in this Contract and is duly registered under the laws of the State of California.

WHEREAS, PROJECT DESIGNER desires to accept such engagement.

NOW, THEREFORE, the parties agree as follows:

1 DESCRIPTION OF WORK

1.1 The City hereby engages PROJECT DESIGNER, and PROJECT DESIGNER accepts such engagement, to perform the following design professional services in a manner satisfactory to CITY:

1. PROJECT MANAGEMENT (PA/ED THROUGH PS&E)

1.1 Coordination and Meetings
PROJECT DESIGNER shall conduct monthly meetings with the PDT to discuss progress and project issues, and to exchange project information. The PROJECT DESIGNER'S Project Manager, Project Engineer, and technical staff, as necessary, will attend monthly PDT meetings through PS&E approval and project Ready to List, which is assumed to be November 2023. PROJECT DESIGNER will attend focus meetings including right-of-way, railroad, and utility focus meetings.

1.1.1 Project Administration
PROJECT DESIGNER shall execute and maintain sub-contracts with each sub-consultant. Prime contract terms and conditions shall be incorporated into the sub-contract agreement, as required. The sub-consultant agreements shall incorporate specific deliverables and schedules that allow review by PROJECT DESIGNER prior to submittal to the City.

PROJECT DESIGNER shall prepare monthly progress reports through construction

completion which is assumed to be January 2025.

1.1.2 Project Schedule
PROJECT DESIGNER shall prepare a project schedule in Microsoft Project using the critical path method of analysis. After the schedule is approved by the City, the schedule shall be updated monthly through RTL, which is assumed to be November 2023.

1.1.3 Quality Assurance and Quality Control (QA/QC)
It is assumed that a QA/QC Management Plan for the PROJECT DESIGNER will not be required for this contract by any of the stakeholders (City, Caltrans, Railroads, etc).

It is assumed that if the City has another consultant review any deliverables prepared by PROJECT DESIGNER, the City staff will review and filter the comments received before providing to PROJECT DESIGNER. The comments will be minor in nature and will not require extensive comment resolution or comment resolution meetings. It is assumed that the reviewing party will have an understanding of the Caltrans Plans Preparation Manual (PPM), drafting standards, and specifications and will not comment on formatting and style that is dictated by the Caltrans policies/standards that cannot be modified.

2. PA/ED – ENVIRONMENTAL DOCUMENT

2.1 Environmental Technical Studies
PROJECT DESIGNER shall prepare a Memorandum to File as part of the Environmental Revalidation process for each previously approved environmental technical study to document that there is no change to the original findings of each study due to the phasing of the project. Environmental technical study Memorandum to Files are described in Sections 2.1.1 through 2.1.6.

2.1.1 Noise
PROJECT DESIGNER shall prepare an addendum to the approved Noise Technical Memorandum to document the Phase 1 improvements. It is assumed that no new noise measurements, noise modeling, or supplemental analysis is required. It is assumed the memo will require no more than two iterations of Caltrans review prior to approval.

2.1.2 Air Quality
PROJECT DESIGNER shall prepare an addendum to the approved Air Quality Study Report to document the Phase 1 improvements. It is assumed that no new air quality analysis is required. It is assumed the memo will require no more than two iterations of Caltrans review prior to approval.

2.1.3 Natural Resources

PROJECT DESIGNER shall perform search of new biological resources database for the Biological Study Area (BSA) and perform a site survey to document any changes to natural resources since the original survey was conducted in 2015. It is assumed that only one field visit will be conducted to identify the presence of any sensitive or protected species within the BSA for the Phase 1 improvements. PROJECT DESIGNER shall prepare a memorandum documenting the phasing of the project as well as documenting the findings from the new biological resources database and document any changes to the existing site conditions since the previous study was completed in 2015. Additionally, it is understood that regional and local regulations have changed with regards to sensitive and protected species since the original study was approved in 2015. PROJECT DESIGNER will review current regional and local regulations and incorporate into the memorandum. It is assumed the memo will require no more than two iterations of Caltrans review prior to approval.

2.1.4 Cultural Resources

PROJECT DESIGNER shall coordinate with Caltrans to perform a Native American outreach in accordance with AB52 and Section 106 to keep the tribal governments informed of the project changes. An updated records search will be performed within the Phase 1 project footprint. A new Area of Potential Effects (APE) Map will be created for the Phase 1 footprint and submitted to Caltrans for review and approval. It is assumed the APE Map will require no more than two iterations of Caltrans review prior to approval.

An addendum to the approved Historic Property Survey Report (HPSR), Historical Resources Evaluation Report (HRER), and Archeological Survey Report (ASR) will be prepared to document the results of the new records search as well as the updated APE Map. It is assumed the memo will require no more than two iterations of Caltrans review prior to approval.

2.1.5 Hazardous Waste

PROJECT DESIGNER shall prepare an addendum to the Hazardous Waste and Aerially Deposited Lead (ADL) Report to document the Phase 1 improvements. It is assumed that no update is required to the Initial Site Assessment, ADL Survey and Site Investigation Workplan, and that no additional field work, testing, or analysis is required related to hazardous waste or ADL. It is assumed the memo will require no more than two iterations of Caltrans review prior to approval.

Since the Hazardous Waste and Aerially Deposited Lead (ADL) Report for the overall project has not yet been approved, it is assumed that the remaining budget from the original contract will be carried over to allow for final review and approval of this document.

2.1.6 Relocations
PROJECT DESIGNER shall prepare an addendum to the approved Relocation Impact Memorandum to document the Phase 1 improvements. It is assumed that no business relocations are required with the Phase 1 improvements. It is assumed the memo will require no more than two iterations of Caltrans review prior to approval.

2.2 Environmental Revalidation/Re-evaluation
PROJECT DESIGNER shall prepare an environmental revalidation/re-evaluation form to the project's previously approved Initial Study with Mitigated Negative Declaration/Environmental Assessment with Findings of No Significant Impact to document the Phase 1 improvements. The PROJECT DESIGNER shall also prepare and update the Environmental Commitment Record (ECR) in the current Caltrans' format.

2.3 Environmental Permitting
PROJECT DESIGNER shall prepare California Department of Fish and Wildlife (CDFW) Section 1602 Streambed Alteration permit application and coordinate with CDFW for approval. An aquatic resources delineation shall be performed as part of the Section 1602 permit. It is assumed the 1602 Streambed Alteration permit is the only environmental permit that will be required.

3. PA/ED – PROJECT REPORT AND PRELIMINARY ENGINEERING

3.1 Mapping and Survey

3.1.1 Surveying and Right-of-Way Mapping
It is assumed that no new mapping is required for the Phase 1 improvements. Previously performed aerial topographic mapping, field surveys, and right-of-way mapping will be used.

3.1.2 Utility Mapping
The utility research in this area has recently been completed. PROJECT DESIGNER shall revise the previously prepared utility plans to show only the utilities within the Phase 1 improvements and send out copies of the utility plans to all known utility owners within the project limits and will request verification of the existing facilities shown and request redlined markups of any changes or updates to the current existing utility mapping that have been made since the mapping was originally obtained in 2014. The known utility owners within the project area are Palmdale Water District, Southern California Edison, Southern California Gas Company, and AT&T.

PROJECT DESIGNER shall prepare a Utility Information Sheet, including the names

of known utilities, points of contact, and a description of the location, existing facility, and potential conflicts within the Phase 1 project limits for inclusion in the Supplemental Project Report.

3.2 Railroad Coordination

PROJECT DESIGNER shall provide railroad coordination that will include correspondence with the owner railroad agencies, UPRR and SCRRA, to inform them of the proposed Phase 1 project and provide preliminary engineering plans for review and comment.

PROJECT DESIGNER shall prepare a Railroad Information Sheet for inclusion in the Supplemental Project Report.

3.3 Supplemental Project Report (SPR)

PROJECT DESIGNER shall prepare a Supplement Project Report to document the Phase 1 improvements. It is assumed two iterations of the report will be required prior to approval. The following will be included as part of the Supplemental Project Report:

- Cost Estimate
- Transportation Management Plan Data Sheet
- Utility Conflict Matrix
- Utility Information Sheet
- Railroad Information Sheet
- Layouts, Typical Sections, and Profiles (35%)
- ROW Data Sheet (to be prepared by City's right-of-way PROJECT DESIGNER)

It is assumed that no Value Analysis Study and Life Cycle Cost Analysis will be required for the Phase 1 improvements since they were not required previously for the full project.

3.4 Engineering Technical Studies

3.4.1 Traffic Study

A traffic operations analysis will be required to update the design horizon year from 2035 to 2045, since the 2035 traffic analysis is outdated per Caltrans requirement. The supplemental traffic analysis and report are required to make sure that the operation for the facility meets the capacity demand and LOS for 2045 design year.

3.4.1.1 Traffic Counts

PROJECT DESIGNER shall utilize the available traffic count information documented in the Approved Traffic Study Report (October 2016) at the intersections of 6th Street East and SR-138 (Palmdale Blvd) as well as Sierra Highway and SR-138 (Palmdale Blvd). It is assumed that no additional field traffic counts are required.

3.4.1.2 Traffic Methodology Memo

PROJECT DESIGNER shall develop a Traffic Methodology Memo summarizing the procedures and assumptions to be used in the traffic operations analysis and documenting the key input assumptions and methodology to be used to produce existing and future traffic volumes. The memo will document the assumptions and methodology at the 5th Street East and SR-138 (Palmdale Blvd) intersection, 6th Street East and SR-138 (Palmdale Blvd) intersection, Sierra Highway and SR-138 (Palmdale Blvd) intersection, and 9th Street East and SR-138 (Palmdale Blvd) intersection. The memo will be submitted to the City and Caltrans for concurrence prior to undertaking traffic operations analysis work. After concurrent review by the City and Caltrans staff, a Final Traffic Operations Analysis Methodology Memo will be prepared. The memo will be submitted to the City and Caltrans for approval prior to undertaking the traffic operations analysis. It is assumed the memo will require no more than two iterations of Caltrans review prior to approval.

3.4.1.3 Traffic Volumes Report (TVR)

PROJECT DESIGNER shall prepare a TVR which presents the traffic volumes for the Existing Conditions, No Build and Build scenarios for analysis years included in the study. The TVR will describe the processes and procedures used to develop the traffic volume forecasts. Available data, reports, and relevant studies will be reviewed in preparation of the TVR. The results of related studies will be considered and incorporated as appropriate. The TVR will be submitted to the City and Caltrans for review and approval. It is assumed the report will require no more than two iterations of Caltrans review prior to approval.

3.4.1.4 Traffic Operations Analysis Report (TOAR)

PROJECT DESIGNER will prepare a TOAR containing traffic operations analysis. The TOAR will include procedures and assumptions used in the traffic operations analysis. Available data, reports, and relevant studies will be reviewed in preparation of the TOAR. In addition, project related impacts and mitigation measures shall be identified. Signalized intersections will be modeled using Synchro. The study will meet the requirements for the level of NEPA and CEQA documentation required for the project. The results of related studies will be considered and incorporated as appropriate. It is assumed that no alternative development or analysis will be required. Additionally, a costs and benefits analysis of build alternatives will not be performed. It is assumed that an Intersection Control Evaluation will not be required. It is assumed that the project will not adversely impact the existing on-street parking on SR-138 (Palmdale Blvd) between 6th Street East and 9th Street East and thus not require a Parking Survey Analysis. The report will document no new changes to the previous Local Transit Services section in the previously approved Traffic Study Report. The TOAR will be submitted to the City and Caltrans for review and approval. It is assumed the report will require no more than two iterations of Caltrans review prior to approval.

3.4.2 Design Standard Decision Document
PROJECT DESIGNER shall compare the geometric design against the Caltrans Design Checklist (Design Information Bulletin 78-04) to identify all exceptions to standards and include them in the Design Standard Decision Document (DSDD). It is assumed the DSDD will require two iterations of Caltrans review for approval.

PROJECT DESIGNER shall prepare truck turn exhibits and document any exceptions to standards in the DSDD.

3.4.3 Structures Advance Planning Studies (APS)
It is assumed that an APS for the double box culvert lengthening will not be required for the Supplemental Project Report.

4. FINAL DESIGN – PS&E

4.1 Utility Coordination
PROJECT DESIGNER will lead utility coordination efforts for this project. After obtaining updates of the existing and planned utilities, PROJECT DESIGNER shall schedule utility coordination meetings to present the proposed project plans to the Utility Owners for their use in developing preliminary relocation concepts. PROJECT DESIGNER shall prepare Utility Verification Letters, Relocation Claim Letters for utilities requiring relocation, Notice to Owners, and Report of Investigations per Caltrans Standards.

PROJECT DESIGNER shall coordinate with utility owners to obtain responses to Relocation Claim Letters including liability determination, relocation plans, and cost. PROJECT DESIGNER will review relocation plans and provide comments to Utility Owners. It is assumed that the following utilities will require relocation and all other utilities will be protected in place:
- AT&T (3 Manholes and 1 Pull box)
- Palmdale Water District (12" Water Line, 6 Water Valves, 3 Water Meters, and 1 Fire Hydrant)
- Southern California Edison (1 Electrical Pull box, 4 Electrical Cabinets, and 1 Electrical Manhole)
- Southern California Gas (3" Gas Line and 1 Gas Valve)

It is assumed that the City will pay for utility owner fees associated with plan reviews, as-built collection, design fees, and other utility owner processing fees.

It is assumed that no Utility Encroachment Exceptions will need to be documented for the project. Existing utilities that are located within Caltrans right-of-way that are impacted by the Project will be relocated within Caltrans right-of-way.

4.1.1 Utility Potholing
PROJECT DESIGNER shall be responsible for determining the horizontal and vertical location of existing utilities that are critical to the design and construction of the project. PROJECT DESIGNER will prepare a utility pothole plan. PROJECT DESIGNER will obtain necessary permits and perform 7 potholes in the field. Eleven (11) previously performed potholes are usable for Phase 1. PROJECT DESIGNER'S Utility sub-contractor shall be responsible for repair of all existing improvements as a result of potholing. This includes temporary traffic control plans and repairs per Caltrans and City requirements.

4.1.2 Utility Relocation Agreements
PROJECT DESIGNER shall prepare Utility Agreements using Caltrans standard clauses from the Right-of-Way Manual and will assist the City in executing these agreements. No modifications will be made to the standard clauses that would result in Caltrans Headquarters review and approval. PROJECT DESIGNER shall work with owners to complete and execute the utility agreements. No Joint Use Agreements or easements will be required by utility companies.

4.2 Railroad Coordination and Requirements
Following the 35% PS&E submittal, PROJECT DESIGNER shall schedule and facilitate a meeting with the CPUC, UPRR, Metro, SCRRA, Caltrans, and the City to discuss the proposed at-grade railroad crossing configuration, and traffic-rail signal coordination and staging. It is assumed that no alternative development or analysis will be required as part of the railroad coordination efforts.

Two three-party construction and maintenance (C&M) agreements shall be required for Phase 1: one between the City, Caltrans, and UPRR and the other between the City, Caltrans, and SCRRA. In support of the City, PROJECT DESIGNER shall coordinate with Caltrans, UPRR, and SCRRA to prepare and negotiate the language for the C&M agreements that shall be agreeable to all parties. It is assumed each agency will require two reviews of the C&M Agreements prior to execution.

A G.O. 88-B form shall also be required to request authorization to modify the existing grade crossing with concurrence from UPRR, Metro, SCRRA, and Caltrans. PROJECT DESIGNER shall coordinate with all parties and assist the City in preparing and obtaining approval of the G.O. 88-B from CPUC.

PROJECT DESIGNER shall prepare a SCRRA Advanced Preemption Special Design Consideration Request to obtain SCRRA's approval to accommodate an advanced preemption greater than 50 seconds, per AREMA standards.

PROJECT DESIGNER shall prepare advanced preemption calculation forms and the UPRR Advanced Preemption Request form to kickoff UPRR on their railroad design package. It is assumed these calculations and form will require two iterations of City

and Caltrans review for approval.

PROJECT DESIGNER shall prepare and submit UPRR Culvert Extension Crossing permit application to extend the double box culvert within UPRR's right-of-way. PROJECT DESIGNER shall pay the UPRR permit application fee which is assumed to be $3,055.00.

It is assumed that the City will pay for the railroads plan check and other associated review and processing fees.

It is assumed that UPRR and SCRRA will prepare their own respective design packages for the railroad improvements within their right-of-way.

4.3 Drainage Report

PROJECT DESIGNER shall develop a Drainage Report that shall include hydrologic and hydraulic methodology, calculations, hydrologic impact to off-site drainage, hydraulic design analysis for proposed culverts and storm drain systems using Storm CAD, and proposed treatment BMPs along the project alignment. The report shall include final drainage plans and shall evaluate the general rainfall characteristics, the time of concentration, the soil type, land use, existing facilities, and flow patterns. PROJECT DESIGNER shall update the previous existing watershed exhibit. Drainage Report shall quantify the additional flow and be developed to guide in the drainage design of the roadways. It is assumed that the draft Drainage Report which was prepared for the full project can be utilized as a baseline and that only the attachments/appendices will need to be updated for the revised drainage design. The following updates will be required:

- Update hydrology calculation.
- Update hydrology data information.
- Update existing watershed exhibit.
- Update proposed watershed exhibit and calculation tables.
- Prepare new hydraulic calculations for revised drainage system using Flowmaster.

It is assumed that the existing storm drain mapping that was prepared for the full project can be utilized and no additional scope and fee has been included for existing mapping.

4.4 Storm Water Data Report (SWDR)

PROJECT DESIGNER shall develop SWDR to identify the selection and design of BMPs per the latest version of the Caltrans Storm Water Quality Handbooks: Project Planning and Design Guide, in compliance with Caltrans' statewide NPDES permit. The SWDR shall consist of a cover sheet, stormwater data information, checklists, and attachments. The SWDR shall summarize how the project shall address temporary, permanent, and treatment BMPs for the Project.

PROJECT DESIGNER shall prepare water pollution control plans (WPCPs) to identify construction-related BMPs such as gravel bags, inlet protection, stabilized construction entrances, fiber rolls for slope stability, stock pile protection, and concrete washout facilities. The WPCPs shall comply with Caltrans SWDR recommendations and the Los Angeles County NPDES Permit requirements.

4.5 Materials Report

PROJECT DESIGNER's geotechnical sub-consultant will use the previously performed geotechnical analysis to evaluate findings and determine design parameters which shall be presented in the Materials Report. PROJECT DESIGNER shall present both flexible hot mixed asphalt and rigid portland cement concrete pavement sections for traffic indexes specified by the project team for pavement type consideration. It is assumed that no additional field work or testing is required for the Materials Report for Phase 1.

4.6 Foundation Report

PROJECT DESIGNER'S geotechnical sub-consultant shall prepare an addendum to the approved Foundation Report to document any design changes to the box culvert lengthening. It is assumed that no additional field work or testing is required for the addendum for the Phase 1 improvements.

4.7 Type Selection Memorandum

PROJECT DESIGNER shall prepare a Supplemental Type Selection Memorandum to document the design changes from the previously approved Type Selection Report. A revised General Plan sheet and cost estimate will be included in the memorandum. It is assumed that no Type Selection Meeting will be required for the Phase I project.

4.8 Structures Hydraulics Report

PROJECT DESIGNER shall prepare an addendum to the approved Structures Hydraulics Report to document the changes for the box culvert lengthening and drainage design.

4.9 Transportation Management Plan (TMP)

PROJECT DESIGNER shall prepare a TMP based upon the 65% construction staging plans. This TMP will include various construction phase traffic management measures based upon typical TMP measures per the TMP Data Sheet, and per coordination with the City and Caltrans. PROJECT DESIGNER will discuss potential outreach programs/public information programs to provide construction information. PROJECT DESIGNER will submit a request to Caltrans for Lane Closure Charts (LCC's). It is assumed that the TMP will follow the same format as the TMP prepared for the full project and no additional sections or attachments will be required.

4.10 Right-of-Way (ROW) Engineering

Following receipt of comments on the 35% PS&E submittal, PROJECT DESIGNER shall perform the ROW engineering and subsequently develop the ROW requirement maps in accordance with Caltrans standards. The maps shall depict the required take and whether the take shall be an easement, a fee take, partial or full, or a temporary construction easement (TCE). It is assumed the ROW Requirement Maps will require two iterations prior to Caltrans approval. It is assumed that no changes will be made to the design that result in changes to the defined ROW requirements after the 2nd submittal of the ROW requirement maps to Caltrans.

It is assumed that the City's right-of-way consultant shall perform all other services necessary for the right-of-way acquisition process including obtaining title reports, legal descriptions, plat maps, preparing appraisals, making offers, negotiations, and close-out activities with Caltrans. As requested by the City, Parsons has not included any scope and fee to review any of the City right-of-way consultant's deliverables or assist with the preparation of any right-of-way exhibits for property owners. This task includes only the preparation of the ROW requirement maps for Caltrans approval and assumed only two iterations of revisions are required for approval.

The right-of-way requirements are assumed to be as follows:
- 2 Partial Takes and Temporary Construction Easements;
- 10 Partial Highway Easements and Temporary Construction Easements;
- 4 Temporary Construction Easements only;
- 1 Billboard removal/relocation.

4.11 Plans

4.11.1 35% Design Plans

PROJECT DESIGNER shall submit a 35 percent design submittal for City and Caltrans review. The submittal shall include the following plan sheets:
- Roadway: Title Sheet, Typical Cross Sections, Key Map and Line Index, Layout Plans, Profiles, Truck Turn Exhibits, Corner Sight Distance Exhibits, American with Disabilities Act (ADA) Exhibit, and Existing Utility Facilities Exhibit.

It is assumed that no alternative development or analysis will be required prior to submitting the 35% design submittal. The alternative submitted to Caltrans by the City in December 2020 is the alternative that is assumed to be used for the 35% design.

4.11.2 65% Design Plans

PROJECT DESIGNER shall incorporate comments received on the 35 percent design submittal and shall continue to develop the project plans by adding the detail plans, quantities, estimates, and specifications. The submittal shall include the following plan sheets:
- Roadway: Title Sheet, Typical Cross Sections, Key Map and Line Index, Project

Control Sheet, Layout Sheets, Profile Sheets, Construction Detail Sheets, Contour Grading Plans, Drainage Plans, Construction Area Sign Plans, Motorist Information Plans, Stage Construction Plans, Traffic Handling Plans, and Water Pollution Control Plans
- Utility: Utility Plans and Water Relocation Plans
- Traffic: Pavement Delineation Plans, Sign Plans, Traffic Signal Plans, Street Lighting Plans, and Traffic Management Plan

It is assumed that the railroads will require one 55-hour weekend closure for the railroad contractors to construct their portion of the railroad related improvements. PROJECT DESIGNER shall prepare a detour plan and a Lane Closure Chart for the 55-hour closure. Per previous coordination with Caltrans, a Lane Closure Review Meeting, presentation, and traffic analysis will not be required since the railroads have superior rights.

The submittal shall also include:
- Technical Specifications: PROJECT DESIGNER shall use the most current Caltrans Standard Specifications for the Project. The Special Provisions that pertain specifically for Phase 1 shall be developed in accordance with the Caltrans Plans, Specifications and Estimate.
- Quantities and Cost Estimates: Quantities for all contract items, including cost lump sum items, shall be substantiated by calculations. Contract unit prices shall be based on the latest Caltrans Contract Cost Data Book.

It is assumed that 65% Structure Design Plans will not be prepared. Upon Type Selection Memo concurrence, PROJECT DESIGNER shall prepare 95% Structure Design Plans.

4.11.3 95% Design Plans
Upon receiving comments on the 65 percent design submittal and after meeting with the City and Caltrans, PROJECT DESIGNER shall incorporate those comments and revise the plans accordingly. Plan sheets and other deliverable items shall be the same as those in the 65 percent design submittal.

The submittal shall also include:
- Structure: Structure Plans for the Railroad Ditch RCB lengthening (Br. No. 53-2112) for interim RCB extension.

4.11.4 95%-2 Design Plans
It is assumed that Caltrans will not require a 95%-2 PS&E Submittal.

4.11.5 Final Design Plans (100% PS&E)
Upon receiving comments on the second iteration of the 95 percent design submittal and after meeting with the City and Caltrans, PROJECT DESIGNER shall incorporate

those comments and revise the plans accordingly. Plan sheets and other deliverable items shall be the same as those in the 95 percent design submittal. It is assumed that the comments received on the 95% PS&E Submittal will be minor and will not require any major design changes including but not limited to changes to the curb and gutter locations, curb ramp types, pavement structural section, revisions to sawcut alignment, revision to storm drain and utility alignment, and changes to construction staging.

It is assumed that there will be no major updates to Caltrans standards including the Highway Design Manual, Standard Plans, Standard Specifications, or Special Provisions between the 65%, 95%, and Final PS&E submittals.

Following Final Design, PROJECT DESIGNER shall prepare Resident Engineer (RE) Pending File and Design Cross Sections in preparation of Construction Administration.

5. CONSTRUCTION ADMINISTRATION

A limited budget has been included to provide support during bid and construction. It is assumed that the City will procure a Construct Management firm to oversee the construction and PROJECT DESIGNER will be utilized in a minor support effort as indicated below within the limits of the agreed to budget.

5.1 During Bidding

PROJECT DESIGNER shall provide technical input and shall revise details and specifications to support the City in resolving plans and specifications issues that are raised in bidders' inquiries. PROJECT DESIGNER staff shall attend the pre-bid meeting to help provide background for the project, answer questions from prospective bidders, and assist the City in reviewing bids after opening.

5.2 During Construction

5.2.1 Design Support During Construction

During the construction phase of the project, PROJECT DESIGNER shall attend the preconstruction meeting and visit the job site to review construction documents. PROJECT DESIGNER shall also respond to Requests for Information (RFI) and review material submittals.

5.2.2 As-Built Drawings

PROJECT DESIGNER shall prepare and deliver the As-Built Plans to the City and Caltrans within 4 weeks of receiving the original tracings and As-Built redline corrections.

1.2 Project deliverables shall be reviewed and approved by CITY to determine acceptable completion. CITY shall have the right to review and inspect the work during the course of its performance at such times as may be specified by CITY.

1.3 PROJECT DESIGNER shall not accept any change of scope, or change in contract provisions, unless issued in writing, as a contract change order or amendment and signed by CITY. Any extensions of time must be mutually agreed upon in writing and executed by both parties.

1.4 CITY shall provide to PROJECT DESIGNER, without charge, all data, program information, including reports, records, maps, and other information, now in CITY's possession, which may facilitate the timely performance of the work.

2 CITY PROJECT MANAGER

To provide the design professional services required by this Contract, PROJECT DESIGNER shall act under the authority and approval of a Project Manager appointed by the Director of Public Works/designee. The City Project Manager will oversee the work under this Contract, assist PROJECT DESIGNER with any necessary information, audit billings, and approve payments. PROJECT DESIGNER shall channel reports, deliverables and special requests through the City Project Manager.

3 PROJECT DESIGNER'S KEY PERSONNEL

PROJECT DESIGNER's Team and Key Personnel are as follows:

Nicole Depuy, PE; Senior Project Manager
Daniel Kachi, PE

This Design Professional Services Contract has been awarded to PROJECT DESIGNER based on its representation that those personnel and subcontractors listed above will perform the portions of the work listed above. PROJECT DESIGNER shall not deviate nor substitute any of these team members without prior written approval by CITY.

4 COMMENCEMENT AND COMPLETION OF WORK

The execution of this Contract by the parties does not constitute an authorization to proceed. The services of PROJECT DESIGNER shall commence when CITY, acting by and through its Project Manager, has issued an Authorization to Proceed. PROJECT DESIGNER shall complete all the work described in Section 1 and submit final deliverables within one thousand two hundred eighty (1,280) working days following PROJECT DESIGNER's receipt of Authorization to Proceed. PROJECT DESIGNER shall have no claim for compensation for any services or work, which has not been authorized by CITY's Authorization to Proceed.

5 TAXES

5.1 PROJECT DESIGNER shall pay all sales, consumer, use, and other similar taxes required to be paid by PROJECT DESIGNER in accordance with state and local laws.

5.2 PROJECT DESIGNER is an independent contractor and shall have no power or authority to incur any debt, obligation, or liability on behalf of CITY. No person employed by PROJECT DESIGNER or acting on its behalf, in connection with this Contract shall be considered the Agent or employee of CITY.

5.3 PROJECT DESIGNER shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

6 PATENT FEES AND ROYALTIES

PROJECT DESIGNER shall pay all license fees and royalties and assume all costs incident to the use, in the performance of the work or the incorporation in the work of any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product or device is specified by CITY for use in the performance of the work and if, to the actual knowledge of CITY, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by CITY in the contract documents. PROJECT DESIGNER shall indemnify and hold harmless CITY and anyone directly or indirectly employed by CITY from and against all claims, damages, losses and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, product or device not specified by CITY, and shall defend all such claims in connection with any alleged infringement of such rights.

7 STANDARDS OF PERFORMANCE

7.1 PROJECT DESIGNER shall be responsible for the completeness and accuracy of its services and work and documents resulting there from, and CITY shall not be responsible for discovering deficiencies therein. PROJECT DESIGNER shall correct any such deficiencies or errors without additional compensation and without cost to CITY, except to the extent any such deficiency is directly attributable to deficiencies in CITY-furnished information.

7.2 PROJECT DESIGNER shall be familiar with CITY's Standard Details and Specifications and other relevant CITY regulations. PROJECT DESIGNER shall ensure there are no conflicts among the Contract Documents including, but not limited to, the CITY's Standard Specifications and Special Provisions for Construction Contracts, the plans and specifications prepared by PROJECT DESIGNER, any

standard details or specifications incorporated therein by reference, and the Construction Contract.

8 PROJECT DESIGNER'S PERSONNEL

8.1 All services required under this Contract shall be performed by PROJECT DESIGNER, or under PROJECT DESIGNER's direct supervision, and all personnel shall possess the qualifications, permits and licenses required by State and local law to perform such services.

8.2 PROJECT DESIGNER shall be solely responsible for the satisfactory work performance of all personnel engaged in performing services required by this Contract, and compliance with all reasonable performance standards established by CITY.

8.3 PROJECT DESIGNER shall be responsible for payment of all PROJECT DESIGNER's employees' and subcontractor's wages and benefits and shall comply with all requirements pertaining to the employer's liability, workers' compensation, unemployment insurance, and Social Security.

8.4 PROJECT DESIGNER shall indemnify and hold harmless CITY, and its respective officers, agents and employees from and against all claims, demands, damages or costs arising from PROJECT DESIGNER's acts or omissions with respect to any liability, damages, claims, costs and expenses of any nature arising from alleged violations of personnel practices.

8.5 PROJECT DESIGNER shall pay, if required by applicable law, not less than the general prevailing hourly wage rates, as determined by the Director of the Department of Industrial Relations pursuant to the California Labor Code, for each craft, classification, or type of worker needed to perform the Contract. Copies of the prevailing rate of per diem wages are on file in the office of the Director of Public Works.

9 COMPENSATION

9.1 For all of work and services including the various phases of tasks as described in Section 1, Scope of Services, CITY shall pay to PROJECT DESIGNER an amount not to exceed the sum of one million one hundred sixty-eight thousand ninety-two dollars ($1,168,092.00), as follows:

TASK NO.	TASK DESCRIPTIONS	TOTAL HOURS	TOTAL PARSONS	Subconsultants		TASK TOTAL
				Leighton Geotechnical	Patricia Smith Landscape	
1.0	PROJECT MANAGEMENT					
1.1	COORDINATION & MEETINGS	54	$105,225.00			$105,225.00
1.1.1	PROJECT ADMINISTRATION	9	$14,000.00			$14,000.00
1.1.2	PROJECT SCHEDULE	4	$8,400.00			$8,400.00
1.1.3	QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)					
2.0	ENVIRONMENTAL DOCUMENT					
2.1	ENVIRONMENTAL TECHNICAL STUDIES					
2.1.1	NOISE	9	$1,280.00			$1,280.00
2.1.2	AIR QUALITY	9	$1,280.00			$1,280.00
2.1.3	NATURAL RESOURCES	5	$8,800.00			$8,800.00
2.1.4	CULTURAL RESOURCES	7	$14,760.00			$14,760.00
2.1.5	HAZARDOUS WASTE	1	$1,720.00	$23,900.00		$25,620.00
2.1.6	RELOCATIONS	9	$1,280.00			$1,280.00
2.2	ENVIRONMENTAL REVALIDATION/RE-EVALUATION*	11	$15,440.00			$15,440.00
2.3	ENVIRONMENTAL PERMITS*	13	$19,200.00			$19,200.00
3.0	PA/ED - PROJECT REPORT & PRELIMINARY ENGINEERING					
3.1	MAPPING AND SURVEY					
3.1.1	SURVEYING AND RIGHT-OF-WAY MAPPING					
3.1.2	UTILITY MAPPING	4	$7,200.00			$7,200.00
3.2	RAILROAD COORDINATION	4	$7,200.00			$7,200.00
3.3	SUPPLEMENTAL PROJECT REPORT	23	$28,180.00			$28,180.00
3.4	ENGINEERING TECHNICAL STUDIES					
3.4.1	TRAFFIC STUDY	18	$38,700.00			$38,700.00
3.4.2	DESIGN STANDARD DECISION DOCUMENT	22	$27,900.00			$27,900.00
3.4.3	STRUCTURES ADVANCE PLANNING STUDY					

TASK NO.	TASK DESCRIPTIONS	TOTAL HOURS	TOTAL PARSONS	Subconsultants		TASK TOTAL
				Leighton Geotechnical	Patricia Smith Landscape	
4	FINAL DESIGN PS&E					
4.1	UTILITY COORDINATION	32	$42,000.00			$42,000.00
4.1.1	UTILITY POTHOLING		$1,440.00			$1,440.00
4.1.2	UTILITY RELOCATION AGREEMENTS	9	$12,080.00			$12,080.00
4.2	RAILROAD COORDINATION & REQUIREMENTS	100	$149,000.00			$149,000.00
4.3	DRAINAGE REPORT	12	$21,600.00			$21,600.00
4.4	STORM WATER DATA REPORT	12	$21,600.00			$21,600.00
4.5	MATERIALS REPORT			$6,556.00		$6,556.00
4.6	FOUNDATION REPORT			$8,166.00		$8,166.00
4.7	TYPE SELECTION MEMORANDUM*	4	$9,600.00			$9,600.00
4.8	STRUCTURES HYDRAULICS REPORT	2	$3,600.00			$3,600.00
4.9	TRANSPORTATION MANAGEMENT PLAN	7	$9,780.00			$9,780.00
4.10	RIGHT-OF-WAY ENGINEERING	7	$9,780.00			$9,780.00
4.11	PLANS, SPECIFICATIONS & ESTIMATE (PS&E)					
4.11.1	35% PS&E	42	$60,000.00			$60,000.00
4.11.2	65% PS&E	130	$187,500.00		$5,400.00	$192,900.00
4.11.3	95% PS&E	70	$126,500.00		$1,590.00	$128,090.00
4.11.4	95%-2 PS&E					
4.11.5	FINAL PS&E	50	$80,600.00		$1,590.00	$82,190.00
5.0	CONSTRUCTION ADMINISTRATION					
5.1	BID SUPPORT	7	$11,300.00			$11,300.00
5.2	CONSTRUCTION SUPPORT					
5.2.1	DESIGN SUPPORT DURING CONSTRUCTION	20	$33,400.00		$3,700.00	$37,100.00
5.2.2	AS-BUILT DRAWINGS	8	$10,500.00		$1,590.00	$12,090.00
	TOTAL HOURS :	6952				
	TOTAL LABOR :		$1,090,845.00	$38,622.00	$13,870.00	$1,143,337.00

Labor Subtotal	$1,143,337.00
ODCs	$24,755.00
TOTAL	$1,168,092.00

UNITS		QUANTITY	Amount
LS	Mileage	1	$5,700
LS	Printing and Reproduction	1	$2,000
LS	UPRR Culvert Extension Permit Fee*	1	$3,055
LS	Potholing for Water Line*	1	$12,000
LS	Palmdale Water District Plan Review Fee*	1	$2,000
			$24,755

PROJECT DESIGNER shall perform no work in excess of the total contract price without prior approval of CITY. Total contract price includes expenses related to travel to and from CITY to meet with City and to appear before City Council or any other board or commission of CITY.

9.2 An application and certification for payment form must be submitted to CITY which shall include the following: a clear, detailed invoice reflecting hours being billed for, a summary sheet showing percentage of work completed to date, amount/percent billed to date and current status of all tasks within the project; any/all backup

documentation supporting the above items. Work schedule updates must also be included in the monthly progress payment requests.

9.3 PROJECT DESIGNER shall maintain adequate records and shall permit inspection and audit by CITY of PROJECT DESIGNER's charges under this Contract. PROJECT DESIGNER shall make such records available to CITY during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records, and they will be available only to CITY and any specified public agencies. Such records shall be maintained by PROJECT DESIGNER for one (1) year following completion of the work under this Contract unless a longer period of time is required by state or federal law, in which event PROJECT DESIGNER shall retain its records for the time required by such laws.

9.4 No payment made hereunder by CITY to PROJECT DESIGNER, shall be construed as an acceptance by CITY of any work or materials, nor as evidence of satisfactory performance by PROJECT DESIGNER of its obligations under this Contract.

10 INDEMNIFICATION

PROJECT DESIGNER agrees to indemnify, defend and hold harmless CITY, and its respective officers, agents and employees, from and against all claims, losses, obligations, or liabilities which arise out of, pertain to, or relate to PROJECT DESIGNER'S negligence, recklessness, or willful misconduct under this Contract.

11 INSURANCE

11.1 PROJECT DESIGNER, at its expense, shall maintain in effect at all times during the performance of work under this Contract not less than the following coverage and limits of insurance, which shall be maintained with insurers listed "A" or better in the Best's Insurance Guide and authorized to do business in the State of California. **Proof of Insurance, as identified in Section 11.8, must be reviewed, and accepted by the City Attorney**.

11.1.1 Workers' Compensation and Employer's Liability

- Workers' Compensation -- coverage as required by the State of California
- Employer's Liability -- $1,000,000.00 each accident
  $1,000,000.00 policy limit bodily injury
  $1,000,000.00 each employee bodily injury by disease

11.1.2 Professional Liability Insurance*

- $2,000,000.00 limit on per occurrence basis
- $4,000,000.00 general aggregate limit
- Policy form on a claim-made basis

11.1.3 Commercial General Liability

- $1,000,000.00 limit on per occurrence basis

- $2,000,000.00 general aggregate limit

11.1.4 Commercial Automobile Liability

- $1,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

11.2 All of PROJECT DESIGNER's policies shall contain an endorsement providing that written notice shall be given to CITY at least thirty (30) calendar days prior to termination, cancellation or reduction of coverage in the policy.

11.3 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, in the same manner as the named insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The Certificate and endorsements shall state that: "The City of Palmdale, City of Palmdale in its capacity as the Successor Agency to the CRA, Palmdale Civic Authority, Housing Authority, Industrial Development Authority, Airport Authority, their officers, agents, employees and volunteers are named as additional insured".

B. "Severability of Interest" clause.

11.4 Promptly on execution of this Contract, and prior to commencement of any work, PROJECT DESIGNER shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that PROJECT DESIGNER has the required coverage and showing the required named insureds. Within five (5) days of written request from CITY, PROJECT DESIGNER shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

11.5 The requirements as to the types and limits of insurance to be maintained by PROJECT DESIGNER are not intended to and shall not in any manner limit or qualify PROJECT DESIGNER's liabilities and obligations under this Contract.

11.6 Any policy or policies of insurance that PROJECT DESIGNER elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer's right of subrogation against CITY.

11.7 All insurance coverages must be maintained throughout the duration of this Contract.

11.8 Acceptable Proof of Insurance:

11.8.1 ACORD Certificate of Insurance listing all coverages, limits, deductibles and insureds; and endorsements for all applicable coverages if agent has authority to issue it; Additional insured Form CG20101185 or CG20100707 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

11.8.2 Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements listing all insurers must be submitted to the City Attorney.

11.8.3 *When coverage is provided on a "claims made basis", PROJECT DESIGNER will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover PROJECT DESIGNER for all claims made by CITY arising out of any acts or omissions of PROJECT DESIGNER, or its officers, employees or agents during the time this Agreement was in effect.

11.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time PROJECT DESIGNER fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

12 TERMINATION WITHOUT CAUSE

City reserves the right to terminate this Contract or any part thereof for its sole convenience with fifteen (15) days written notice. In the event of such termination, PROJECT DESIGNER shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and sub-consultants to cease such work. PROJECT DESIGNER shall also surrender to CITY all finished or unfinished documents or programs and other materials, which shall be City's property. As compensation in full for services performed to the date of such termination, the PROJECT DESIGNER shall receive an amount equal to the value of the work completed as of the termination date in accordance with the fee schedule or as negotiated between the parties. In no event shall the amount payable upon termination exceed the total maximum compensation provided for in this Contract.

13 TERMINATION FOR CAUSE

13.1 If the City determines that the PROJECT DESIGNER has failed to supply an adequate working force, or to provide services of proper quality, or has failed in any other respect to satisfactorily perform the services specified in this Contract, the City shall give written notice to the PROJECT DESIGNER specifying all defaults to be remedied within thirty (30) days. Such notice shall set forth the basis for the City's dissatisfaction and suggest corrective measures. If, after thirty days, the PROJECT

DESIGNER has failed to implement the corrective measures, the City may elect to terminate this Contract, in whole or in part.

13.2 In the event the City terminates this Contract in whole or in part as provided herein above, the City may procure, upon such terms and in such manner, as it may deem appropriate, services similar to those terminated.

13.3 If this Contract is terminated as provided above, the City may require the PROJECT DESIGNER to provide all finished or unfinished documents, data, studies, software, drawings, maps, photographs, reports, etc., prepared by the PROJECT DESIGNER. Upon such termination, the PROJECT DESIGNER shall be paid an amount equal to the value of the services provided and work performed as of the date of termination. Such payment by the City may take into consideration the costs associated with hiring another PROJECT DESIGNER to complete the services. In the event no new PROJECT DESIGNER is employed, the PROJECT DESIGNER shall be paid an amount equal to the value of the work performed. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to both completed work and work in progress, to complete and incomplete drawings, and to other documents when such are delivered to CITY, and to authorized reimbursement expenses.

The above is in addition to any other remedies available by law or equity to the City.

13.4 If, after notice of termination of the Contract under the provisions of this Section 13, it is determined, for any reason, that the PROJECT DESIGNER was not in default, or that the default was excusable, then the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to Section 12.

14 DISPUTE RESOLUTION

All claims, disputes, and other matters in question between CITY and PROJECT DESIGNER arising out of, or relating to this Contract, or the breach thereof shall, to the extent reasonably feasible, be resolved through good faith negotiations between the parties.

15 OWNERSHIP OF DOCUMENTS

All documents, including, but not limited to, tracings, drawings, plans, specifications, original mylars, estimates, field notes, investigations, design analysis and studies which are prepared in the performance of this Contract are to be, and remain the property of, CITY. PROJECT DESIGNER shall furnish CITY, upon its request, originals or reproducible or electronic copies of technical specifications and of all other documents listed above. PROJECT DESIGNER shall endorse, by his professional seal, all plans and data furnished by him.

16 RE-USE OF DOCUMENTS

The parties agree the documents, drawings, specifications, and designs, although the property of CITY, are prepared for a specific project and are not intended nor represented by PROJECT DESIGNER to be suitable for re-use for any other project. Any reuse without written verification or adaptation by PROJECT DESIGNER for the specific purpose intended will be at CITY's sole risk and without liability or legal exposure to PROJECT DESIGNER.

17 SUBCONTRACTING, DELEGATION AND ASSIGNMENT

17.1 PROJECT DESIGNER shall not delegate, subcontract or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of CITY; provided, however, that claims for money due or to become due to PROJECT DESIGNER from CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Any proposed delegation, assignment or subcontract shall provide a description of the services covered, identification of the proposed assignee, delegee or subcontractor, and an explanation of why and how the same was selected, including the degree of competition involved. Any proposed agreement with an assignee, delegee or subcontractor shall include the following:

A. The amount involved, together with PROJECT DESIGNER's analysis of such cost or price; and

B. A provision requiring that any subsequent modification or amendment shall be subject to the prior written consent of CITY.

C. The requirement to hire only those persons authorized by federal law to work in the United States.

17.2 Any assignment, delegation or subcontract shall be made in the name of PROJECT DESIGNER and shall not bind or purport to bind CITY and shall not release PROJECT DESIGNER from any obligations under this Contract including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegees and subcontractors. No such assignment, delegation or subcontract shall result in any increase in the amount of total compensation payable to PROJECT DESIGNER under this Contract.

18 NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY

18.1 In performance of this Contract, PROJECT DESIGNER shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation, or age. PROJECT DESIGNER will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, ancestry, sex, national origin, handicap, or age. Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment;

layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

18.2 The provisions of subsection 18.1 above shall be included in all solicitations or advertisements placed by or on behalf of PROJECT DESIGNER for personnel to perform any services under this Contract. CITY shall have access to all documents, data and records of PROJECT DESIGNER and its subcontractors for purposes of determining compliance with the equal employment opportunity and non-discrimination provisions of this Section, and all applicable provisions of Executive Order No. 11246 which is incorporated herein by this reference. A copy of Executive Order No. 11246 is available for inspection at, and on file with, the Palmdale City Clerk's Office.

19 FINANCIAL INTEREST CERTIFICATION

19.1 PROJECT DESIGNER warrants that no person has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no officer or employee of the CITY has any interest, financially or otherwise, in PROJECT DESIGNER's firm.

19.2 For breach or violation of this warranty, CITY shall have the right to annul this Contract without liability, or at its discretion to deduct from the Contract Price or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

20 CONFLICT OF INTEREST

20.1 PROJECT DESIGNER stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this Contract or which would cause PROJECT DESIGNER to be "financial interested" (as provided in California Government Code Section 1090 et seq. or 87100 et seq.) in any contract or decision made by CITY on any matter.

20.2 PROJECT DESIGNER shall not employ any City official or employee to perform any work required pursuant to this Contract.

20.3 If PROJECT DESIGNER is a registered professional engineer or licensed land surveyor and the scope of work requires PROJECT DESIGNER's recommendation of the actual formula to spread the costs of an assessment district's improvements, then PROJECT DESIGNER shall not participate in making that recommendation if the additional elements set forth in Government Code section 87100.1(c) apply. Those additional elements are: (1) PROJECT DESIGNER has received income of $250 or more for professional services in connection with any

parcel included in the benefit assessment district within 12 months prior to the creation of the district; and (2) the district includes other parcels in addition to those parcels for which PROJECT DESIGNER received the income. In the event a conflict of interest does arise in that context, City shall select a different PROJECT DESIGNER to recommend the actual formula to spread the costs of the assessment district's improvements and the costs of such services shall be deducted from the compensation to be paid to PROJECT DESIGNER.

20.4 To the extent required by the City Manager/designee, PROJECT DESIGNER shall complete and file with the City Clerk a Form 700 Statement of Economic Interests disclosing any reportable property interests, income, gifts, investments, or business positions.

21 COMPLIANCE WITH LAW

21.1 PROJECT DESIGNER shall comply with all state and federal laws, including but not limited to, the requirement to hire only those persons authorized by federal law to work in the United States. If PROJECT DESIGNER uses any subcontractors to complete this Contract, this same requirement shall be included in all subcontracts and strictly enforced by PROJECT DESIGNER.

21.2 The law of the state of California shall govern this Contract. The venue of any legal action, either formal or informal, shall be the County of Los Angeles.

22 NOTICES

Any notice required under this Contract shall be in writing, addressed to the appropriate party at its address on the signature page and given personally or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

23 ENTIRE CONTRACT AND AMENDMENTS

23.1 This Contract is the complete agreement between the parties and supersedes all prior proposals, agreements, and understandings between the parties and may not be modified or terminated orally.

23.2 No attempted waiver of any of the provisions hereof, nor any modification in the nature, extent or duration of the work to be performed by PROJECT DESIGNER hereunder, shall be binding unless in writing and signed by the party against whom the same is sought to be enforced.

23.3 The failure of any party to enforce against another party any provision of this Contract shall not constitute a waiver of that party's right to enforce such a provision at a later time, and shall not serve to vary the terms of this Contract.

24 ATTORNEY'S FEES

If any action at law or in equity is brought to enforce or interpret any provisions of this Contract, the prevailing party in such action shall be entitled to reasonable attorney's fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Steven D. Hofbauer Date
Mayor

PARSONS:

Chris Johnson Date
Vice President

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38300 Sierra Highway
Palmdale, Ca 93550

ADDRESS FOR NOTICE:
PARSONS
525 B Street, Suite 1600

San Diego, CA 92101

APPROVE AS TO FORM:

For Christopher L. Beck
City Attorney

ATTEST:

Shanae S. Smith
City Clerk

ATTEST: If Corporation

Secretary

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **3, 4**

SUBJECT: **APPROVE AGREEMENT WITH WILLDAN ENGINEERING FOR CONSTRUCTION MANAGEMENT AND OBSERVATION SERVICES FOR PN 796, 45TH STREET EAST SEWER, STORM DRAIN, AND STREET IMPROVEMENT PROJECT, FOR A TOTAL NOT TO EXCEED AMOUNT OF $877,190 FOR A TERM OF 251 WORKING DAYS FROM THE EFFECTIVE DATE OF THE AGREEMENT**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Agreement No. A-9785 with Willdan Engineering for Construction Management and Observation Services for PN 796, 45th Street East Sewer, Storm Drain, and Street Improvement Project (Project), for a total not to exceed amount of $877,190, which includes a contract amount of $762,774, plus a 15% contingency amount of $114,416 for a term of 251 working days from the effective date of the agreement;

2. Authorize the City Manager or his designee to execute Agreement No. A-9785 with Willdan Engineering, including minimal and/or non-substantial changes; and,

3. Authorize the City Manager or his designee to approve change orders for additional or changed scopes of work up to the 15% contingency amount approved by the Council.

BACKGROUND

The Project is a pivotal undertaking to enhance infrastructure along 45th Street between Avenue R and Avenue S. This initiative aims to improve roadway safety and effectively manage stormwater and wastewater in our community.

The Project proposes to construct a new 18-inch Sewer Main extending from Avenue S to Avenue R; a new 78-inch Storm Drain located between Avenue R-8 and R; and street improvements, including pavement rehabilitation, new sidewalks, curbs, and gutters between Avenue S and Avenue R.

The construction management team will oversee planning, coordination, and execution to ensure the public works project is completed safely, on schedule, and within budget. They will manage contractors, monitor quality and regulatory compliance, and lead the Public Outreach effort, serving as the central point of communication among all stakeholders.

DISCUSSION

On December 11, 2025, a Request for Qualifications (RFQ) for construction management and observation services was publicly advertised via the PlanetBids electronic platform.

On January 15, 2026, the City received eight (8) proposals. Consistent with the RFQ procurement process, the evaluations prioritized the proposer's qualifications, followed by project approach and the proposed management and staffing plan. The table below summarizes the weighted evaluation criteria used in this process:

Criteria	Available Points
Expertise, Experience, and Training Plus Prior Contracting History	40
Project Approach	30
Public Outreach	20
Compliance with RFQ	10
Total	**100**

The firms were ranked as follows:

Rank	Vendor	Location	Proposal Fee
1	Willdan Engineering	Ventura, CA	$762,774.00
2	MNS Engineers	Thousand Oaks, CA	$1,281,451.00
3	Transtech Engineers, Inc.	Chino, CA	$707,904.00
4	Z&K Consultants	Riverside, CA	$676,744.00
5	Interwest Consulting Group, Inc.	San Jacinto, CA	$633,185.00
6	Kane Construction Services, Inc.	North Hollywood, CA	$885,505.59
7	Global Builders	Laguna Hills, CA	$1,589,500.00
8	Engineering Resources of Southern California, Inc	Redlands, CA	$812,228.60

Willdan Engineering has demonstrated extensive expertise in public infrastructure management with a strong track record in California and strong alignment with the City's goals for the Project. The firm's experience includes overseeing projects with similar scopes, ensuring adherence to budget and schedule while actively promoting community engagement and transparency throughout the project lifecycle.

Willdan's dedicated team offers comprehensive construction management, labor compliance, and quality assurance services. The firm's commitment to public outreach includes bilingual community notifications to ensure residents remain well-informed throughout the project.

The top three (3) consulting firms were each invited for interviews. Based on interviews, qualifications, and relevant experience, staff recommend that the City Council approve the agreement with Willdan Engineering for PN 796 in the amount of $762,774, including a 15% contingency.

FISCAL IMPACT

$877,190; Sufficient funds are budgeted and available for the Project utilizing Sewer Maintenance, Sewer Upgrades, Pearland Drainage Fund, and Measure M Local Return Fund.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E., Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-9785 with Willdan Engineering
Proposal
Fee Schedule
Location Map

AGREEMENT NO. A-9785
CONTRACT FOR CONSULTANT SERVICES
BETWEEN THE CITY OF PALMDALE AND WILLDAN ENGINEERING

THIS CONTRACT FOR CONSULTANT SERVICES ("Contract" herein) is made and entered into by and between the City of Palmdale a public body corporate and politic, (hereinafter called "CITY") and WILLDAN ENGINEERING (hereinafter called "CONSULTANT"). This Contract shall become effective on the date of the last signatory.

RECITALS

WHEREAS, City desires to engage CONSULTANT to provide certain consultant services; and

WHEREAS, CONSULTANT represents that CONSULTANT has the expertise and is qualified to perform the services described in this Contract. And, if required, is duly registered under the laws of the State of California; and

WHEREAS, CONSULTANT desires to accept such engagement.

NOW, THEREFORE, the parties agree as follows:

1 DESCRIPTION OF WORK

1.1 The City hereby engages CONSULTANT, and CONSULTANT accepts such engagement, to provide the following services:

PN 796 45th Street East Sewer, Storm Drain and Street Improvements Project
The consultant will provide technical professional services related to the construction of the following:

- Sewer Relief Line
- Storm Drain
- Pavement Improvements/Rehabilitation
- Curb and Gutter
- Signing and Striping
- Utility adjustments
- Monument and Project Control

The construction is anticipated to be completed within 251 working days. In general, the City uses the "Standard Specifications for Public Works Construction" and the "Standard Plans for Public Works Construction" as the basis of a project's plans, specifications, and estimate.

The consultant shall provide a qualified Construction Manager responsible to oversee the required inspection, materials and geotechnical testing and perform Construction Management for the construction of the subject project. Responsibilities include but not limited to:

• Provide a constructability review of the project plans, specifications, and engineer's estimate;
• Coordinate and attend all project related meetings which includes pre-bid meeting, pre-construction meeting & weekly progress meetings;
• Prepare bi-monthly Project Update Summary and submit to the City's Project Manager and Stakeholders every 2nd and 4th Monday of each month. Project Update Summary shall include, but not limited to, recap of completed work with photos, upcoming scheduled work, and lane and street closures;
• Maintaining project files using VPM. Project files shall be available to the City's Project Manager through the City's VPM shared files system;
• Supervise and provide construction observation/inspection;
• Manage, monitor, inspect, maintain, and keep track of progress of Perpetuation of Survey Monuments by the contractor;
• Review and file construction inspector's daily report in VPM;
• Review and track the contractor's construction schedule in VPM;
• Assure contractor is meeting project labor agreement and Community Workforce Agreement requirements in coordination with Labor Compliance Consultant;
• Issue Weekly Statement of Working Days reports in VPM;
• Coordinate with the City's design engineer, utility companies, and other agencies.
• Process, review and track submittal approvals;
• Provide and implement public outreach plan which shall include coordination of one (1) virtual community meeting, meeting with Mesquite Elementary School, develop and distribute project notifications letters/postcards, and provide bi-weekly project update for City's Website and social media outlets;
• Review and make recommendation for contractor progress payments;
• Prepare, review, and make recommendations regarding the contractor's request for contract change orders through VPM;
• Assist at the final walk-through inspection and prepare a "punch-list for project closeout". Make recommendation for substantial completion; and
• Oversee the traffic striping and signage inspections.

Task 1 – Constructability Review: The construction manager shall be responsible for reviewing the plans, specifications, and engineer's estimate and providing advice on the constructability and offer recommendations to improve construction efficiencies and/or reduce impacts to property owners and the traveling public. These reviews shall take no longer than two (2) weeks to complete. The consultant shall provide the comments in writing. In addition, the construction manager shall meet with the City's Project Manager to discuss their comments. Please indicate the number of hours proposed for constructability review.

Task 2 – Meetings: The consultant will meet with City's Project Manager and Design Team for an initial kick-off meeting.

The consultant shall schedule, prepare and conduct a mandatory pre-bid meeting. They will also schedule, prepare and conduct preconstruction conference meeting with the selected contractor all stakeholders and utility agencies. Conduct weekly coordination meetings with the contractor and stakeholders and discuss the next week's work. Prepare written agendas and minutes of all meetings. The contractor

will be required to provide a “look ahead” schedule at each weekly meeting that the consultant shall review and provide comments. These meetings may be held at the City of Palmdale, Development Services Building, 38250 Sierra Highway, Palmdale, CA. However, the meeting location may be scheduled for an alternate site or by Microsoft TEAMs if agreed by the contractor and approved by the City.

Task 3 – Construction Management: The consultant shall provide a qualified Registered Civil Engineer or Certified Construction Manager serving as a construction manager having at least 10 years of experience with similar projects.

Construction Manager under the general direction of the City’s Project Manager shall be responsible for overseeing all aspects of the project construction management. Oversee and ensure that all requirements of the project’s plan and specifications are strictly adhered to and the project construction phasing is completed in timely and professional manners, within budget and with an emphasis in providing the City with a high-quality project. Develop project files folders and maintain all records in accordance to an industry standard format. All project files (paper files and electronic files) shall become property of the City and shall be delivered to the City in its entirety.

The Construction Manager shall be to be responsible for Reviewing and monitoring Contractor’s methods and procedures during all construction activities and issue weekly working days statement. The Construction Manager shall also be responsible at a minimum the following tasks but not limited to:

• Task 3A – Manage VPM: The construction manager shall be responsible to learn how to use and manage all construction documents in City’s VPM Software. The City will schedule an in-person training before the project starts.

• Task 3B – Supervision of Construction Observation and Material Testing/Geotechnical: Supervise the work of the project construction observer(s), geotechnical and material testing technician(s). Review inspector’s daily reports and photographs and provide copies on a weekly basis due every Friday by noon. Additional Inspection and Reporting responsibilities are listed in Task 4.

• Task 3C – Construction Schedule: The construction manager shall review the contractor’s project schedule and confirm that tasks are scheduled within appropriate timeframes with the least impact to the public. On a weekly basis the construction manager shall review the contractor’s weekly look-ahead schedule to confirm its compliance with the original schedule and that coordination with utility companies and agencies has been performed. If the weekly look ahead schedule is not in compliance with the original schedule, construction manager shall be responsible to direct the contractor to make suitable adjustments.

• Task 3D – Material Submittal: Review, comment and/or recommend approval all of the contractor’s submittals, including but not limited to shop drawings, material data, samples, and product data. Verify that the correct products will be installed on the project. Prepare a tracking log to document to include the date the submittal was

delivered; who the submittal was transmitted to for comment/approval; and when the submittal was returned with comment or approval.

• Task 3E – Weekly Statement of Working Days: Promptly prepare and issue the weekly working day statements to the contractor. This is due to the City every Monday by noon. The working day statement shall conform to Caltrans form CEM-2701 or similar form produced by the consultant documenting the same information, as approved by the City.

• Task 3F – Coordination: As the City's representative assure coordination between the contractor and the design team, utility companies, other agencies, City, Stakeholders and the community.

• Task 3G – Traffic Control: Review the traffic control plan and the day to day operations to ensure compliance with approved traffic control plan to promote safety to the traveling public, and to minimize the impacts to the general public.

• Task 3H – Review Contractor's Payment and Contract Change Order Request: Review, verify and make a written recommendation of contractor's invoices/payment requests to the City through VPM. The construction manager shall reconcile item quantities with field measurements and verify consistency with contractor's progress invoices. Once the reconciliation is complete and the contractor agrees the construction manager shall provide a written recommendation to the City for payment. The construction manager's recommendation process shall take no longer than one (1) work week. If the contractor's payment request is in error the construction manager shall reject the request in writing stating the reason for rejection.

Prepare all City approved contractor change order requests and owner-initiated contract change orders through VPM. Contractor's change orders requests shall be reviewed and confirmed if it is a valid request and not specified in construction contract documents. The construction manager shall also forward all requests to the design engineer for their input to the request's validity and cost. If the request is valid and a reasonable cost is established, the construction manager shall forward the change order request to the City recommending approval and tracking.

• Task 3I – Review on Contract Claims: The construction manager shall be responsible in working with the contractor and resolving any issues prior to claims. The construction manager shall assist with City personnel in recommending the best solution to resolve disputed claims. Resolution of disputed claims shall be approved by the City Engineer or its designee.

• Task 3J – Final Walk Through and "Punch-List": The construction manager shall arrange for a final walk through inspection with the contractor and prepare a "punch-list" of items needing to be addressed to complete the work and track progress and its status. The construction manager shall certify the completion of work improvements pursuant to the construction contract documents and shall make recommendations for final acceptance.

• Task 3K – Public Outreach: The construction manager shall be responsible to host one (1) virtual community outreach meeting and one (1) in-person meeting with Mesquite Elementary School prior to start of construction. This includes preparation and distribution of a multi-language (English and Spanish) on City's public outreach postcard inviting residents and businesses via mailers to City approved distribution area map (within notification map provided by Project Manager) and on City approved social media outlets. The construction manager shall also prepare, reproduce all copies needed, and distribute public outreach notification postcards to all the residents and businesses affected by the project within notification map provided by Project Manager prior to construction bid advertisement of the project. Address any questions or complaints from residents affected by the construction project.

Construction Manager shall be responsible for reaching out to nearby school(s), transit agencies, LA County Fire Department, LA County Sheriff Department, Utility Companies, businesses, and residents immediately affected by the project to further discuss the project details and schedule.

Consultant shall also propose other effective public outreach strategies to be found to be effective on other current or past projects.

The consultant shall also be responsible to oversee construction notices to be delivered by contractor along the project route.

• Task 3L – Project Budget: The construction manager shall provide bi-weekly project budget spreadsheet and show the current status of the project.

Task 4 – Construction Observation and Reporting: The consultant shall provide one experienced full-time construction observer. Brief descriptions and related projects are sufficient. The City will set an interview to assure that the chosen observer can take charge and impose the compliance of the plans and specifications during all times the contractor is working. Only one (1) full-time construction observer is required for this project.

Construction observer shall have the full knowledge in the day-to-day operations and activities, coordination and monitoring of all construction methods, traffic control, water quality SWPPP and BMP's implementation and other associated work. Although it is anticipated most of the work will occur during the day it can be assumed that a portion of the work may occur at night in order to minimize traffic impacts. The consultant shall report the daily progress of the work produced by the consultant, approved by the City, documenting the same information. The consultant shall document all personnel and equipment used for the day in VPM.

The construction inspectors report shall incorporate photos, before, during and after construction. Photos included in the construction observers report shall be properly labeled with date, time, location and short description. Photo's shall also be uploaded on the VPM software. The daily report shall be uploaded to the VPM software on a daily basis.

Inspection services shall provide a licensed Traffic Engineer to field inspect all cat tracks and final striping for all proposed traffic striping.

Task 5 – Labor Compliance: The consultant shall schedule and conduct a mandatory pre-bid meeting to discuss the Labor Compliance and Community Workforce Agreement requirements. The consultant shall resolve complex labor compliance issues, review, verify and enforce the prime contractors and subcontractor's submittal of monthly certified payrolls pursuant to the contract agreement, local, Federal, and State requirements. The prime contractor shall be responsible for assure corrections of any payroll that does not meet contract, Federal, and/or State requirements, including making additional payments to employees, if necessary. All correspondence and corrections with and by the contractor shall be documented and forward to the City. Construction Manager will need to inform the city as soon as he/she discovers the discrepancies or labor compliance violations. The consultant shall submit a monthly labor compliance report to the City. The report shall include certified payrolls, correspondence corrections, consultant letter certifying the review and labor compliance in accordance to the Federal and/or State regulations. Consultant shall include hourly rates and shall take account of travel time.

The consultant shall review all files for completeness and accuracy, prepare and send Labor Compliance Clearance Letter certifying the completion of all labor compliance activities. The consultant shall also prepare file closeout transmittal, transmit files to City for storage (3-year records retention requirement).

Task 6 – Geotechnical and Materials Testing: The consultant shall provide geotechnical and/or materials testing to assure the contractor's construction methods and materials meet the requirements of the plans and specifications. The proposed cost for Geotechnical-Construction Services shall cover all material testing required throughout the duration of the project (sewer, storm drain, and street improvements) to include all reports.

Task 7 – Survey: The consultant shall monitor all activities related to the contractor's survey work including but not limited to verification of field work, survey records, monumentation, etc.

Task 8 – Traffic Signing and Striping Inspection: The consultant shall provide a licensed Traffic Engineer in the State of California to field inspect all cat tracks, final striping, and signage as proposed. All field comment(s) shall be documented and redlined on the construction plans to be provided to the contractor.

Task 9 – Interactive Map on City Website: The consultant shall develop and maintain an interactive map linked to City's Department website that shows the weekly construction updates with progress photos, temporary street closure(s) information, hours of work, etc. . It should also include 2-week look ahead schedule.

Task 10 – Provide Notification Letter to Residents/Business: The consultant shall provide notification letter two (2) week before the start of work.

This includes preparation and distribution of a multi-language (English and Spanish) public outreach postcards informing residents and businesses via mailers to City approved distribution area map (within notification map provided by Project Manager) and on City approved social media outlets. It must also include graphics or pictures that better explains the project. The letter will include the dates and times when residents are permitted to drive on the newly paved street. Address any question or complaints from residents affected by the construction project.

The City reserves the right to delete specific task(s) and/or line items at no additional cost.

CONSULTANT shall perform and complete all such work and services in a manner satisfactory to CITY.

1.2 Project deliverables shall be reviewed and approved by CITY to determine acceptable completion. CITY shall have the right to review and inspect the work during the course of its performance at such times as may be specified by CITY.

1.3 CONSULTANT shall not accept any change of scope, or change in contract provisions, unless issued in writing, as a contract change order or amendment and signed by CITY. Any extensions of time must be mutually agreed upon in writing and executed by both parties.

1.4 CITY shall provide to CONSULTANT, without charge, all data, program information, including reports, records, maps, and other information, now in CITY's possession, which may facilitate the timely performance of the work.

2 CITY PROJECT MANAGER

To provide the services required by this Contract, CONSULTANT shall act under the authority and approval of a Project Manager appointed by CITY. The City Project Manager will oversee the work under this Contract, assist CONSULTANT with any necessary information, audit billings, and approve payments. CONSULTANT shall channel reports, deliverables, and special requests through the City Project Manager.

3 CONSULTANT'S KEY PERSONNEL

CONSULTANT's Team and Key Personnel are as follows:

Michael Bustos and Javier Ramirez

This Consultant Services Contract has been awarded to CONSULTANT based on its representation that those personnel and subcontractors listed above will perform the portions of the work listed herein. CONSULTANT shall not deviate nor substitute any of these team members without prior written approval by CITY.

4 CONTRACT TERM

The term of this contract is two hundred fifty-one (251) DAYS, commencing on the effective date, with CITY reserving the option to extend the agreement for 6 Months additional terms of one year each.

5 TAXES

5.1 CONSULTANT shall pay all sales, consumer, use, and other similar taxes required to be paid by CONSULTANT in accordance with state and local laws.

5.2 CONSULTANT is an independent contractor and shall have no power or authority to incur any debt, obligation, or liability on behalf of CITY. No person employed by CONSULTANT or acting on its behalf, in connection with this Contract shall be considered the Agent or employee of CITY.

5.3 CONSULTANT shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

6 PATENT FEES AND ROYALTIES

CONSULTANT shall pay all license fees and royalties and assume all costs incident to the use, in the performance of the work or the incorporation in the work of any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product or device is specified by CITY for use in the performance of the work and if, to the actual knowledge of CITY, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by CITY in the contract documents. CONSULTANT shall indemnify and hold harmless CITY and anyone directly or indirectly employed by CITY from and against all claims, damages, losses and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, product or device not specified by CITY, and shall defend all such claims in connection with any alleged infringement of such rights.

7 STANDARDS OF PERFORMANCE

CONSULTANT shall be responsible for the completeness and accuracy of its services and work and documents resulting there from, and CITY shall not be responsible for discovering deficiencies therein. CONSULTANT shall correct any such deficiencies or errors without additional compensation and without cost to CITY, except to the extent any such deficiency is directly attributable to deficiencies in CITY -furnished information.

8 CONSULTANT’S PERSONNEL

8.1 All services required under this Contract shall be performed by CONSULTANT, or under CONSULTANT’S direct supervision, and all personnel shall possess the qualifications, permits and licenses required by State and local law to perform such services.

8.2 CONSULTANT shall be solely responsible for the satisfactory work performance of all personnel engaged in performing services required by this Contract, and compliance with all reasonable performance standards established by CITY.

8.3 CONSULTANT shall be responsible for payment of all CONSULTANT's employees' and subcontractor's wages and benefits and shall comply with all requirements pertaining to the employer's liability, workers' compensation, unemployment insurance, and Social Security.

8.4 CONSULTANT shall indemnify and hold harmless CITY, and its respective officers, agents and employees from and against all claims, demands, damages or costs arising from CONSULTANT's acts or omissions with respect to any liability, damages, claims, costs and expenses of any nature arising from alleged violations of personnel practices.

9 COMPENSATION

9.1 For all of work and services including the various phases of tasks as described in Section 1, CITY shall pay to CONSULTANT an amount not to exceed the sum of seven hundred sixty-two thousand seven hundred seventy-four dollars ($762774), payable as follows:

CONSULTANT Proposal is attached as Exhibit "A".

The Contract Price is CONSULTANT'S estimate of its charges for all of the services, including all labor, equipment, material, subcontractor and reimbursable costs, to be provided under this Agreement. Progress payments shall be made on a time and material basis. Final payment shall be made upon completion of all services and City acceptance of all deliverables, not-to-exceed the Contract Price.

9.2 CONSULTANT shall perform no work in excess of the total contract price without prior written approval of CITY. Total contract price includes expenses related to travel to and from CITY to meet with City and to appear, if so required, before City Council or any other board or commission of CITY.

9.3 CONSULTANT shall maintain adequate records and shall permit inspection and audit by CITY of CONSULTANT's charges under this Contract. CONSULTANT shall make such records available to CITY during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records, and they will be available only to CITY and any specified public agencies. Such records shall be maintained by CONSULTANT for one (1) year following completion of the work under this Contract unless a longer period of time is required by state or federal law, in which event CONSULTANT shall retain its records for the time required by such laws.

9.4 No payment made hereunder by CITY to CONSULTANT, shall be construed as an acceptance by CITY of any work or materials, nor as evidence of satisfactory performance by CONSULTANT of its obligations under this Contract.

10 INDEMNIFICATION

To the fullest extent permitted by law, CONSULTANT and any contractors or subcontractors working on its behalf agree to indemnify CITY, its officers, employees, agents and elected and appointed boards (hereinafter "Indemnified Parties") for any loss, claim, demand, cause of action, cost, expense, damage, obligation or liability which arises out of or is in any way connected with the performance of any work under this agreement, including any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of CONSULTANT, its contractors or subcontractors, and regardless of any acts, omissions or negligence (whether active or passive) of any person or entity indemnified hereunder. At their own expense, CONSULTANT and, as applicable, any contractors or subcontractors working on its behalf, shall defend any suit, claim or action against the Indemnified Parties founded upon such loss, claim, demand, cause of action, cost, expense, damage, obligation or liability. CONSULTANT shall ensure that the contract of any contractor or subcontractor working under this agreement contain an indemnity agreement, requiring the contractor or subcontractor to indemnify and defend the Indemnified Parties pursuant the terms set forth above. CONSULTANT shall indemnify the Indemnified Parties, and save it harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of any breach of the aforesaid obligations and covenants, and any other provision or covenant of this agreement.

11 INSURANCE

11.1 CONSULTANT, at its expense, shall maintain in effect at all times during the performance of work under this Contract not less than the following coverage and limits of insurance, which shall be maintained with insurers listed "A" or better in the Best's Insurance Guide and authorized to do business in the State of California. **Proof of Insurance, as identified in Section 11.8, must be reviewed and accepted by the City Attorney.**

11.1.1 Workers' Compensation and Employer's Liability

- Workers' Compensation—coverage as required by the State of California
- Employer's Liability:
  $1,000,000.00 each accident
  $1,000,000.00 policy limit bodily injury
  $1,000,000.00 each employee bodily injury by disease

11.1.2 Professional Liability (Errors & Omissions) Insurance*

- $2,000,000 limit on a per occurrence basis

11.1.3 Commercial General Liability

- $2,000,000.00 limit on a per occurrence basis
- $4,000,000.00 general aggregate limit

11.1.4 Commercial Automobile Liability

- $1,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

11.2 All of CONSULTANT's policies shall contain an endorsement providing that written notice shall be given to CITY at least thirty- (30) calendar days prior to termination, cancellation or reduction of coverage in the policy.

11.3 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, in the same manner as the named insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificate and endorsements shall state: "The City of Palmdale, the Successor Agency of the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Industrial Development Authority of the City of Palmdale, Palmdale Airport Authority, their officers, agents, employees and volunteers are named as additional insured's."

B. "Severability of Interest" clause.

11.4 Promptly on execution of this Contract, and prior to commencement of any work, CONSULTANT shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONSULTANT has the required coverage and showing the required named insureds. Within five (5) days of written request from CITY, CONSULTANT shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

11.5 The requirements as to the types and limits of insurance to be maintained by CONSULTANT are not intended to and shall not in any manner limit or qualify CONSULTANT's liabilities and obligations under this Contract.

11.6 Any policy or policies of insurance that CONSULTANT elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer's right of subrogation against CITY.

11.7 All insurance coverage must be maintained throughout the duration of this Contract.

11.8 Acceptable Proof of Insurance:

11.8.1 ACORD Certificate of Insurance listing all coverages, limits, deductibles and insureds; and endorsements for all applicable coverages if agent has authority to issue it; Additional insured Form CG20101185 or CG20100707 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

11.8.2 Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements listing all insurers must be submitted to the City Attorney.

11.8.3 *When professional (E&O) liability coverage is provided on a “claims made basis”, CONSULTANT will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONSULTANT, or its officers, employees, or agents during the time this Agreement was in effect.

11.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONSULTANT fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

11.10 CONSULTANT shall require any and all subcontractor's working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONSULTANT shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONSULTANT's sole risk. CONSULTANT's insurance requirements in Section 11 will not be impacted and/or limited by such deviation.

12 TERMINATION WITHOUT CAUSE

CITY reserves the right to terminate this Contract or any part thereof for its sole convenience with fifteen (15) days written notice. In the event of such termination, CONSULTANT shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and sub-consultants to cease such work. CONSULTANT shall also surrender to CITY all finished or unfinished documents or programs and other materials, which shall be City’s property. As compensation in full for services performed to the date of such termination, the CONSULTANT shall receive an amount equal to the value of the work completed as of the termination date in accordance with the fee schedule or as negotiated between the parties. In no event shall the amount payable upon termination exceed the total maximum compensation provided for in this Contract.

13 TERMINATION FOR CAUSE

13.1 If the City determines that the CONSULTANT has failed to supply an adequate working force, or to provide services of proper quality, or has failed in any other respect to satisfactorily perform the services specified in this Contract, the City shall give written notice to the CONSULTANT specifying all defaults to be remedied within thirty (30) days. Such notice shall set forth the basis for the City’s dissatisfaction and suggest corrective measures. If, after thirty days, the CONSULTANT has failed to implement the corrective measures, the City may elect to terminate this Contract, in whole or in part.

13.2 In the event the City terminates this Contract in whole or in part as provided herein above, the City may procure, upon such terms and in such manner, as it may deem appropriate, services similar to those terminated.

13.3 If this Contract is terminated as provided above, the City may require the CONSULTANT to provide all finished or unfinished documents, data, studies, software, drawings, maps, photographs, reports, etc., prepared by the CONSULTANT. Upon such termination, the CONSULTANT shall be paid an amount equal to the value of the services provided and work performed as of the date of termination. Such payment by the City may take into consideration the costs associated with hiring another CONSULTANT to complete the services. In the event no new CONSULTANT is employed, the CONSULTANT shall be paid an amount equal to the value of the work performed. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to both completed work and work in progress, to complete and incomplete documents when such are delivered to CITY, and to authorized reimbursement expenses.

The above is in addition to any other remedies available by law or equity to the City.

13.4 If, after notice of termination of the Contract under the provisions of this Section 13, it is determined, for any reason, that CONSULTANT was not in default, or that the default was excusable, then the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to Section 12.

14 DISPUTE RESOLUTION

All claims, disputes, and other matters in question between CITY and CONSULTANT arising out of, or relating to this Contract, or the breach thereof shall, to the extent reasonably feasible, be resolved through good faith negotiations between the parties.

15 OWNERSHIP AND DELIVERY OF WORK PRODUCT:

All documents, data, reports, studies, analyses, field notes, investigations, plans, specifications, software, programs, manuals, instructions, and other materials of any nature, whether complete or incomplete, that are prepared, developed, or produced by CONTRACTOR or Contractor's subcontractors in the performance of this Agreement (collectively, "Work Product") shall be the exclusive property of the CITY. All Work Product shall be delivered to or left with the CITY upon completion, expiration, or termination of this Agreement. Upon request, CONTRACTOR shall provide the CITY with originals and reproducible and electronic copies of all Work Product. Electronic copies shall be provided in an unprotected format that allows the CITY to copy, reproduce, modify, and use the Work Product without restriction.

16 OWNERSHIP OF INTELLECTUAL PROPERTY:

The Work Product and all intellectual property rights therein shall be deemed "works made for hire" under the United States Copyright Act (17 U.S.C. § 101 et seq.), and the CITY shall be deemed the author and exclusive owner thereof, in perpetuity and worldwide.

To the extent any Work Product does not qualify as a work made for hire, CONTRACTOR hereby irrevocably assigns, transfers, and conveys to the CITY all right, title, and interest in and to such Work Product, including all copyrights, trademarks, patents, and other proprietary rights. CONTRACTOR consents to the use of CONTRACTOR's name in conjunction with the sale, use, performance, and distribution of Work Product, for any purpose and in any medium.

CONTRACTOR agrees to execute any documents and take any actions reasonably requested by the CITY to confirm or perfect the CITY'S ownership of such rights.

CONTRACTOR waives any and all moral rights or similar rights under California Civil Code section 980 or any other applicable law to the extent permitted by law.

17 SUBCONTRACTING, DELEGATION AND ASSIGNMENT

17.1 CONSULTANT shall not delegate, subcontract or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of CITY; provided, however, that claims for money due or to become due to CONSULTANT from CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Any proposed delegation, assignment or subcontract shall provide a description of the services covered, identification of the proposed assignee, delegates or subcontractor, and an explanation of why and how the same was selected, including the degree of competition involved. Any proposed agreement with an assignee, delegates or subcontractor shall include the following:

A. The amount involved, together with CONSULTANT's analysis of such cost or price; and

B. A provision requiring that any subsequent modification or amendment shall be subject to the prior written consent of CITY.

C. The requirement to hire only those persons authorized by federal law to work in the United States.

17.2 Any assignment, delegation or subcontract shall be made in the name of CONSULTANT and shall not bind or purport to bind CITY and shall not release CONSULTANT from any obligations under this Contract including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegates and subcontractors. No such assignment, delegation or subcontract shall result in any increase in the amount of total compensation payable to CONSULTANT under this Contract.

18 NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY

18.1 In performance of this Contract, CONSULTANT shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation, or age. CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical

condition, marital status, sexual orientation or age. Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

19 SB 1383 COMPLIANCE

CONTRACTOR shall comply with all applicable requirements of California Senate Bill 1383 (SB 1383) and related regulations concerning the reduction of organic waste, diversion from landfills, and edible food recovery.

20 FINANCIAL INTEREST CERTIFICATION

20.1 CONSULTANT warrants that no person has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no officer or employee of the CITY has any interest, financially or otherwise, in CONSULTANT's firm.

20.2 For breach or violation of this warranty, CITY shall have the right to annul this Contract without liability, or at its discretion to deduct from the Contract Price or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

21 CONFLICT OF INTEREST

21.1 CONSULTANT stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this Contract or which would cause CONSULTANT to be "financial interested" (as provided in California Government Code Section 1090 et seq. or 87100 et seq.) in any contract or decision made by CITY on any matter.

21.2 CONSULTANT shall not employ any City official or employee to perform any work required pursuant to this Contract.

21.3 If CONSULTANT is a registered professional engineer or licensed land surveyor and the scope of work requires CONSULTANT'S recommendation of the actual formula to spread the costs of an assessment district's improvements, then CONSULTANT shall not participate in making that recommendation if the additional elements set forth in Government Code section 87100.1(c) apply. Those additional elements are: (1) CONSULTANT has received income of $250 or more for professional services in connection with any parcel included in the benefit assessment district within 12 months prior to the creation of the district; and (2) the district includes other parcels in addition to those parcels for which CONSULTANT received the income. In the event a conflict of interest does arise in that context, City shall select a different CONSULTANT to recommend the actual formula to spread the costs of the assessment district's improvements and the costs of such services shall be deducted from the compensation to be paid to CONSULTANT.

21.4 To the extent required by the City Manager/designee, CONSULTANT shall complete and file with the City Clerk a Form 700 Statement of Economic Interests disclosing any reportable property interests, income, gifts, investments, or business positions.

22 COMPLIANCE WITH LAW

22.1 CONSULTANT shall comply with all state and federal laws, including but not limited to, the requirement to hire only those persons authorized by federal law to work in the United States. If CONSULTANT uses any subcontractors to complete this Contract, this same requirement shall be included in all subcontracts and strictly enforced by CONSULTANT.

22.2 The law of the state of California shall govern this Contract. The venue of any legal action, either formal or informal, shall be the County of Los Angeles.

23 HEALTH AND SAFETY PROVISIONS

A. CONTRACTOR and all subcontractors shall abide by all health and safety mandates issued by federal, state, county, City of Palmdale, and/or public health officers, and worksite-specific mandates. If multiple mandates exist, the CONTRACTOR and subcontractors shall abide by the most restrictive mandate.
B. Costs associated with adhering to health and safety mandates are the responsibility of the CONTRACTOR. CONTRACTOR is responsible for the tracking and compliance of health and safety mandates and may be audited upon request.

24 NOTIFICATION AND ACCESS REVOCATION

The CONTRACTOR shall notify the CITY in writing prior to or no later than twenty-four (24) hours after, the termination, expiration, suspension, reassignment, or removal of any Contractor Personnel with access to the Project or Owner Resources. For Contractor Personnel with Information Technology access, notification must be immediate, or the CITY may consider the CONTRACTOR to be in breach of contract. Notice shall include the individual's name, role, effective date and time of termination or removal, and systems or resources accessed.

The CITY reserves the right, in its sole discretion, to immediately suspend or revoke access for any Contractor Personnel upon receipt of notice or upon CITY'S determination that such access is no longer required or appropriate.

25 FORCE MAJEURE

Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement (other than payment obligations) if such failure or delay is caused by an event or circumstance beyond the reasonable control of the affected Party ("Force Majeure Event"). Force Majeure Events include, but are not limited to, acts of God; flood; fire; earthquake; explosion; war; terrorism; civil disturbance; epidemic or pandemic; quarantine; governmental actions or orders; or other similar events beyond the control of the affected Party.
The affected Party shall provide written notice to the other Party within ten (10) calendar days of the occurrence of the Force Majeure Event, describing the nature,

expected duration, and anticipated impact on performance. The Party shall use all diligent efforts to mitigate the effects of the event and resume performance as soon as practicable.

When CONTRACTOR is the sole cause of the delay to the commissioning and substantial completion and delay is not caused by an event of Force Majeure or by the CITY'S failure to make payments in accordance with the Contract or to provide required information to CONTRACTOR when contemplated in the Contract, CITY shall be entitled to liquidated damages in the sum at the daily rate of $1,000.00, beginning at zero (0) days from written notice given by CITY up to a maximum liquidated damage aggregate of ten percent (10%) of the contract price of the equipment delayed.

26 NOTICES

Any notice required under this Contract shall be in writing, addressed to the appropriate party at its address on the signature page and given personally or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

27 ENTIRE CONTRACT AND AMENDMENTS

27.1 This Contract is the complete agreement between the parties and supersedes all prior proposals, agreements, and understandings between the parties and may not be modified or terminated orally.

27.2 No attempted waiver of any of the provisions hereof, nor any modification in the nature, extent or duration of the work to be performed by CONSULTANT hereunder, shall be binding unless in writing and signed by the party against whom the same is sought to be enforced.

27.3 The failure of any party to enforce against another party any provision of this Contract shall not constitute a waiver of that party’s right to enforce such a provision at a later time, and shall not serve to vary the terms of this Contract.

28 ATTORNEY’S FEES

If any action at law or in equity is brought to enforce or interpret any provisions of this Contract, the prevailing party in such action shall be entitled to reasonable attorney’s fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Salvador Mendez
City Manager

Lee Torres
Apr 2, 2026, 3:11 PM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38250 Sierra Highway
Palmdale, CA 93550

WILLDAN ENGINEERING:

Vanessa Munoz
Apr 2, 2026, 3:33 PM PDT

Vanessa Munoz
President/CEO

ADDRESS FOR NOTICE:
WILLDAN ENGINEERING
374 Poli Street, Suite 101
Ventura, CA 93001

APPROVE AS TO FORM:

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

---------- INTERNAL USE ONLY ----------

□Certificate(s) and Endorsement(s) attached
□Confirmed business name on contract with certificate(s)
■Attached Agreement Checklist and met all requirements

Record of Signing

For	City of Palmdale	For	vmunoz@willdan.com
Name	Leonardo Torres	Name	Vanessa Munoz
Title		Title	



Signed on Apr 2, 2026 3:11 PM PDT

Secured by Concord™
DocumentID: 032sr8j2Wh5WjuB9Y4tZmG
SigningID: 032sr8irVkSYjOFGfd9Cnn
UTC Signing time: 2026-04-02 22:11:55 UTC
IP Address: 172.58.209.201
Email: ltorres@cityofpalmdaleca.gov



Signed on Apr 2, 2026 3:33 PM PDT

Secured by Concord™
DocumentID: 032sr8j2Wh5WjuB9Y4tZmG
SigningID: 032sreokBgQjMdg8dO7le6
UTC Signing time: 2026-04-02 22:33:00 UTC
IP Address: 137.83.224.221
Email: vmunoz@willdan.com

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CITY OF PALMDALE
CALIFORNIA

Proposal

Professional Construction Management & Observations Services for the Construction of 45th Street Sewer, Storm Drain and Street Renovation PN 796

January 15, 2026

Direct Contact:
Michael Bustos, PE, ENV SP
(805) 804-5389
mbustos@willdan.com



WILLDAN

Cover Letter

January 15, 2026

Lee Torres, P.E., Director of Public Works City of Palmdale Department of Public Works 38250 Sierra Highway Palmdale, CA 93550

RE: Professional Construction Management & Observations Services for the Construction of 45th Street Sewer, Storm Drain and Street Renovation PN 796

Dear Mr. Torres:

The City of Palmdale is seeking qualified firms to deliver comprehensive construction management and inspection services for the 45th Street Sewer, Storm Drain and Street Renovation Project. Our team understands this $7.5-7.6 million project encompasses installation of a new storm drain system, 18-inch sewer relief line, pavement improvements, curb and gutter, signing and striping, utility adjustments, and monument and project control work between Avenue S and Avenue R. We are committed to providing the City of Palmdale with high-quality, timely deliverables that meet all project requirements and budget constraints.

City of Palmdale and Local Knowledge. Willdan has worked successfully to deliver engineering services to 90 percent of the cities and counties in California – including critical infrastructure projects, sustainable energy initiatives, and technical consulting services that enhance city operations and community resilience services for the City since 1993. Notably, Willdan has provided inspection and testing services for the City's recently completed 2025 Overlay Program, Interim Public Works Director Services, supported the Palmdale WE E3 SCE Microgrid Incentive Program advancing clean energy and grid modernization and performed comprehensive Water Main Plan Check services to ensure the reliability of municipal utilities. Willdan has extensive experience helping other local agencies within the high desert as well. Willdan is committed to helping the City achieve its infrastructure, sustainability, and community development goals efficiently and effectively.

Highly Skilled Leadership Team. As Director of Construction Services with 40 years of experience, I, **Chris Baca, RCI, CESSWI,** personally commit to providing qualified, dedicated staff who will remain with this project from Notice to Proceed in March 2026 through final closeout within the 251 working day construction period. Our Principal-in-Charge **Michael Bustos, PE, ENV SP,** brings 24 years of construction management expertise and has served as Resident Engineer on over 125 public works projects totaling $200M+ in construction costs. Senior Construction Manager **Michael Michael, CCM, CQM, QSP, CESSWI, CES,** has managed projects with strict timelines and brings specialized expertise in infrastructure projects including wet and dry utilities. He brings 24 year of experience, meeting the RFP requirement of CCM with over 10 years' experience.

Proven Track Record. With over 61 years of service and 1,700+ employees nationwide, Willdan Engineering has successfully delivered construction management services on comparable sewer, storm drain, and street projects. Our recent Phase 2 Sewer System Rehabilitation for the City of Ridgecrest ($7.8 million) involved trunk sewer main improvements on various streets and roadway overlay with full construction management, inspection, labor compliance, and material testing services delivered within budget. Labor Compliance Manager **Jane Freij** will ensure full compliance with prevailing wage requirements and DIR regulations throughout the project.

I HAVE READ, UNDERSTOOD, AND AGREED TO ALL STATEMENTS IN THIS REQUEST FOR PROPOSAL AND ACKNOWLEDGE RECEIPT OF ALL ADDENDUMS / AMENDMENTS AS WELL AS TO THE TERMS, CONDITIONS, AND ATTACHMENTS REFERENCED. This submittal represents Willdan Engineering's binding commitment to all project requirements. I am authorized to represent Willdan Engineering and bind the firm to the commitments herein.

Respectfully submitted,

WILLDAN ENGINEERING

Chris Baca

Chris Baca, RCI, CESSWI

Director of Construction Services

CITY OF PALMDALE
PN 796 CONSTRUCTION MANAGEMENT AND OBSERVATION
SERVICES FOR 45TH STREET SEWER, STORM DRAIN AND STREET RENOVATION
JANUARY 8, 2026
ADDENDUM NO. 1

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1. This Addendum No. 1 forms a part of the Bidding and Contract Documents and modifies the Plans and Specifications for the City of Palmdale's PN 796 Construction Management and Observation Services for 45th Street Sewer, Storm Drain and Street Renovation Project. Bidders must acknowledge receipt of this Addendum No.1 on PlanetBids and on the Bid Cover Form in the bid package.

2. Questions and Answers:

   a) The RFP states that the Project Approach section should be a maximum of one page. Is that a strict one-page limit, or could we go over it as long as we respect the overall 25-page limit for the proposal?
   Answer: The RFP states that the Project Approach should be no more than one page, making it a strict limit for that section. While the entire proposal can be up to 25 pages, each part typically follows its specified limits.

   b) Can the City share the project specifications? Thank you.
   Answer: Yes, it has been posted; however, it is currently 60% in draft form.

Lee Torres, P.E.
Director of Public Works

1/8/26.
Date

Please acknowledge below, within PlanetBids, and on the Bid Cover Form in the Bid Documents.
Please include a signed copy with your bid package.

ACKNOWLEDGMENT OF ADDENDUM
I/We the undersigned, hereby acknowledged receipt of the above addendum, and understand that my/our bid may be disqualified if the addendum is not signed and included in the Proposal Documents.

Signature: Chris Baca

Name: Chris Baca, RCI, CESSWI
Title: Director of Construction Services
Company: Willdan Engineering
Date: 1/15/2026



Qualifications and Experience of Proposer's Personnel

Willdan's Overall Experience



Willdan Engineering (Willdan) is a California corporation founded in 1964 and a subsidiary of Willdan Group, Inc., a publicly traded company. Willdan specializes in construction management, construction inspection, and materials testing services for public works and transportation infrastructure projects.

For more than 61 years, Willdan has supported local and state agencies with construction-phase services that emphasize schedule control, cost management, quality assurance, and public coordination. Our experience includes construction management, full-time construction observation, labor compliance support, materials testing oversight, and documentation using agency-required project management systems.

Willdan employs more than 1,700 professionals, including licensed engineers, construction managers, inspectors, and testing personnel, operating from more than 50 offices nationwide. We maintain established working relationships with public agencies and utilities and have a proven record of delivering compliant, well-documented public infrastructure projects.

The following table provides a focused list of projects with similar scopes to the City's project.

Sewer Projects	Storm Drain Projects	Pavement Improvement / Rehabilitation Projects
Ward Avenue Street and Sewer Rehabilitation, City of Ridgecrest	Affordable Housing and Sustainable Communities Improvements, City of Ridgecrest	PN 918 2025 Overlay Program, City of Palmdale
Phase 1 Sewer Repair Program, City of Ridgecrest	Tract 5520 Public Improvements, City of Fillmore	Ward Avenue Street Rehabilitation Phase 2, City of Ridgecrest
Phase 2 Sewer Rehabilitation, City of Ridgecrest	Harvest at Limoneira Development Public Improvements, City of Santa Paula	Measure V Overlay FY 24, City of Ridgecrest
Citywide Sewer Rehabilitation, City of Hemet	Bishop Storm Drain, City of La Habra	FY 22 Measure V Street Rehabilitation, City of Ridgecrest
C Street Emergency Sewer Repair, City of Fillmore	Buena Vista Storm Drain Repair, De Luz CSD	Highway 111 Pavement Rehabilitation and Overlay Project Phase 2, City of Indian Wells
FY 24 to 25 Sewer Pipeline Rehabilitation Project No. 709 SWR, City of South Gate	Stormwater Capture at Bolivar Park, City of Lakewood	Pacific Street Pavement Rehabilitation, City of Highland
Citywide Wastewater Main Rehabilitation FY 2025, City of Santa Barbara	Caruthers Park Stormwater Capture Project, City of Bellflower	Cooperative City County Pavement Rehabilitation Project, City of Highland
Florence Avenue Street and Sewer Rehabilitation, City of Bell	Acacia Josephine Storm Drain Project, City of Garden Grove	Pavement Rehabilitation Zone E, City of Highland
Valley Boulevard Sewer Improvements, City of La Puente	Main Street and Providence Avenue Sewer Improvements and Tustin Street Storm Drain Rehabilitation, City of Orange	Barton Road Pavement Rehabilitation Project, City of Grand Terrace
Annual Wastewater Main Replacement Project, City of Santa Monica		Pavement Rehabilitation 501, City of Palm Springs
Old Valley Boulevard Sewer Extension and Street Improvements, City of La Puente		Arrow Highway Street Resurfacing, City of Azusa
Main Street and Providence Avenue Sewer Improvements and Tustin Street Storm Drain Rehabilitation, City of Orange		Crenshaw Boulevard Improvements Phase 1, City of Inglewood



Willdan's resident engineers, construction managers, and construction observers bring experience on projects of similar scope and complexity. Our team proactively reviews plans, specifications, schedules, and contract documents to identify and resolve discrepancies before they result in delays, disputes, or public impacts. Issues are communicated promptly to project managers and contractors with practical recommendations to support successful project delivery.

Geotechnical Engineering and Material Testing Expertise

Willdan has a resolute, full-time staff of geotechnical engineers, geologists, and field and laboratory technicians. We also have a pool of qualified independent construction specialty inspectors and technicians. Our staff has experience throughout the Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. Willdan will provide all required geotechnical and materials testing services for the project, including laboratory and field testing, and will submit all associated reports as part of Task 6.

Qualifications of Key Staff and Subconsultant(s)

For our key personnel, we have selected individuals with extensive expertise and directly related experience to ensure that the services provided adhere to company-wide policies including the quality and integrity of project deliverables and team performance. They are supported by a talented technical support team ready to implement successful project delivery. All team members have worked together on similar projects.

Key Personnel Roles

Willdan's Key personnel are identified below along with their project roles. Our Industry office, located approximately 60 miles from Palmdale, will serve as the primary location for this contract, with key personnel available to attend meetings at City facilities during normal business hours with reasonable notice.

Key Personnel	Project Role	Credentials
Michael Bustos PE, ENV SP	Principal-in-Charge	Civil Engineer, CA No. 73173, Envision Sustainability Professional No. 2696
Ross Khabiani, PE	Materials Testing Engineer	Civil Engineer CA No. 37156, Geotechnical Engineer CA No. 2202
Michael Michael, CCM, CQM, QSP, CESSWI, CES	Senior Construction Manager, QSP Inspector	CCM No. 8650, PMP, CESSWI No. 8884, QSP No. 28351, CSLB A, B, C-10 No. 1026252
John Borquez, PE	Project Scheduler	Civil Engineer, California No. C61164, Critical Path Method (CPM) Scheduler
Jane Freij	Labor Compliance Manager	BA Linguistics, 30 years labor compliance experience
Amanda Perez	Labor Compliance Specialist	AS Human Resources Management, 15 years experience
Cris Valenzuela	Public Works Inspector	17 years public works inspection experience
Brent Jablonowski	Public Works Inspector / Special Inspector	Certified Master of Special Inspections, ACI Field Grade 1
Jeff Lau, PE, TE, ENV SP	Traffic Engineer	Civil Engineer CA No. 83887, Traffic Engineer CA No. 2835
Peri Kay	Project Admin	MS Civil/Construction Engineering USC, 2 years experience
Rex Miller	Interactive Mapping	BS Civil Engineering, 30 years GIS experience
KMP Strategies	Public Outreach	Woman-owned and Federal Department of Transportation DBE-certified public outreach and education firm,

Subconsultant(s)

Willdan's strength of staffing resources and available in-house disciplines enable us to provide all services and disciplines required for this contract without the use of subconsultants. However, given the understood importance of public outreach, Willdan has selected KMP Strategies to complement our team and support the Project's public outreach needs. Should the need arise, Willdan maintains a database of additional subconsultant firms for specialty items – including certified disadvantaged business enterprise firms. These firms provide a wide range of services from traffic counts to bridge engineering review. We have worked with these subconsultants in the past and will submit their qualifications to the City for approval.

Outreach Support Service

KMP develops and executes comprehensive public outreach programs for publicly impactful infrastructure projects. Recognized for its hands-on approach and ability to understand technical project aspects and relay details to non-technical stakeholders, they quickly adapt to project needs, identify the best person for each role, and successfully navigate challenges while maximizing opportunities. It is their experience that there is often more to agree upon than there is to not, but it can be difficult to hear and see those similarities when completely entrenched in a project. That's where KMP is most helpful, serving as trusted advisors and extensions of our clients while bringing a fresh perspective.

KMP reaches stakeholders where they are—on their phones, in their mailboxes, in their homes, in between songs on their playlists, and through those they trust. They are rooted in research and build upon our experience on more than $2 billion in construction projects to design each program for their client's unique needs. They pride themselves in working hard on behalf of our clients, maximizing efficiencies, and realizing goals alongside their clients. Over the last 15 years, KMP has developed and nurtured relationships with the top practitioners in various specialty fields, some of which include: graphic design, market research, film production, data acquisition, and strategic media buying. These critical components provide clients the ability to tap into creative resources under KMP's guidance.

KMP STRATEGIES

KMP Strategies, LLC
1721 2nd Street, Ste 100
Sacramento, CA 95811
(916) 548-1982
Sarah Modeste
sarah@kmpstrategies.com
kmp@kmpstrategies.com

Experience with Palmdale



Willdan has built a longstanding and multifaceted partnership with the City of Palmdale, delivering innovative engineering and management solutions that span more than three decades. Our collaboration has included critical infrastructure projects, sustainable energy initiatives, and technical consulting services that enhance city operations and community resilience.

Notably, Willdan has provided Interim Public Works Director Services, supported the Palmdale WE E3 SCE Microgrid Incentive Program advancing clean energy and grid modernization and performed comprehensive Water Main Plan Check services to ensure the reliability of municipal utilities. Willdan has successfully executed projects across city engineering, design, and planning disciplines, combining technical excellence with responsive client service. This enduring partnership demonstrates Willdan's commitment to helping the City of Palmdale achieve its infrastructure, sustainability, and community development goals efficiently and effectively. **Additionally, Willdan's proposed Public Works Inspector and in-house material testing team for this project recently provided inspection and materials testing services on the City's PN 918 2025 Overlay Program Project.**

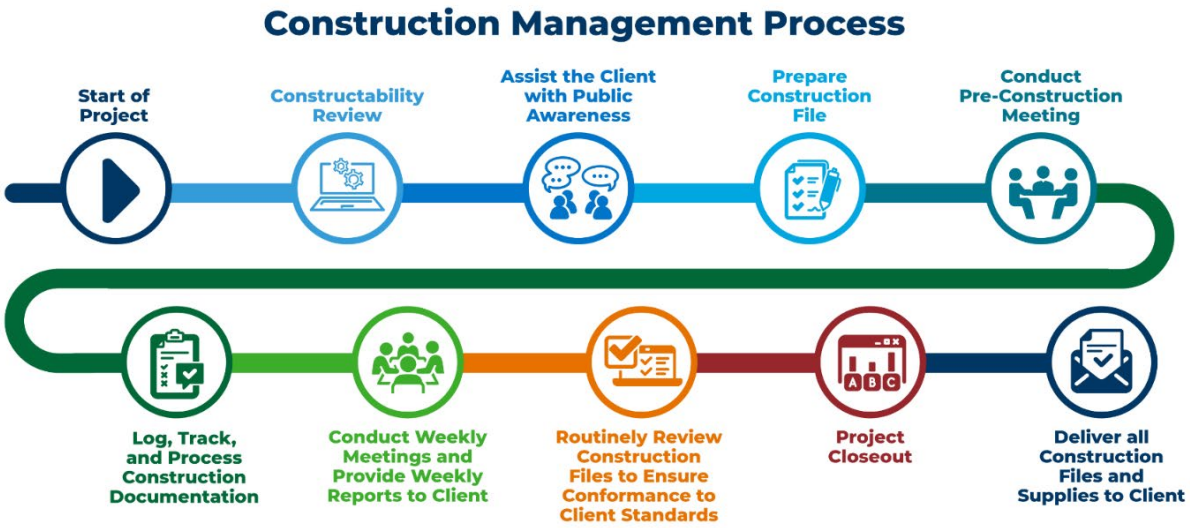


Project Approach

Willdan is expected to function as the City's representative, ensuring that all construction activities are executed in strict conformance with the approved plans, specifications, contract documents, and applicable laws. The approach is structured around proactive risk management, schedule control, quality assurance, regulatory compliance, and transparent communication with City staff, stakeholders, utilities, and the public.

Willdan's services commence during the pre-construction phase with a formal constructability review and continue uninterrupted through construction, closeout, and final acceptance, ensuring continuity, institutional knowledge retention, and accountability. There are many routine aspects that are common to the way every construction project is performed in terms of construction administration and inspection of development, permitted, and capital improvement projects as outlined in our scope and in the diagram below:

Throughout construction, our team will maintain a project-first philosophy with the contractor. When this is achieved, construction is easy, straight forward, and accomplished with a minimum of issues. We are a team – right is right and wrong is wrong for all parties. When this is established, it creates a fair environment for all, and project success is achieved.



Understanding of the Project

The City of Palmdale, through its Department of Public Works Capital Improvement Program, is undertaking the 45th Street Sewer, Storm Drain, and Street Renovation Project (PN 796) to address documented stormwater management deficiencies, aging sewer infrastructure, and roadway rehabilitation needs along the 45th Street East corridor between Avenue S and Avenue R. The project is a critical component of the City's adopted Capital Improvement Program and aligns with the City's Master Plan of Drainage, with the objectives of improving public safety, reducing flood risk, and supporting future development capacity.

The scope includes construction of a new regional storm drain system extending the existing 66-inch storm drain from Avenue R-8 to Avenue R, completing a key missing link in the regional drainage network, along with installation of an 18-inch sewer relief line to alleviate capacity constraints in the existing 12-inch sewer main. Additional work includes pavement rehabilitation, curb and gutter improvements, utility adjustments, monument preservation, and final signing and striping. The City has identified recurring ponding and operational deficiencies during storm events, requiring a comprehensive, coordinated infrastructure solution rather than isolated repairs. The estimated construction cost is $7.5–$7.6 million, with an anticipated duration of 251 working days and a targeted completion in Spring 2027.

Willdan understands its role as the City's representative and will perform all services in full compliance with the RFP and Addendum, including timely constructability review, qualified construction management and full-time observation, use of the City's Virtual Project Manager for documentation, required reporting and schedule control, labor compliance and materials testing, bilingual public outreach, and delivery of the project in accordance with all City, State, and Federal requirements.



Proposed Personnel

Senior Construction Manager



Michael Michael, CCM, CQM, QSP, CESSWI, CES, has more than 24 years of proven experience in project management and construction including infrastructure, electrical, wet and dry utilities in the municipal, Healthcare OSHPD/ HCAI projects, Industrial, GSA, Educational K-12 facilities, and Commercial markets. He has provided numerous consultant services which included site visits, defining project scenarios, overviews, case studies, vendors' comparisons, industry best practices and recovery of energy costs.

Principal-in-Charge



Mike Bustos, PE, ENV SP, is the Deputy Director of the Construction Services Group and has 24 years of experience. He has served as Resident Engineer for over a dozen federally and state-funded projects over the last five years and as a Construction Manager or Resident Engineer for 150+ public works projects for various agencies throughout California with projects totaling $250M+ on construction costs. Through his unique experience and vantage point of serving as a Design Engineer, Project Engineer, Project Manager, Resident Engineer, and Construction Manager, Mike has developed an expertise in public infrastructure planning, design, award, funding, and construction; he understands the varying unknowns project construction can present; and he tackles those unknowns by working with contractors, City staff, and other stakeholders to resolve challenges.

Principal-in-Charge

Michael Bustos, PE, ENV SP

(805) 279-6870

mbustos@willdan.com

Office Location and Availability

Willdan maintains multiple offices throughout Southern California, including locations in:

- ✓ **Industry**: 13191 Crossroads Parkway North, Suite 405, Industry, CA 91746-3443
- ✓ **San Bernardino**: 650 E. Hospitality Lane, Suite 400, San Bernardino, CA 92408-3586
- ✓ **Anaheim** (Corporate Office): 2401 E. Katella Avenue, Suite 300, Anaheim, CA 92806
- ✓ **Ventura**: 374 Poli Street Suite 101, Ventura, CA 93001

Our Industry office, located approximately 60 miles from Palmdale, will serve as the primary location for this contract, with key personnel available to attend meetings at City facilities during normal business hours with reasonable notice. Our team is committed to being responsive to the City's needs and can be available for in-person meetings with 24-48 hours' notice. For urgent matters, virtual meetings can be arranged on shorter notice. Willdan understands the importance of having key personnel available for meetings at City facilities and is committed to providing responsive service throughout the contract period. Any changes in key personnel would be submitted to the City for approval prior to implementation, ensuring continuity of service and expertise throughout the contract period.



Michael Bustos, PE, ENV SP

Principal-in-Charge

Michael Bustos currently serves as Deputy Director of Willdan's Construction Services Group, which also encompasses geotechnical/materials testing and labor compliance services. He is responsible for construction management, analysis, design, and plan review of roadway reconstructions; drainage; water and sewer pipelines; pavement rehabilitation; and street projects including traffic signal, landscaping, irrigation, grading, and ADA improvements. Through his unique experience and vantage point of serving as a Design Engineer, Project Engineer, Project Manager, Resident Engineer, and Construction Manager, Mike has developed an expertise in public infrastructure planning, design, award, funding, and construction; he understands the varying unknowns project construction can present; and he tackles those unknowns by working with contractors, City staff, and other stakeholders to resolve challenges.

EDUCATION

BS, Civil Engineering (Magna Cum Laude), California Polytechnic State University, San Luis Obispo, CA

Caltrans Resident Engineer Academy

REGISTRATIONS / CERTIFICATIONS

Civil Engineer, California No. 73173

Envision Sustainability Professional, Institute for Sustainable Infrastructure No. 2696

24 YEARS OF EXPERIENCE

Relevant Project Experience

Ward Avenue Street and Sewer Rehabilitation, City of Ridgecrest, California. *Resident Engineer.* Willdan provided design, bidding assistance, construction management, inspection, labor compliance, materials testing, and federal funding administration for this $3 million federally funded street and sewer rehabilitation project on Ward Avenue between China Lake Boulevard (SR 178) and Downs Street. The work involved the reconstruction and rehabilitation of an existing asphalt concrete roadway, including PCC improvements, cold planing, excavation, subgrade preparation, compaction, pavement reinforcement grid interlayer, hot mix asphalt concrete, curb ramp reconstruction, utility cover adjustments, and striping. Additionally, this project included the removal and construction of 435 LF of 8" PVC sewer and sewer laterals and the replacement of 21 existing manholes.

Phase II Sewer Rehabilitation, City of Ridgecrest, CA. Resident Engineer. Willdan provided construction management, inspection, labor compliance, and materials testing services for this $7.8 million sewer system improvement project. The project entailed replacement or rehabilitation of the existing trunk sewer mains on China Lake Blvd and California Ave, and repairs on five residential streets where existing sewers were damaged by the 2019 earthquakes. The depth of the existing sewers varied from 8' to 15'. The work on China Lake Blvd consisted of open cut trench replacement of approximately 1,800 LF of existing 15" VCP sewer main with 15" PVC in the same alignment, and the work on California Ave consists of point repairs, open cut trench replacement of some segments of 18" VCP with 18" PVC, and cured in place pipe lining of other segments of 18" VCP. An extensive sewer bypass system was required to be installed and operated during trunk mainline replacement. Manholes within both streets are being reconstructed and epoxy coated. Following the sewer work on China Lake Blvd, the pavement on the southbound side of the street was rehabilitated by constructing a 2" ARHM overlay.

Affordable Housing and Sustainable Communities (AHSC) Improvements, City of Ridgecrest, California. *Project Manager/Resident Engineer.* This $9 million grant-funded project involves the removal and construction of AC and ARHM roadway overlay, PCC curb & gutter replacement, ADA ramp, PCC rolled curb, PCC sidewalk, PCC driveway entrance; ADA parking stall improvement; 24" and 42" storm drain pipe and manholes; roadway and City Hall parking signing and striping; traffic signal improvements; solar powered street light improvements; furnishing and installing bus shelters; and furnishing and installing landscape and irrigation system.



Ross Khiabani, PE, GE

Material Testing Engineer

Ross Khiabani has more than 40 years of professional experience in performing diversified geotechnical assignments involving soil mechanics and foundation engineering, soil stabilization, landslide analysis and stabilization, settlement evaluations, liquefaction studies, slope stability analyses, laboratory testing, and inspection services during construction operations. His vast experience includes providing engineering services for commercial, industrial, institutional, ports and harbors, public works, transportation (including major bridges, local roads, freeways and toll roads) and water and wastewater facilities projects. This broad base of experience has given him a unique insight into local geotechnical and seismic conditions, and construction processes. He has kept in close communication with local, city, county, and state reviewers and is familiar with governing codes and requirements.

EDUCATION

MS, Geotechnical, Engineering, California State University, Long Beach

Geology, Pahlavi University, Iran

PROFESSIONAL CERTIFICATIONS

Civil Engineer, California No. 37156

Geotechnical Engineer, California No. 2202

Civil Engineer, Nevada No. 11256

Civil Engineer, Arizona No. 27068

AFFILIATIONS

American Society of Civil Engineers, Geotechnical Group

Consulting Engineers and Land Surveyors of California

Geotechnical Engineers Association

American Public Works Association

Council of Civil Engineers and Land Surveyors

40+ YEARS OF EXPERIENCE

Relevant Project Experience

Florence Avenue Improvement Street and Sewer Project, City of Bell, California. *Material Testing Engineer.* Willdan provided project management, contract administration, construction observation, engineering support, utility coordination, material testing, and labor compliance services for the Street and Sewer Improvements Project on Florence Avenue from Atlantic Avenue to the Los Angeles River Bridge. The project involved upgrading the sewer main line from a 12" VCP to a 15" and 18" VCP; replacement or modification of sewer manholes; and reconnection of sewer laterals, as well as cold milling existing street pavement; constructing a rubberized asphalt concrete overlay; repairing damaged sidewalk, curb and gutter, and driveways; constructing new ADA curb ramps; adjusting utility covers to grade; and restoring traffic striping and markings.

Ward Avenue Street and Sewer Rehabilitation, City of Ridgecrest, California. *Material Testing Engineer.* Willdan provided design, bidding assistance, construction management, inspection, labor compliance, materials testing, and federal funding administration for this $3 million federally funded street and sewer rehabilitation project on Ward Avenue between China Lake Boulevard (SR 178) and Downs Street. The work involved the reconstruction and rehabilitation of an existing asphalt concrete roadway, including PCC improvements, cold planing, excavation, subgrade preparation, compaction, pavement reinforcement grid interlayer, hot mix asphalt concrete, curb ramp reconstruction, utility cover adjustments, and striping. Additionally, this project included the removal and construction of 435 LF of 8" PVC sewer and sewer laterals and the replacement of 21 existing manholes.

Bishop Storm Drain, City of La Habra, California. *Material Testing Engineer.* Willdan provided construction management and inspection for this drainage improvement project. The project includes replacement of an existing open channel with a 72" RCP storm drain (about 570 feet); water realignments; street pavement reconstruction; curb, gutter, sidewalk, and driveway reconstruction. The installation was completed within a very tight work space, with only a 12' wide drainage easement provided between private homes. The work area required a lot of coordination with the adjacent property owners and tenants who were greatly impacted by the construction activities.

Pavement Rehabilitation #501, City of Palm Springs, CA. *Materials Testing Engineer.* Willdan provided construction management, public works inspection, and material testing services for the City's $10 million citywide pavement rehabilitation project. The project involved pulverizing of the existing street sections, grading of the pulverized section, cement treatment, asphalt paving, ADA ramps, traffic markings, and other appurtenant work for over 100 streets throughout the city



EDUCATION

BS, Civil Engineering, California State University, Fresno

REGISTRATIONS

Civil Engineer, California No. C61164

Critical Path Method (CPM) Scheduler

25 YEARS OF EXPERIENCE

John Borquez, PE

Project Scheduler

John Borquez is a Civil Engineer with over 25 years of specialized experience in Critical Path Method (CPM) scheduling across transportation, infrastructure, power, and industrial construction sectors. He is highly skilled in applying AACE International's recommended practices for project planning, data validation, and forensic schedule analysis, ensuring accurate, defensible results.

John has extensive expertise in construction claims, change management, and time impact analysis. He has been formally recognized by the courts as an expert in CPM scheduling and has provided expert testimony in arbitration proceedings, demonstrating his ability to translate complex technical issues into clear, actionable findings.

At both Caltrans and in private consulting practice, John has supported large-scale projects by reviewing schedules for contract compliance, conducting constructability reviews, training engineers and contractors in CPM scheduling, and evaluating disputes involving delays, disruptions, and productivity issues.

Proficient in Primavera P6 and Microsoft Project, John leverages advanced scheduling tools to deliver reliable and efficient project outcomes, aligning with Willdan's commitment to technical excellence and client service.

Relevant Project Experience

John C. Borquez Consulting. *CPM Scheduling and Claims Consultant*.

- Provide advisory, consulting, and expert services on complex construction scheduling and claims.
- Conduct forensic schedule analysis involving delays, disruptions, constructive changes, and productivity issues.
- Evaluate disputes on power plants, multi-story industrial facilities, and large-scale infrastructure projects.
- Deliver expert reports and testimony for litigation and arbitration proceedings.

California Department of Transportation. *Transportation Engineer - Construction Support Unit*.

- Review and recommend actions on CPM construction schedules and Time Impact Analyses.
- Ensure contract compliance and provide technical support to construction engineers.
- Deliver CPM scheduling training to staff and contractors.
- Perform constructability reviews and develop baseline CPM schedules for design-phase estimates.

California Department of Transportation. *Transportation Engineer – Change Order Support Unit.*

- Reviewed regional change orders for compliance with policy and procedures.
- Trained engineers in change order preparation and process.
- Maintained CCO database and prepared management reports.



LICENSES, REGISTRATIONS, AND CERTIFICATIONS

Contractors' State License Board CSLB 1026252 Classes A, B & C-10; Certified Construction Manager CCM 8650; Certified Safety Playground Inspector CPSI 21082; Project Management Professional (PMP); Certified LEED Accredited Professional 11161222-APBD+C; Certified Erosion Sediment & Stormwater Inspector CESSWI 8884; Qualified Stormwater Practitioner QSP 28351; CASp-ADA Compliances Certificate; Certified Environmental Specialist (CES); Certified Construction Quality; Management USACE CQM-C; State of CA Notary Public COMM 2355621; EV Charger Certified Installer; OSHA 30.
DRE #02220307

EDUCATIONAL BACKGROUND

BS. Civil Engineering: ASU
JD. Law: NWCU School of Law(candidate)

24 YEARS OF EXPERIENCE

Michael Michael, CCM, CQM, QSP, CESSWI, CES

Senior Construction Manager, QSP Incpector

Mr. Michael has 24 years of proven experience in project management and construction including infrastructure, wet and dry utilities in the public works, healthcare, industrial, GSA, educational K-12 facilities, and commercial markets. He has provided numerous consultant services which included site visits, defining project scenarios, overviews, case studies, vendors' comparisons, industry best practices and recovery of energy costs. He also has extensive experience utilizing Virtual Project Manager.

Experience and Work History

Paramount Park Community Center Expansion, City of Paramount, CA. *Project Manager.* This Community Center expansion project will support the robust number of Senior programs and activities. Exterior improvements will include renovations associated with the southeast building expansion to tie into the existing roof and façade, demolition of the exterior workout equipment at the open-air trellis, with renovation for a newly screened outdoor senior lounge, and new landscape and hardscape within approximately 8,500 sf to the southeast of the existing building. The existing northwest outdoor patio will receive renovations to the furred-out columns and pilasters, with new metal panel screens for a private outdoor space connected to the meeting room. Interior improvements will include the remodel and renovation of the banquet hall and stage, storage and A/V room, workout room, card room, music room, pool (billiards) room, craft room, meeting room, offices, and restrooms. The serving room will receive a new look facing the banquet hall and the adjacent coffee station will be designed as an integrated element with controlled access.

Awen Solutions Group. *Senior Project Manager.* As a veterans affairs owners rep, Mr. Michael managed a $110 million VA hospital Improvements & Expansion Project, a $55 million Design/Build VA 148 multi-unit affordable housing Project, and a $12 million Parking Mitigations project. His responsibilities included oversight of three project managers, three superintendents and providing leadership while implementing rapport with construction professionals throughout the project different phases. He established scopes of work which encompassed detailed breakdown of each project as well as phasing of items with targeted completion dates for each phase by reviewing general conditions, specifications, blueprints, and addendums. He also verified quantity, productivity, and generated approvals for progress billings per owner/ project requirements using company proprietary tracking software while generating monthly budgets to determine cost to completion on monthly basis.

Northrop Grumman Corp. *Facilities Engineer/Senior Project Manager.* Worked on various projects such as the $85 million East High Bay Expansion and $6.5 million M2 Modernization. M2 Modernization project role consisted of monitorization of performance and improvement suggestions, maintained project administration in a correct and timely manner.

GKK/Cannon Design. *Senior Construction Manager.* Managed various projects, such as the $55 million Bakersfield College GYM and Field House "GMP" in Bakersfield, CA, the $18 million Design/Build Project for the New Administration Building for West Hills College in Coalinga, CA, and the $6.5 million ADA Campus Wide Barrier Removal Project in Santa Clarita, CA. In this role, his responsibilities included preparing cost estimates, cost analysis and budgets for projects with projected forecasts; evaluating and assessing bids and project costs in the light of independent estimates and available data; evaluating and assessing equipment and recommending designs for the project team; designing, develop and initiating site-specific safety plans including an accident-free safe work environment; leading, directing, assisting and supporting construction teams to ensure deliverable

processes on time and within the budget; reviewing, analyzing and approving expenditures for ongoing projects on a timely and periodic basis; preparing detailed, accurate timely project reports including work schedules, implementations, deviations, change in subcontractors, customer issues and other related problems; and updating and documenting all project schedules including implementation phases in a project and the management aspects.

AEC Development, Inc. *Estimator and Scheduler.* Worked on various projects including $4.7 million AGIA Pharmacy & Cafe (Design/Build contract) in Tehachapi, CA, $36 million 48-Units Multi-unit Building Apartments (Design/Build contract) in Riverside, CA, and $44.6 million Rowland HS Classrooms Additions in Rowland Heights, CA.

SSC Construction. *Project Manager*. Managed multiple projects including the $95 million Henry C. Garnett Water Treatment Plant Purification (Design/Build) Project for Kern County Water Agency in Bakersfield, CA. In this role, his duties included supervising, managing & preparing the following: Material, Resources Control & Tracking; Rebar Detailing & On Screen Take off; Mass grading, earthwork, over-excavation, backfilling & compaction; Heavy Civil, Asphalt & concrete work; Managing subcontractors and vendors; Coordinating submittals with various design consultants; Generating RFI's & Change Orders; Maintaining Cal OSHA Safety Compliance Standards; Preparing Shop Drawings & Details; Concrete & Steel Structures Erection and Supervision; High Voltage & Low Voltage Electrical equipment; Dewatering & Groundwater Level Monitoring; Site infrastructure (wet & dry utilities); SWPPP Monitoring & Implementations; Testing and videotaping; Preparing of Potential Claims and Change orders; Delay Time impact analysis; Evaluating Cost Overruns; Subcontractors & vendors Claims analysis & evaluation; Contractual Risk Identification and Mitigation; Reviewing baseline, weekly and monthly progress construction schedule, evaluating delays, and preparing schedule review reports; and Monitor & Improve labor productivity.rates.

Minco Construction Inc dba Minako Corp. *Project Engineer/Estimator.* Worked on various projects including $26 million Cerritos Infrastructure & Central Plant Bldg. (Design/Build) in City of Norwalk, CA, $6.7 million Costa Mesa Community College new classrooms additionin Costa Mesa, CA, and $5.5 million Santa Monica College Parking Lots Improvements in Santa Monica, CA. In this role, his duties included preparing bid documents; preparing complete take offs and cost estimates based on project plans, specs. and addendums; preparing bid tabulation spreadsheets; negotiating prices with vendors and subcontractors; coordinating submittals with the architect and engineering consultants; generating as needed pre-bid request for clarifications; preparing bid pre-qualification packages; preparation of procurement plans; and complete understanding of recent project labors ‘agreements "PLA", “Davis Bacon” and/ or “PW” rates and classifications.



EDUCATION

BA, Linguistics, University of Kansas, Lawrence, KS

Attorney Assistant Training Program, Litigation/ Corporations, University of California, Los Angeles, CA

35 YEARS OF EXPERIENCE

Jane Freij

Labor Compliance Manager

Jane is an experienced Labor Compliance Officer/Project Manager with a proven track record of profitability achieved through comprehensive and effective management of time and budget. Her key areas of expertise include state and federal labor law compliance, scheduling and budgeting, contract administration/negotiation, policy and procedure development, and legal writing/editing. Jane provides oversight of labo r compliance monitoring services for local, state, county, and federally funded projects under the Federal Emergency Management Agency (FEMA), the Federal Highway Administration (FHWA), the Federal Transit Administration (FTA), the U.S. Environmental Protection Agency (EPA), and the U.S. Department of Housing and Urban Development (HUD), among others. She is familiar with the FHWA federal funding administration process from field review and request for authorization to final invoicing. Jane has received specialized training in project reporting requirements and fraud detection and prevention procedures.

Jane's background includes developing and negotiating contracts; monitoring and enforcing contractual compliance; risk management coordination; and managing a multi-state licensing project for an energy services subsidiary. She also possesses a strong legal background, having served as a paralegal and senior paralegal for real estate, land development, and contract law litigation attorneys.

Relevant Project Experience

Various Cities, Federal Labor Compliance – Jane has provided supervisory federal labor compliance services in the following cities:

- Azusa
- Baldwin Park
- Bell
- Bell Gardens
- Bellflower
- Brea
- Burbank
- California City
- Calimesa
- Cerritos
- Coachella
- Commerce
- Corona
- Cudahy
- Davis
- Hawaiian Gardens
- Highland
- Huntington Park
- Inglewood
- La Cañada Flintridge
- La Mirada
- La Puente
- Lakewood
- Long Beach
- Los Alamitos
- Manhattan Beach
- Maywood
- Monterey Park
- Orange
- Paramount
- Pico Rivera
- Pomona
- Rancho Palos Verdes
- Rialto
- Ridgecrest
- Rolling Hills Estates
- Rosemead
- Sacramento
- Santa Ana
- Santa Clarita
- South Gate
- South Lake Tahoe
- South Pasadena
- Thousand Oaks
- Westlake Village
- Whittier
- Winters
- Yorba Linda

Specific Project Experience

City of Inglewood, La Brea Avenue Pavement Reconstruction, Phases II and III – Jane was the *Labor Compliance Officer* for these projects, with a construction cost of $12 million, funded through the Federal Highway Administration (FHWA) and administered by the California Department of Transportation (Caltrans). She enforced federal wage and DBE regulations, monitored contractor/subcontractor submissions, and resolved deficiencies.

City of Azusa, Arrow Highway Street Resurfacing – Jane was the City's *Labor Compliance Officer* for this $3 million project funded by a Highway Safety Improvement Program (HSIP) grant from FHWA, administered by Caltrans. She monitored over one dozen subcontractors and assisted the City with DBE Program administration.



20 YEARS OF EXPERIENCE

Cris Valenzuela

Public Works Inspector

Cris Valenzuela is a Public Works Inspector with 20 years' experience. He has inspected, coordinated, and supervised various pipeline projects involving sewer, storm drain, and water system improvements, as well as numerous pavement rehabilitation projects. He has hands on construction experience with replacing pipe, trenching, paving, and concrete work. He has experience with scheduling, cost estimation, material orders and change orders. Mr. Valenzuela displays strong leadership and decision-making qualities. He also has extensive experience utilizing Virtual Project Manager.

Relevant Project Experience

PN 918 2025 Overlay Program, City of Palmdale. *Public Works Inspector.* Willdan provided public works inspection and materials testing for the City's 2025 Overlay Program.

Main Street and Providence Avenue Sewer Improvements and Tustin Street Storm Drain Rehabilitation, City of Orange. *Public Works Inspector.* This project involving trenchless rehabilitation of a 50"x31" Asphalt Dip Arch CMP storm drain, replacement of 360 LF of 10" VCP sewer main, and sewer manhole reconstructions and remodeling..

Citywide Sewer Main Replacement, City of Hemet, CA. *Public Works Inspector.* The project included the removal and replacement of existing sewer mains in Acacia Avenue, Devonshire, Buena Vista, Vista Del Monte, Weston Park/Saint John Place, Harvard Street, Apricot Lane, and sewer lining in Harvard Street, Elmwood Avenue, and Juanita Street.

FY 24-25 Sewer Pipeline Rehabilitation Project, City Project No. 709-SWR, City of South Gate, CA. *Public Works Inspector.* The Sewer Pipeline Lining and Improvements project consisted of replacement of four segments of sewer lines totaling approximately 690 LF, two point repairs averaging 15' in length, cured-in-place pipe (CIPP) lining of approximately 16,000 LF of 8" – 18" sewer mains, construction of 6 new manholes and rehabilitation of 21 additional manholes in the City's sewer system.

Highway 111 Pavement Rehabilitation and Overlay Project, Phase 2, City of Indian Wells, California. *Public Works Inspector.* Willdan provided construction management and public works inspection services for phase 2 of this project from Eldorado Drive to the Eastern city limits, which consists of asphalt grinding, paving and repair, concrete improvements, and signing and striping.

Coyote Creek and Imperial Channel Repair Project (Design/Build), City of La Habra, CA. *Public Works Inspector.* The $8 million Deign/Build Project consists of the repair of a drainage channel located within the common interest development located at 901-997 West Imperial Highway in the City of La Habra known as Coyote Village. -Grant Agreement between the City and the HOA.

Stormwater and Runoff Capture Project at Mayfair Park, City of Lakewood, California. *Public Works Inspector.* The work included export, excavation, shoring beam and plate, installation of 914 underground storage units, replacement of sidewalks, a stormwater harvesting system which included filter pumps, diversion structure, rubber dam, pneumatic control, sewer lines, recycled water line, storm drain pipes, catch basins, and fencing.

Barton Road Pavement Rehabilitation Project, City of Grand Terrace, California. *Public Works Inspector.* Willdan provided public works inspection for the Barton Road Pavement Rehabilitation CIP project, which includes cold milling, ARHM paving, PCC repairs, and other appurtenant work.



EDUCATION

Construction Technologies/Inspection, Ventura County Community Colleges, California

REGISTRATIONS / CERTIFICATIONS

Certified Master of Special Inspections

ACI Field Grade 1 Technician

Uniform Building Code (UBC) Building Inspector

Title 24 Masonry Special Inspector

Division of the State Architect (DSA) Special Inspector

Reinforced Concrete Special Inspector

Structural Masonry Special Inspector

Structural Steel & Bolting Special Inspector

Structural Welding Special Inspector

Drilled In Anchors Special Inspector

Pre-stressed Concrete Special Inspector

LA County Concrete and Welding Inspector

21 YEARS OF EXPERIENCE

Brent Jablonowski

Alternative Inspector/Special Inspector

Brent Jablonowski has 21 years of experience as a public works observer, special inspector, and building inspector professional with extensive structural expertise. He has worked on civil projects with grading, driveway approaches, curbs, gutters, and sidewalks; ADA ramps; utilities and drainage; batch plants and precast plants; pavement rehabilitation, as well as soils work with nuclear gauge and burn tests and moisture cores and sampling. He has extensive experience utilizing Virtual Project Manager.

Relevant Project Experience

Heritage Valley Parks Tract 5520 Public Improvements, City of Fillmore, California. *Special Inspector.* Willdan provided daily inspection services for the $40 million developer-built and City-maintained offsite storm drain improvements, all onsite utilities, and other public improvements associated with the construction of residential development "The Bridges". The offsite improvements involved approximately 1,750 linear feet of double reinforced concrete box, 1,100 lineal feet of single reinforced concrete box, 800 linear feet of open channel, 600 linear feet of RCP, and levee modification. The onsite improvements encompassed all wet (sewer and water) and dry utilities, street and drainage improvements, landscaping and irrigation, and roadway structural sections to support the development.

Crenshaw Boulevard Phase 1 Improvements, City of Inglewood, CA. *Public Works Inspector.* Willdan is providing construction management, inspection, and material testing services for this $20 million project to beautify and improve the Crenshaw Blvd corridor between the I-105 freeway and Century Blvd. The work includes removal and reconstruction of existing driveway approaches, sidewalks, curb and gutter, cross gutters, curb ramps, and bus pads; new irrigation water services and abandonments of existing water services; median and parkway landscaping, tree removals and planting, irrigation system, and cold milling and asphalt rubber hot mix overlay. The project involves regular coordination with Caltrans, the City of Hawthorne, and the City of Inglewood's Traffic Department, Water Department, Public Works, and Park and Recreation.

Acacia/Josephine Storm Drain Project, City of Garden Grove, California. *Public Works Inspector.* Willdan is provided public works inspection and construction management services for the installation of a new 48" storm drain at Acacia and Josephine.

Major Street Rehabilitation, City of Lakewood, California. *Public Works Inspector.* Willdan provided construction management, public works observation, labor compliance, and material testing services for the City's 2022 Major Street Paving Project. The project involved pavement rehabilitation, (cold milling, leveling course, asphalt rubber hot mix overlay, thermoplastic striping, traffic loops, curb ramps, sidewalk, curb and gutter) on eight major and collector streets, for an estimated total distance of eight (8) linear miles.

Caruthers Park Stormwater Capture Project, City of Bellflower, California. *Public Works Inspector.* This project included excavation, backfill, channel, drop inlet pretreatment device, one new pump station, installation of new pump motors, mechanical and storm drain piping valve, abandoning or removing existing utilities, pavement removal and replacement, unloading the precast storage reservoir and infiltration gallery units, installing and waterproofing of underground storage reservoir, installing underground infiltration gallery, installing maintenance access shafts for underground storage reservoir and infiltration gallery, installing impervious liner around underground storage reservoir, installing air ventilation lines for the underground storage reservoir and infiltration gallery building, installation water quality skid, electrical, instrumentation and controls, planting, and irrigation to support the stormwater and runoff.



EDUCATION

AS, Human Resources Management, Mount San Antonio College

AS, Business Administration, Mount San Antonio College

PROFESSIONAL CERTIFICATIONS

Certificates of Achievement, Business Management I-III

Certificates of Achievement, Human Resources Management I-III

Certificates of Achievement, International Business I

16 YEARS OF EXPERIENCE

Amanda Perez

Labor Compliance Specialist

Ms. Perez performs labor compliance monitoring and enforcement services on a variety of local, county, state, and federally funded projects. She verifies that all primary and subcontractors possess active licenses and certifications and establishes communication with primary contractor(s) concerning prevailing wage and documentation requirements. She monitors and audits certified payrolls during the life of the project for compliance and discrepancies concerning prevailing wage, certifications, non-performance, underpayments, job classifications, and journeyman to apprentice ratios, as well as training fund contributions and fringe benefits statements. She responds to inquiries concerning labor compliance rules and requirements and resolves compliance-related issues, as well as maintains files and documentation in accordance with applicable governmental requirements for submission to clients.

Ms. Perez also supports the Construction Management and Inspection Department and is responsible for issuing invoicing, progress payments, maintaining detailed, accurate records, and for auditing projects for accuracy, completeness and compliance.

Relevant Project Experience

Sewer Rehabilitation Project, City of Hemet, California. *Labor Compliance Specialist.* Willdan provided construction management and inspection, as well as labor compliance services, on this project which consisted of removal and replacement of existing sewer mains in Acacia Avenue, Devonshire, Buena Vista, Vista Del Monte, Weston Park/Saint John Place, Harvard Street, Apricot Lane, and sewer lining in Harvard Street (Station 10+00 to 14+75), Elmwood Avenue, and Juanita Street. The project also included construction of new manholes, reconnection of service laterals, concrete encasement at Weston Park/St John Place, VCP to PVC connections, trench repair and other appurtenant work.

Florence Avenue Street and Sewer Improvements, City of Bell, California. *Labor Compliance Specialist.* Willdan provided project management, contract administration, inspection, engineering support, utility coordination, material testing, and labor compliance services for the Street and Sewer Improvements Project on Florence Avenue from Atlantic Avenue to the Los Angeles River Bridge. The project involved upgrading the sewer main line from a 12" VCP to a 15" and 18" VCP; replacement or modification of sewer manholes; and reconnection of sewer laterals, as well as cold milling existing street pavement; constructing a rubberized asphalt concrete overlay; repairing damaged sidewalk, curb and gutter, and driveways; constructing new ADA curb ramps; adjusting utility covers to grade; and restoring traffic striping and markings.

Neighborhood Street Rehabilitation & ADA Improvements at Two Rivers Park, City of Fillmore, California. *Labor Compliance Specialist.* Willdan provided construction management, inspection, material testing, and labor compliance services for City's annual street resurfacing project. The project involved street improvements on six street segments to rehabilitate the asphalt pavement, including cold milling existing pavement and constructing AC digouts and a rubberized asphalt concrete overlay with high tensile fiber; repairing damaged sidewalk, curb & gutter, ribbon gutters, and driveways; constructing new ADA curb ramps; construction ADA parking stalls; adjusting utility covers to grade; and restoring traffic striping and pavement markings.



EDUCATION

BS, Civil Engineering, California State Polytechnic University, Pomona, CA

REGISTRATIONS / CERTIFICATIONS

Traffic Engineer, California No. 2835

Civil Engineer, California No. 83887

Civil Engineer, Colorado No. 56366

Civil Engineer, Arizona No. 70072

Civil Engineer, Florida No. 91068

Civil Engineer, Minnesota No. 59453

Civil Engineer, Nevada No. 28303

Civil Engineer, Texas No. 140012

Civil Engineer, Washington No. 58065

Envision Sustainability Professional, Institute for Sustainable Infrastructure No. 45376

AFFILIATIONS

American Public Works Association

22 YEARS OF EXPERIENCE

Jeffrey Lau, PE, TE, ENV SP

Traffic Engineer

Jeffrey Lau is an accomplished engineer with experience delivering multi-discipline, multi-agency traffic and transportation projects, including traffic signals, signing and striping, street lighting, and construction traffic control. He oversees transportation design for Willdan's traffic engineering group and manages projects ranging from small to large scale. His responsibilities include coordination, analysis, and design of transportation improvements, including preparation of plans, specifications, and estimates (PS&E); field investigations; and traffic data collection. He has also supported traffic impact studies, plan reviews, and engineering and traffic survey updates. Jeffrey brings extensive hands-on experience, having completed designs for more than 400 new and modified traffic signal installations, as well as street lighting inventories, lighting design plans, conversions, and LED upgrades. He understands the importance of meeting schedules and delivering cost-effective solutions within budget constraints and has supported successful grant funding applications, including awards through the Active Transportation Program (ATP) and Highway Safety Improvement Program (HSIP).

Relevant Project Experience

On-Call Traffic Engineering Services, City of Paramount, CA. *Project Manager.* Responsible for providing professional traffic engineering services to the City of Paramount on a routine basis. Duties included field reconnaissance and data collection; resident request investigations and work order preparation; traffic signal, signal interconnect, signing and striping, and traffic control plan reviews; funding documents preparation to request reimbursement of federally funded projects; and traffic and civil improvement conceptual design plans and council exhibit preparation.

On-Call Traffic Engineering Services, City of Pico Rivera, CA. *Project Manager.* Willdan is serving as City Traffic Engineer and provides on-call traffic engineering services. Typical duties include design oversight, response to residents' and businesses' requests, review of traffic and parking impact studies, review of development projects, development of "conditions of approval", review of traffic signal and traffic control plans, preparation of work orders, operational analysis, development of City's Neighborhood Traffic Calming program, attendance at City Council and Planning Commission meetings as requested.

City Traffic Engineer/On-Call Traffic Engineering, City of Inglewood, CA. *Task Manager/Project Traffic Engineer* responsible for traffic studies and design services through our staff augmentation City Traffic Engineer contract. Willdan staff review and make recommendations on residents' requests for stop signs, crosswalks, permit parking, and speed humps; review plans, specifications, and estimates for various projects; prepare staff reports; attend Parking and Traffic Commission meetings; prepare traffic signal and signing and striping plans, specifications, and estimates; prepare timing charts for citywide signal coordination timing and individual traffic signals; prepare studies for CMP, warrant analyses, traffic-calming measures, and other areas of concern.

On-Call City Traffic Engineering, City of La Cañada Flintridge, CA. *Project Manager.* Willdan is serving as City Traffic Engineer for the City of La Cañada Flintridge and provides on-call traffic engineering services. Day-to-day tasks encompass all general traffic engineering concerns, such as reviewing traffic impact studies and traffic control plans, collaborating with developers and their design teams, reviewing encroachment, approving transportation permits, preparing and reviewing traffic signal and striping plans, performing stop sign and safety analyses, preparing and presenting Commission and Council reports, collaborating with neighborhood groups to develop traffic calming plans/programs, conducting field investigations, and investigating citizen requests.



Peri Kay

Project Administrator

EDUCATION

Master of Science, Civil/Construction Engineering, Viterbi School of Engineering, University of Southern California, Los Angeles, CA

Bachelor of Science, Civil Engineering (Magna Cum Laude), West Virginia State University, Institute, WV

ASSOCIATIONS

USC Construction Management Association of America (CMAA)

USC Viterbi Women in Engineering

Society of Women Engineers

2 YEARS OF EXPERIENCE

Peri Kay is a dedicated civil engineering professional with a strong foundation in roadway, bridge, and construction engineering. She has gained hands-on experience through internships and academic projects, where she contributed to plan analysis, construction inspection, and design detailing for transportation and infrastructure projects. Her background includes supporting multidisciplinary teams, coordinating field inspections, and applying engineering software such as MicroStation, AutoCAD, and SAP2000. As an Office Engineer in the Construction Services Group, Peri brings proven analytical skills, attention to detail, and a collaborative approach that supports effective project delivery and enhances team performance. She also has extensive experience working in Virtual Project Manager.

Crenshaw Boulevard Phase 1 Improvements, City of Inglewood, CA. *Office Engineer.* Willdan is providing construction management, inspection, and material testing services for this $20 million project to beautify and improve the Crenshaw Blvd corridor between the I-105 freeway and Century Blvd. The work includes removal and reconstruction of existing asphalt concrete, driveway approaches, sidewalks, curb and gutter, cross gutters, curb ramps, and bus pads; new irrigation water services and abandonments of existing water services; median and parkway landscaping, tree removals and planting, irrigation system, and median electrical and landscape lighting system; traffic signal modifications, ITS improvements, and street lighting; and cold milling and asphalt rubber hot mix overlay. The project involves regular coordination with Caltrans, the City of Hawthorne, and the City of Inglewood's Traffic Department, Water Department, Public Works, and Park and Recreation.

Coyote Creek and Imperial Channel Repair Project (Design/Build), City of La Habra, CA. *Office Engineer.* The $8 million Design/Build Project consists of the repair of a drainage channel located within the common interest development located at 901-997 West Imperial Highway in the City of La Habra known as Coyote Village. The drainage channel ties into a County flood control system. The Project consists of a series of design elements necessary for the channel reach to convey the discharge in its original design capacity or better, mitigate a potential channel roof and/or channel masonry wall collapse due to a storm event and meet regulatory agencies' requirements. These design elements consist of construction of double reinforced concrete boxes (RCB), and stabilizing the existing masonry walls. Upon completion of the repairs to the channel, the area impacted by prior channel roof collapse was restored, including landscaping, irrigation, lighting, drainage, hardscape, tennis court, pool deck, fencing, signage and other amenities. While the Project is on private land, it is being funded by with State funds from the California Department of Water Resources and is thus subject to many public works contract requirements. The City administers the distribution of allocated State funds and ensures compliance with its obligations under the Funding Agreement (Agreement No. 4600015471) between the State of California (Department of Water Resources) and the City. The HOA is responsible for the completion of all other aspects of the Project, pursuant to the Sub-Grant Agreement between the City and the HOA.

Previous Work Experience

The Mannik & Smith Group, Charleston, WV. Civil Engineer Intern

- Analyzed roadway and bridge plans, contributing to project design and construction.
- Prepared sheet details including elevations, dimensions, and construction notes.
- Conducted site visits for construction inspection and progress tracking.
- Gained proficiency in engineering CAD software and design techniques.



EDUCATION

BS, Civil Engineering, University of Texas, Arlington

PROFESSIONAL CERTIFICATIONS

Orange County GIS User Group

Southern California HAZUS User Group

30+ YEARS OF EXPERIENCE

Rex B. Miller

Interactive Mapping

Rex Miller has 30+ years of experience as a civil engineer, including 8 years of experience providing technical support to civil engineering software users. He coordinates all GIS-related activities at Willdan Engineering, and provides GIS consulting, training, and staffing support throughout the Willdan Group of Companies (WGI). He is responsible for training engineers and technicians in the use of GIS, and works with the IT Department to acquire, install and configure GIS hardware and software. He supports WGI's disciplines in municipal planning, public agency accounting and financing, geotechnical engineering, environmental engineering, land surveying, traffic analysis, transportation planning, and public safety operations solutions in emergency response and disaster management.

Mr. Miller uses GIS to support administration, planning, and management activities of government agencies, is proficient in the use of CAD systems and provides expertise in CAD/GIS interoperability. He is familiar with software for hydraulic modeling and coordinate-geometry calculations and has experience in optimizing GIS databases for use as a data source for analysis and design applications. He is experienced in linking spreadsheets and databases to interact with GIS

Relevant Project Experience

Willdan developed citywide LRSPs to identify safety problems, collision hot spot locations, identify systemic trends, and develop recommendations for safety improvements. The LRSP provided each jurisdiction with an opportunity to proactively correct high collision or problem locations and prevent local road fatalities and injuries. A list of intersections and corridors with the most high-severity collisions was identified and a closer analysis was presented for each of the top intersections and corridors. GIS maps were developed for each jurisdiction to identify hot spot locations with a high amount of severe crashes. Other maps were developed to identify locations of schools, parks, and other community destinations, as well as maps of only pedestrian and bicycle crashes, intersection related crashes and midblock crashes.

Mr. Miller has experience working with various agencies and developing GIS maps on the following Local Road Safety Plan/ Systemic Safety Analysis Report projects.

- City of Bell (2021)
- City of Downey (2022, 2024)
- City of Inglewood (2022)
- City of La Canada Flintridge (2018, 2024)
- City of La Puente (2022)
- City of Lakewood (2022)
- City of Paramount (2022)
- City of Ridgecrest (2019)
- City of Rolling Hills Estates (2022)
- City of West Covina (2018)
- County of Napa (2020)

Sarah Modeste, Partner

Sarah is highly regarded for her expertise in designing and managing public outreach and communication programs. With more than 21 years of experience (16 years with KMP), she advises clients on public policy education, design/construction outreach, and stakeholder identification and engagement. As a trusted advisor to local governments, Sarah relates to stakeholders and establishes trusted relationships that provide opportunities for collaborative communication with hard-to-reach constituents.

Considered one of the primary practitioners in construction outreach, Sarah has been fortunate to work on some of the largest capital improvement projects throughout California, totaling more than $3 billion in construction activities. She uses her technical understanding of project planning, design, environmental requirements, and construction to shape comprehensive outreach strategies.

City of Sacramento, 3rd Street Sewer Project

The 3-mile project alignment ran the entire length of 3rd Street between the Sacramento Valley Station and U Street, a stretch that includes some of the City's most prominent businesses and high traffic areas, including: Golden1 Center, Capitol Mall, CalPERS Headquarters, Crocker Art Museum, Old Sacramento Waterfront, and two Interstate 5 connection points, residences, and many others. Significant outreach was conducted in advance of construction to gather information regarding special events, peak traffic flows and delivery schedules. KMP was key in establishing relationships, providing direct lines of communication, and allowing the construction management team to evaluate changes in real time to keep the project moving forward.

City of West Sacramento, West Capitol Avenue Road Rehabilitation & Safety Enhancement Project (WCA)

The WCA is a $1.3 million road rehabilitation and safety enhancement project. West Capitol Avenue is envisioned as the City's downtown, a central core with a vibrant main street that takes advantage of its prime location, provides an attractive setting for a variety of land uses including the Civic Center, Community Center and Transit Hub. KMP is responsible for the development, production, and management of the multifaceted outreach campaign, which includes stakeholder engagement, community outreach, direct mail production, website management, a dedicated information line, ribbon-cutting ceremony logistics, and media relations.

Sutter Butte Flood Control Agency (SBFCA)

The SBFCA JPA was formed in 2007 to finance and construct more than 35 miles of new and upgraded levee improvements that would protect 34,500 parcels within Sutter and Butte Counties and more than 100,000 residents. Public outreach activities associated with the design, environmental, tribal coordination, and more than $300 million in construction activities, including outreach to individual property owners. In addition to public outreach, relationships were established and maintained with a 13-member Board of Directors, comprised of elected officials.

Harvest Water Program – California's Largest Recycle Water Project

Harvest Water is anticipated to be one of the largest water recycling projects in California, delivering up to 50,000-acre feet per year of tertiary-treated recycled water to an estimated 16,000 acres of farm and habitat lands in southern Sacramento County. The program will also increase groundwater levels and groundwater storage capacity, support habitat improvement efforts, and advance regional water sustainability. Design for the Harvest Water program is complete. Construction began in Summer of 2024 and slated for completion in 2026. KMP is responsible for the development, production, and management of a multifaceted outreach campaign, which includes key contacts engagement, community outreach, direct mail production, website design, a dedicated hotline, media communication, and elected official coordination.

KMP STRATEGIES

CONTACT

Office Address: 1721 2nd St, #100
Sacramento, California 95811

(916) 548-1982

sarah@kmpstrategies.com

www.kmpstrategies.com

linkedin.com/in/sarahmodeste

EDUCATION

University of Tulsa, 2003
Bachelor of Arts
Communication & Sociology

AFFILIATIONS

- Sacramento Tree Foundation's Hanami Line, Board Member
- Food Literacy Center, Past President
- APWA, Member
- CAPIO, Member
- WTS, Sacramento Chapter (DBE Corporate Partner)



Quality Assurance/Quality Control Procedures

QA/QC protocols will be maintained throughout all project phases to ensure compliance.

1. Tailored QCP Development: Prior to project kickoff, we will outline specific QA/QC activities, roles, review checkpoints, documentation protocols, and reporting formats.

2. Qualified Multi-Disciplinary QA/QC Team: Our QA/QC oversight is provided by experienced professionals independent of day-to-day production staff. This ensures objective reviews of all deliverables while promoting accountability and continuous improvement. Oversight will include spot checking of daily inspection reports and periodic review of Virtual Project Manager files and Willdan's internal Box folder archives.

3. Deliverable-Based QA/QC Workflow

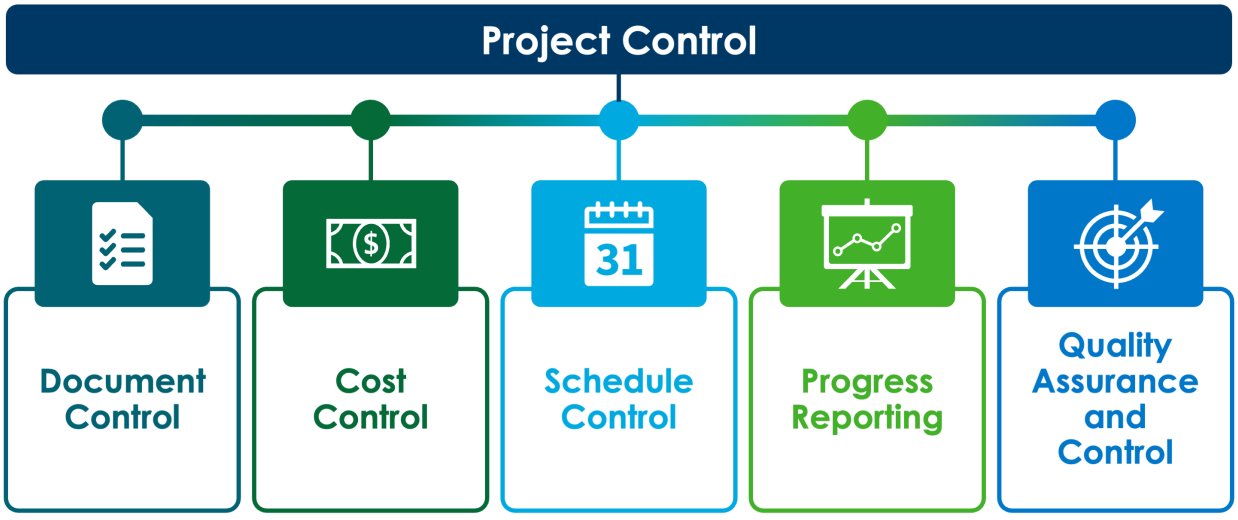
Constructability Review: Pre-construction assessments will be performed to identify existing conditions, validate scope, and optimize constructability. Field-experienced inspectors and construction managers evaluate plans for feasibility, phasing logic, utility coordination, access, and potential conflicts. Internal cross-discipline coordination checks ensure drawings, schedules, and specifications are consistent across all design and technical packages. This reduces RFIs and change orders during construction.

QA/QC Control Review: Prior to submission, deliverables undergo a final quality control check for formatting, adherence to submittal requirements, and traceable documentation of prior review comments.

4. Communication: Willdan's intent is to be the main hub through which all project communications are routed. Lines of communication will be discussed and clarified at the kickoff meeting with the City and at the preconstruction meeting with the contractor. Maintaining proper lines of communication provides for proper control over direction being provided to the Project Team.

5. Documentation and Issue Resolution: Project issues are identified and tracked through resolution. Lessons learned are logged for future task optimization and risk mitigation.

6. Field QA During Construction: Willdan will provide construction oversight with regular inspections, documentation control, and quality assurance measures. During construction, our inspectors and construction managers monitor work for conformance with approved plans, specifications, and materials. Non-conformance reports (NCRs), daily reports, and testing logs are maintained and submitted. RFI and submittal logs are created through Virtual Project Manager and reviewed at each construction progress meeting to ensure timely responses.





Schedule Control

Willdan's approach to schedule control is rooted in proactive planning, continuous monitoring, and real-time coordination. Our goal is to maintain the project schedule from award of contract through substantial completion by highlighting potential constructability concerns during design review, identifying potential delays early, responding quickly to field conditions, processing RFIs, submittals, and change orders in a timely manner, and keeping all stakeholders informed and aligned. We use a combination of industry-standard tools and clear communication protocols to ensure the construction schedule remains on track.

1. Baseline Review and Integration: Upon receipt, we will conduct a thorough review of the contractor's baseline schedule, verifying logic ties, critical path accuracy, sequencing, and milestone alignment with the City's goals. Our team coordinates with the contractor to ensure the schedule reflects realistic durations, lead times for long-lead items (e.g., fencing, play equipment, irrigation components), and seasonal considerations relevant to Palmdale's climate.

2. Weekly Progress Tracking: Our field inspectors and construction managers provide real-time input to evaluate actual vs. planned progress. We will require the contractor to submit updated schedules monthly (or more frequently if needed) in Primavera P6 or MS Project. Our in house scheduling team will analyze these updates to identify deviations from the critical path and recommend corrective actions if progress begins to slip.

3. Look-Ahead Schedules and Coordination: We require and review two- to four-week look-ahead schedules from the contractor as part of the weekly progress meetings. These are cross-checked with field conditions and material delivery schedules. This process allows us to proactively mitigate conflicts such as overlapping trades or access restrictions due to public park operations or weather events.

4. Delay Mitigation and Recovery Planning: When delays are encountered, our team collaborates with the contractor to analyze root causes and implement mitigation measures. We will assist the City in evaluating time impact analyses for any proposed schedule adjustments, and we will hold the contractor accountable for submitting recovery schedules if delays jeopardize substantial completion.

5. Transparent Communication: We maintain detailed schedule logs and distribute summary reports to City staff on a recurring basis. All schedule discussions and updates are documented and tied to action items that are tracked through resolution. This ensures transparency and keeps the City fully informed of progress and risks.

Example: Potential Delay Aversion

Office Building Tenant Improvements and Interior Renovation, City of Cerritos (2021-2022)

City of Cerritos: 18125 Bloomfield Avenue; Cerritos, CA 90703 | **Kanna Vancheswaran, Director of Public Works;** (562) 916-1219; kvancheswaran@cerritos.us



The City of Cerritos improved a City-owned two-story building, approximately 33,000 square foot, at 12616 183rd Street. The improvements encompassed reconstructing the building exterior and portions of the interiors, including plumbing, mechanical, electrical, sheet rock, flooring, ceiling, paint and finishes, glazing, roof reconstruction, fire alarm and sprinkler systems, landscaping, and irrigation system improvements. The contract duration was specified as 350 calendar days, with a hard deadline and tenant move in date at the end of February 2022. Notice to Proceed with Construction was issued March 22, 2021, leaving no room for delays. Willdan provided construction management, inspection, and special inspection for structural concrete, epoxy bolting, and welding. By implementing proactive schedule management, providing timely response and processing of all submittals and progress payment, and quick resolution of RFIs, all work was satisfactorily completed within budget and prior to the deadline for the tenant's move in date.



Fee Schedule/Cost Proposal

City of Palmdale

FEE PROPOSAL
FOR
PROPOSAL FOR
45TH STREET SEWER, STORM DRAIN AND STREET RENOVATION
Thursday, January 15, 2026

TASK / CLASSIFICATION	Principal in Charge *Mike Bustos*	Material Testing Engineer *Ross Khiabani*	Senior Construction Manager *Michael Michael*	Project Scheduler *John Borquez*	Labor Compliance Manager *Jane Freij*	Public Works Inspector[2] *Cris Valenzuela*	QSP Inspector *Michael Michael*	Labor Compliance Specialist *Amanda Perez*	Traffic Engineer *Jeff Lau*	Project Admin *Peri Kay*	Interactive Mapping *Rex Miller*	Materials Testing *Willdan*	Public Outreach *KMP Strategies*	TOTAL LABOR	TOTAL SUBS	MISC. EXPENSE	TOTAL COST
HOURLY RATE:	$255	$219	$207	$191	$200	$180	$180	$165	$226	$151	$193	Allowance	NTE				
PRECONSTRUCTION PHASE	2	0	80	0	0	8	0	0	0	22				$22,089	$0	$0	$22,089
TASK 1 - CONSTRUCTABILITY PLAN REVIEW	*1*		*62*							*6*				*$13,996*	$0	*$0*	$13,996
SUBTASK 1.1 - CONSTRUCTION MANAGEMENT KICKOFF MEETING	*1*		*8*			*8*				*6*				*$4,258*	$0	*$0*	$4,258
SUBTASK 1.2 - PRE BID MEETING			*10*							*10*				*$3,835*	$0	*$0*	$3,835
CONSTRUCTION PHASE	*70*	*46*	*673*	*46*	*4*	*2,008*	*40*	*150*	*20*	*360*	*28*	*$60,000*	*$60,000*	*$618,935*	*$60,000*	*$61,750*	*$740,685*
TASK 2 - WEEKLY MEETINGS	*50*		*200*			*50*				*100*				*$65,805*	$0	*$0*	$65,805
TASK 3 - CONSTRUCTION MANAGEMENT	20		451	46					4	200				*$133,447*	$0	$1,250	$134,697
TASK 4 - CONSULTATION OBSERVATION & REPORTING			8			1,942	40			16			$60,000	*$361,087*	$60,000	$0	$421,087
TASK 5 - LABOR COMPLIANCE					4			150						*$25,805*	$0	$0	$25,805
TASK 6 - GEOTECHNICAL AND MATERIAL TESTING		46								16		$60,000		*$12,745*	$0	$60,000	$72,745
TASK 7 - CONSTRUCTION SURVEYING			4			16								*$3,963*	$0	$0	$3,963
TASK 8 - TRAFFIC SIGNING AND STRIPING INSPECTION									16					*$3,871*	$0	$0	$3,871
TASK 9 - INTERACTIVE MAP ON CITY WEBSITE			8							18	28			*$10,033*	$0	$0	$10,033
TASK 10 - NOTIFICATION LETTER TO RESIDENCES AND BUSINESSES			2							10				*$2,179*	$0	$500	$2,679
ESTIMATED TOTALS[1]	*72*	*46*	*753*	*46*	*4*	*2,016*	*40*	*150*	*20*	*382*	*28*	*$60,000*	*$60,000*	*$641,024*	*$60,000*	*$61,750*	*$762,774*

[1]This not-to-exceed fee is based on an assumed 251-working days construction duration with inspection services assumed at no more than 8 hours per day, Monday through Friday. Additional services needed beyond the contract specified date of completion will be provided on a time-and-material basis at Willdan's standard hourly rates. Overtime inspection services are not included, but will be billed at 1.5 times normal hourly rate if required and may require adjustment to the approved budget. Work performed by support staff with titles not explicitly listed herein will be charged in accordance with Willdan's standard hourly rates at the time the work is performed.

[2]This proposal assumes prevailing wage inspection is required. For prevailing wage classifications, hourly rates will be increased when the predetermined increases stipulated by the State of California Department of Industrial Relations take effect. Hourly rate increases will be equivalent to the % increase in wages mandated by the State of California. This proposal is based on Determination SC-23-63-2-2024-1D issued on August 22, 2025.

[3]The Contractor's construction schedule is not available at the time of proposal submission, so a budgetary allowance for materials testing has been provided in this proposal.

[4]A budgetary allowance has been provided for Public Outreach. At minimum, the public outreach program will include project notification letters, one virtual community outreach meeting, one in-person meeting with Mesquite Elementary School, multi-language postcard development, production and distribution, outreach to schools, transit agencies, LACFD, LA County Sheriff Dept, utility agencies, and other stakeholders. Additional recommended outreach strategies include project branding, webpage, Project Information Line, Project Signs, and media releases. If Willdan is selected, the scope of work and budget pertaining to Public Outreach will need to be discussed and negotiated prior to contract award.



DEPARTMENT OF PUBLIC WORKS
CAPITAL IMPROVEMENT PROGRAM

CITY OF PALMDALE

BIDDER'S ACKNOWLEDGMENT OF CWA REQUIREMENTS

ONLY APPLICABLE FOR PROJECTS OVER $250,000
DO NOT SUBMIT THIS FORM UNLESS BID EXCEEDS THE AMOUNT LISTED ABOVE.

THE BIDDER ACKNOWLEDGES THAT HE/SHE HAS READ THE COMMUNITY WORKFORCE AGREEMENT AND AGREES TO COMPLY WITH ALL THE PROVISIONS AND REQUIREMENTS. FAILURE OF THE AWARDED CONTRACTOR TO OBTAIN THE REQUIRED LETTERS OF ASSENT FOR ALL SUBCONTRACTORS MAY CONSTITUTE A FAILURE TO EXECUTE THE CONTRACT AND SHALL RESULT IN THE FORFEITURE OF THE SECURITY OF THE BIDDER.

As the contractor's representative, I understand and agree to comply with all provisions of the City of Palmdale's Community Workforce Agreement.

Signature: Chris Boca Title: Director of Construction Services Date: 1/15/2026

Signature: _____ Title: _____ Date: _____



WILLDAN

WILLDAN ENGINEERING

Schedule of Hourly Rates

Effective July 1, 2025 to June 30, 2026

DESIGN ENGINEERING	
Technical Aide I	$83
Technical Aide II	$106
Technical Aide III	$124
CAD Operator I	$132
CAD Operator II	$153
CAD Operator III	$170
GIS Analyst I	$169
GIS Analyst II	$185
GIS Analyst III	$193
Environmental Analyst I	$149
Environmental Analyst II	$166
Environmental Analyst III	$177
Environmental Specialist	$191
Designer I	$174
Designer II	$181
Senior Designer I	$190
Senior Designer II	$199
Design Manager	$205
Senior Design Manager	$212
Plans Reviewer I	$160
Plans Reviewer II	$178
Senior Plans Reviewer	$195
Project Manager I	$192
Project Manager II	$213
Project Manager III	$223
Project Manager IV	$241
Principal Project Manager	$247
Assistant Engineer I	$146
Assistant Engineer II	$160
Assistant Engineer III	$169
Assistant Engineer IV	$180
Associate Engineer I	$189
Associate Engineer II	$198
Associate Engineer III	$202
Senior Engineer I	$205
Senior Engineer II	$210
Senior Engineer III	$213
Senior Engineer IV	$217
Supervising Engineer	$226
Traffic Engineer I	$226
Traffic Engineer II	$241
City Engineer I	$241
City Engineer II	$247
Deputy Director	$255
Director	$261
Principal Engineer	$278

BUILDING AND SAFETY	
Code Enforcement Technician	$109
Code Enforcement Officer	$125
Senior Code Enforcement Officer	$147
Supervisor Code Enforcement	$178
Fire Plans Examiner	$178
Senior Fire Plans Examiner	$195
Fire Inspector	$164
Senior Fire Inspector	$178
Fire Marshal	$210
Plans Examiner Aide	$117
Plans Examiner	$178
Senior Plans Examiner	$195
Assistant Construction Permit Specialist	$125
Construction Permit Specialist	$131
Senior Construction Permit Specialist	$155
Supervising Construction Permit Specialist	$164
Assistant Building Inspector	$147
Building Inspector	$164
Senior Building Inspector	$178
Supervising Building Inspector	$195
Inspector of Record	$208
Assistant Building Official	$185
Deputy Building Official	$211
Building Official	$211
Plan Check Engineer	$204
Supervising Plan Check Engineer	$206
Principal Project Manager	$247
Deputy Director	$255
Director	$261

PLANNING	
CDBG Technician	$97
CDBG Specialists	$114
CDBG Analyst	$132
Sr. CDBG Analyst	$140
CDBG Coordinator	$156
CDBG Manager	$188
Housing Specialist	$138
Housing Program Coordinator	$156
Planning Technician	$134
Assistant Planner	$167
Associate Planner	$181
Senior Planner	$206
Principal Planner	$215
Planning Manager	$228
Deputy Director	$255
Director	$261

CONSTRUCTION MANAGEMENT	
Labor Compliance Specialist	$150
Senior Labor Compliance Specialist	$165
Assistant Labor Compliance Manager	$180
Labor Compliance Manager	$200
Utility Coordinator	$172
Office Engineer I	$151
Office Engineer II	$165
Assistant Construction Manager	$172
Construction Manager	$191
Senior Construction Manager	$207
Resident Engineer I	$215
Resident Engineer II	$223
Project Manager IV	$241
Deputy Director	$255
Director	$261

INSPECTION SERVICES	
Public Works Observer **	$135
Public Works Observer ***	$170
Senior Public Works Observer**	$147
Senior Public Works Observer ***	$170

MAPPING AND EXPERT SERVICES	
Survey Analyst I	$151
Survey Analyst II	$174
Senior Survey Analyst	$187
Supervisor - Survey & Mapping	$209
Principal Project Manager	$247

LANDSCAPE ARCHITECTURE	
Assistant Landscape Architect	$157
Associate Landscape Architect	$181
Senior Landscape Architect	$199
Principal Landscape Architect	$211
Principal Project Manager	$247

ADMINISTRATIVE	
Administrative Assistant I	$102
Administrative Assistant II	$123
Administrative Assistant III	$144
Project Accountant I	$116
Project Accountant II	$136
Project Controller I	$144
Project Controller II	$163

** For Non-Prevailing Wage Project *** For Prevailing Wage Project

Mileage/Field Vehicle usage will be charged at the rate in accordance with the current FTR mileage reimbursement rate, subject to negotiation.

Additional billing classifications may be added to the above listing during the year as new positions are created. Consultation in connection with litigation and court appearances will be quoted separately. The above schedule is for straight time. Overtime will be charged at 1.5 times, and Sundays and holidays, 2.0 times the standard rates. Blueprinting, reproduction, messenger services, and printing will be invoiced at cost plus fifteen percent (15%). A sub consultant management fee of fifteen percent (15%) will be added to the direct cost of all sub consultant services to provide for the cost of administration, consultation, and coordination. Valid July 1, 2025 thru June 30, 2026, thereafter, the rates may be raised once per year to the value between the 12-month % change of the Consumer Price Index for the Los Angeles/Orange County/Sacramento/San Francisco/San Jose area and five percent. For prevailing wage classifications, the increase will be per the prevailing wage increase set by the California Department of Industrial Relations.

Rev 02-12.16.2025



WILLDAN

WILLDAN GEOTECHNICAL / MATERIALS TESTING

Prevailing Wage
Schedule of Hourly Rates

Effective July 1, 2025 to June 30, 2026

GEOTECHNICAL	
Soil Technician (Prevailing Wages)**	$169
Sr. Soil Technician (Prevailing Wages)**	$169
Geologist II	$200
Supervising Geologist	$226
CAD Operator II	$153
Assistant Engineer I	$144
Assistant Engineer II	$160
Assistant Engineer III	$169
Senior Engineer I	$205
Senior Engineer II	$210
Senior Engineer III	$213
Supervising - Lab Inspector	$148
Field Operations Manager	$159
Supervising Engineer	$226
Principal Project Manager	$247
Principal Engineer	$278
SPECIAL INSPECTION	
Special Inspection (Prevailing Wages)**	$164
Supervisor	$178

ADMINISTRATIVE	
Administrative Assistant I	$102
Administrative Assistant II	$123
Administrative Assistant III	$144
EXPERT WITNESS	
Principal Engineer/Geologist	$453

**For inspector/soil technician there is a four-hour minimum. Any hours worked more than the four-hour minimum will be charged at the eight-hour daily rate. Same day cancellations will be charged as a four-hour minimum.

Mileage/Field Vehicle usage will be charged at the rate in accordance with the current FTR mileage reimbursement rate, subject to negotiation. Travel time to and from the job site will be charged at the hourly rates for the appropriate personnel.

Staff assignments depend on availability of personnel, site location, and the level of experience that will satisfy the technical requirements of the project and meet the prevailing standard of professional care.

The above schedule is for straight time. Overtime will be charged at 1.5 times, and Sundays and holidays, 2.0 times the standard rates. Blueprinting, reproduction, messenger services, and printing will be invoiced at cost plus fifteen percent (15%). A subconsultant management fee of fifteen percent (15%) will be added to the direct cost of all subconsultant services to provide for the cost of administration, consultation, and coordination. Valid July 1, 2025 thru June 30, 2026, thereafter, the rates may be raised once per year to the value between the 12-month % change of the Consumer Price Index for the Los Angeles/Orange County/Sacramento/San Francisco/San Jose area and five percent. For prevailing wage classifications, the increase will be per the prevailing wage increase set by the California Department of Industrial Relations.

WILLDAN

WILLDAN GEOTECHNICAL / MATERIALS TESTING

Non-Prevailing Wage
Schedule of Hourly Rates

Effective July 1, 2025 to June 30, 2026

GEOTECHNICAL	
Soil Technician (Non-Prevailing Wages)	$101
Sr. Soil Technician (Non-Prevailing Wages)	$119
Geologist II	$200
Supervising Geologist	$226
CAD Operator II	$153
Assistant Engineer I	$144
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WILLDAN

WILLDAN GEOTECHNICAL / MATERIALS TESTING

Unit Testing Rate Sheet*

Effective July 1, 2025 to June 30, 2026

Identification and Index Properties			
In-situ Moisture and Density (ASTM D2937)	$50	per	Test
Grain Size Analysis – Sieve Only (ASTM D6913)	$150	per	Test
Grain Size Analysis – Sieve & Hydrometer (ASTM D6913 & D7928)	$250	per	Test
Percent Passive #200 Sieve (ASTM D1140)	$120	per	Test
Atterberg Limits – Multi Point (ASTM D4318)	$250	per	Test
Atterberg Limits – One Point (ASTM D4318)	$100	per	Test
Specific Gravity (ASTM D854)	$150	per	Test
Sand Equivalent (ASTM D2419)	$168	per	Test
Compaction and Bearing Strength			
Modified Proctor Compaction – Method A or B (ASTM D1557)	$350	per	Test
Modified Proctor Compaction – Method C (ASTM D1557)	$350	per	Test
Compaction (CTM 216)	$285	per	Test
California Bearing Ratio, CBR – 3 Points (ASTM D1883)	$600	per	Test
R-Value	$400	per	Test
Shear Strength			
Torvane / Pocket Penetrometer	$25	per	Test
Direct Shear, Consolidated Drained – 3 Point (ASTM D3080)	$650	per	Test
Direct Shear, Residual – per Point (ASTM D3080)	$220	per	Test
Unconfined Compression (ASTM D2166)	$160	per	Test
Unconsolidated-Undrained (UU)	$250	per	Test
Consolidation, Collapse and Swell			
Consolidation – 8 Load Increments w/ One Time Rate (ASTM D2435)	$600	per	Test
Consolidation – Additional Load Increment (ASTM D2435)	$130	per	Test
Consolidation – Additional Time Rate per Load Increment (ASTM D2435)	$130	per	Test
Collapse Test – Single Point	$130	per	Test
Single Load Swell Test – Ring Sample, Field Moisture (ASTM D4546)	$350	per	Test
Single Load Swell Test – Ring Sample, Air Dried (ASTM D4546)	$350	per	Test
Remolded Sample per Specimen	$95	per	Test
Expansion Index (ASTM D4829 / UBC 29-2)	$200	per	Test
Laboratory Permeability			
Constant Head (ASTM D2434)	$350	per	Test
Falling Head Flexible Wall (ASTM D5084)	$350	per	Test
Triaxial Permeability (EPA 9100)	$400	per	Test
Chemical Tests			
Corrosivity (pH, Resistivity, Sulfates, Chlorides)	$250	per	Test
Organic Contents (ASTM D2974)	$125	per	Test
Asphalt Tests			
Extraction / Asphalt (CTM 382)	$300	per	Test
Hveem / Marshall Maximum Density (CTM 304, 308)	$500	per	Test
Wash Gradation (CTM 202)	$200	per	Test

WILLDAN

WILLDAN GEOTECHNICAL / MATERIALS TESTING

Unit Testing Rate Sheet*

Effective July 1, 2025 to June 30, 2026

Concrete			
6"x12" & 4"x8" Cylinder Compression Test (ASTM C39)	$50	per	Test
2", 4" & 6" Diameter Cores Compression Test	$50	per	Test
3"x6" Cylinder Lightweight Concrete Compression Test (ASTM C495)	$50	per	Test
Shotcrete / Gunite Lab Coring & Compression Test (ASTM C42)	$100	per	Test
Unit Weight of Hardened Lightweight Concrete (ASTM C567)	$85	per	Test
Rapid Cure Concrete Cylinders (Boil Method) (ASTM C684)	$100	per	Test
Masonry			
2"x4" Mortar Cylinder Compression Test (ASTM C780)	$50	per	Test
2"x2" Mortar Cube Compression Test (ASTM C109)	$50	per	Test
3"x6" Grout Prism Compression Test (ASTM C1019)	$50	per	Test
CMU Grouted Prism Compression Test, up to 8"x8"x16" (ASTM E447)	$275	per	Test
CMU Grouted Prism Compression Test, larger than 8"x8"x16" (ASTM E447)	$300	per	Test
Steel Reinforcement			
Tensile or Bend Test, up to #8 (ASTM A370)	$200	per	Test
Tensile or Bend Test, #9 to #11 (ASTM A370)	$250	per	Test
Tensile or Bend Test, #14 (ASTM A370)	$300	per	Test
Fireproofing			
Unit Weight (UBC 7-6)	$55	per	Test
Cohesion / Adhesion (UBC 7-6)	$65	per	Test
Non-Destructive Testing (NDT)			
Dye Penetrant Testing	$145	per	Hour
Ultrasonic Testing	$145	per	Hour
Magnetic Particle Testing	$145	per	Hour
Radiographic Testing			Quote
Administrative Services			
Sample Pickup from Field (within 100 miles of lab	$190	per	Trip
Saturday Sample Pickup from Field (within 100 miles of lab	$310	per	Trip
Sunday Sample Pickup from Field (within 100 miles of lab	$310	per	Trip
Mix Design Review	$900	per	Mix
Lab Test Report	$50	per	Report
Field Vehicle Usage (by Soil/Asphalt Technician)	$10	per	Hour
Field Nuclear Gauge Usage (by Soil/Asphalt Technician)	$60	per	Trip

*A not to exceed (NTE) $500 fee will be assessed for field compaction testing when performing by a full time public works inspection or when providing materials inspection at the minimum of 4 hours, as the field compaction tests are included in the material inspector's hourly rate. If performing public works inspection under 4 hours will be charged for field compaction testing at a unit cost of $75 per test.



WILLDAN

13191 Crossroads Parkway North, Suite 405
Industry, CA 91746-3443
562.908.6200 | 800.499.4484 | Fax: 562.695.2120

www.willdan.com



Fee Schedule/Cost Proposal

City of Palmdale

FEE PROPOSAL
FOR
PROPOSAL FOR
45TH STREET SEWER, STORM DRAIN AND STREET RENOVATION
Thursday, January 15, 2026

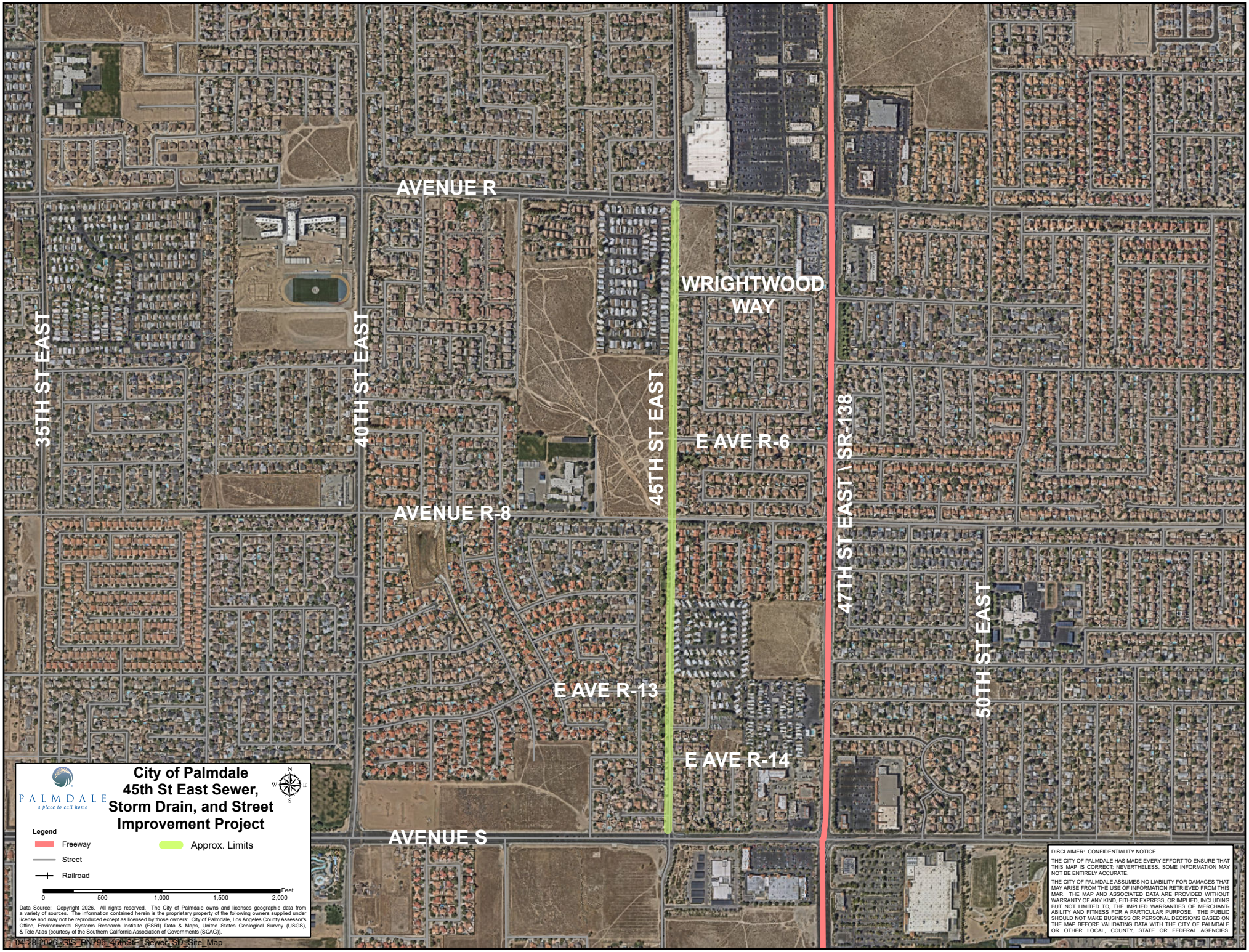
TASK / CLASSIFICATION	Principal in Charge *Mike Bustos*	Material Testing Engineer *Ross Khiabani*	Senior Construction Manager *Michael Michael*	Project Scheduler *John Borquez*	Labor Compliance Manager *Jane Freij*	Public Works Inspector[2] *Cris Valenzuela*	QSP Inspector *Michael Michael*	Labor Compliance Specialist *Amanda Perez*	Traffic Engineer *Jeff Lau*	Project Admin *Peri Kay*	Interactive Mapping *Rex Miller*	Materials Testing *Willdan*	Public Outreach *KMP Strategies*	TOTAL LABOR	TOTAL SUBS	MISC. EXPENSE	TOTAL COST
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TASK 6 - GEOTECHNICAL AND MATERIAL TESTING		46								16		$60,000		*$12,745*	$0	$60,000	$72,745
TASK 7 - CONSTRUCTION SURVEYING			4			16								*$3,963*	$0	$0	$3,963
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[1]This not-to-exceed fee is based on an assumed 251-working days construction duration with inspection services assumed at no more than 8 hours per day, Monday through Friday. Additional services needed beyond the contract specified date of completion will be provided on a time-and-material basis at Willdan's standard hourly rates. Overtime inspection services are not included, but will be billed at 1.5 times normal hourly rate if required and may require adjustment to the approved budget. Work performed by support staff with titles not explicitly listed herein will be charged in accordance with Willdan's standard hourly rates at the time the work is performed.

[2]This proposal assumes prevailing wage inspection is required. For prevailing wage classifications, hourly rates will be increased when the predetermined increases stipulated by the State of California Department of Industrial Relations take effect. Hourly rate increases will be equivalent to the % increase in wages mandated by the State of California. This proposal is based on Determination SC-23-63-2-2024-1D issued on August 22, 2025.

[3]The Contractor's construction schedule is not available at the time of proposal submission, so a budgetary allowance for materials testing has been provided in this proposal.

[4]A budgetary allowance has been provided for Public Outreach. At minimum, the public outreach program will include project notification letters, one virtual community outreach meeting, one in-person meeting with Mesquite Elementary School, multi-language postcard development, production and distribution, outreach to schools, transit agencies, LACFD, LA County Sheriff Dept, utility agencies, and other stakeholders. Additional recommended outreach strategies include project branding, webpage, Project Information Line, Project Signs, and media releases. If Willdan is selected, the scope of work and budget pertaining to Public Outreach will need to be discussed and negotiated prior to contract award.


AVENUE R
WRIGHTWOOD WAY
35TH ST EAST
40TH ST EAST
45TH ST EAST
E AVE R-6
AVENUE R-8
47TH ST EAST \ SR-138
50TH ST EAST
E AVE R-13
E AVE R-14
AVENUE S
PALMDALE
a place to call home
City of Palmdale
45th St East Sewer, Storm Drain, and Street Improvement Project
Legend
Freeway
Street
Railroad
Approx. Limits
0
500
1,000
1,500
2,000
Feet
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04-28-2026 \GIS_RN796_45thSE_Sewer_SD_Site_Map

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **1**

SUBJECT: **APPROVE AGREEMENT WITH ZECO, INC. FOR CONSTRUCTION SERVICES FOR PN 851, COURSON PARK REVITALIZATION PROJECT, FOR A TOTAL NOT TO EXCEED AMOUNT OF $5,431,804 FOR A TERM OF 280 WORKING DAYS FROM THE DATE OF THE NOTICE TO PROCEED**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Construction Agreement No. A-9764 with ZECO, INC. for PN 851, Courson Park Revitalization (Project), for a total not to exceed amount of $5,431,804**,** which includes a contract amount of $4,938,004, plus a 10% contingency amount of $493,800 for a term of 280 working days from the date of the Notice to Proceed;

2. Authorize the City Manager or his designee to execute Agreement No. A-9764 with ZECO, INC., including minimal and/or non-substantial changes; and,

3. Authorize the City Manager or his designee to approve change orders for additional or changed scopes of work up to the 10% contingency amount approved by the Council.

BACKGROUND

Developed by the County of Los Angeles in 1963, Melville J. Courson Park offers a range of outdoor amenities and activities for visitors of all ages. The recreational facility is located at the corner of 10th Street East and East Avenue Q-12. In 2020, the City of Palmdale conducted a three-part comprehensive study that gathered community input and provided guidance for the revitalization of Melville J. Courson Park. The design was based on the community's hard work and vision for this park. The rehabilitation work includes:

- Restroom facility, drinking fountain, storage building, and Pet Waste Station;

- Playground for 5 to12 year old;
- Challenge course, exercise stations, and fitness zones;
- Raised bandstand/stage, plaza paving, and concrete decomposed granite paths;
- Picnic areas, park furnishings, and shade pavilion
- Therapeutic and meditation garden, security fencing, and lighting.
- Flagpole, Monument sign, and trash enclosures; and,
- New irrigation, shade trees, and drought-tolerant landscaping.

Construction is anticipated to take two hundred eighty (280) working days from the date the City issues the Notice to Proceed.

Public Outreach

The selected Construction Management Team, Maestro Development Inc., will take the lead and implement all public outreach efforts to ensure communications are accurate, timely, and aligned with project phasing and traffic control activities. Public outreach will include, but not be limited to, postcards, mailers, virtual meetings, and website or social media updates. All notifications distributed will be bilingual.

Outreach efforts will be coordinated with construction activities to ensure that residents and businesses receive advance notice of construction schedules, lane closures, and access impacts.

DISCUSSION

The Project was advertised for construction bids via the PlanetBids electronic platform on March 09, 2026. Eight (8) bids were received on April 20, 2026, and are listed below:

Bidder	Location	Amount
1. ZECO, INC.	Yorba Linda, CA	$4,938,003.86
2. Moalej Builders, Inc	Newport Beach, CA	$4,986,000.00
3. R.C. Becker and Sons, Inc.	Santa Clarita, CA	$6,218,640.02
4. Golden Sun Enterprise, Inc.	Van Nuys, CA	$6,573,777.00
5. Reyes Electrical Contractor, Inc.	Burbank, CA	$6,726,053.82
6. Trovey/Shultz Construction, Inc.	Orange, CA	$6,936,559.35
7. Environmental Construction, Inc.	Woodland Hills, CA	$7,276,612.85
8. E2 Contracting	Orange, CA	$7,411,217.95

ZECO, INC., submitted the lowest responsive bid and secured the required 10% bid bond. Project references have been checked and, based on positive feedback, staff recommend that the City Council award Project No. 851 to the apparent low bidder, ZECO, INC., in the amount of $4,938,004 with a 10% contingency.

ZECO, INC., has successfully completed multiple park rehabilitation contracts directly comparable in scope to the Courson Park Revitalization Project. Key examples include the Rowley Park Improvements and Rehabilitation project in the City of Gardena, and the Heritage Park Native American Improvement in the City of Santa Fe Springs.

FISCAL IMPACT

$5,431,804; Sufficient funds are budgeted and available using Measure AV, Prop 68 State Park Grants, and Misc. Grant funding sources.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E., Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-9764 with ZECO, INC.
Bid Schedule
Location Map

AGREEMENT NO. A- 9764
CONSTRUCTION CONTRACT
BETWEEN THE CITY OF PALMDALE AND ZECO, INC.

THIS CONTRACT (“Contract”) is made and entered into by and between City of Palmdale, a public entity ("City"), and ZECO, INC., a Contractor ("Contractor"). Contractor and City are collectively referred to herein as the “parties.” This Contract shall become effective on the date of the last signatory.

1 Scope of Work

Contractor shall complete the Project in accordance with this Contract. Contractor shall furnish all materials and perform all work required for the completion of the following Project:

SCOPE OF WORK:
PN 851 Melville J Courson Park Revitalization Project

1. The Project includes, without limitation, furnishing all necessary labor, materials, equipment, and other incidental and appurtenant Work necessary to satisfactorily complete the Project, as more specifically described in the Contract Documents.

2. This Work will be performed in strict conformance with the Contract Documents, permits from regulatory agencies with jurisdiction, and applicable regulations.

3. The quantity of Work to be performed and materials to be furnished are approximations only, being given as a basis for the comparison of Bids.

4. Actual quantities of Work to be performed may vary at the discretion of the Public Works Director and/or his designee.
5. The work may consist of but is not limited to: Complete renovation of the park facilities including demolition, grading, construction, electrical, irrigation and planting, a prefabricated restroom with all the utilities, a band shelter and custom metal shade structures, new accessible play equipment, a challenge course, turf replacement with drought tolerant planning and irrigation as specified on the approved plan and specification.

NOTE: The RFP Documents and the proposal from Zeco Inc. will be part of this agreement.

2 Standard Specifications

Standard Specifications for City projects are those contained in the 2024 Greenbook edition of the "Standard Specifications for Public Works Construction" (the "Greenbook"). Except as otherwise expressly provided herein, the Standard Specifications shall control the general provisions, construction materials, and construction methods for this Contract (except as amended by the Plans for the Project), the General Specifications for the Project, the Special Provisions for the

Project, any technical specifications for the Project, and any other contract documents.

Should it apply, the Successor Community Workforce Agreement policies and procedures must be followed as outlined in the attached agreement.

3 Compensation

City shall pay Contractor the total, all-inclusive, NOT-TO-EXCEED amount of Four Million Nine Hundred Thirty-Eight Thousand and Four Dollars($4938004) for the construction of the Project. This amount shall cover all expenses for labor, materials, and any and all other costs incurred by Contractor to satisfactorily construct the Project. Unless otherwise provided in the bid documents or agreed upon by the parties, Contractor shall submit detailed, monthly invoices for work actually performed.

4 Completion Date

The construction of the Project shall commence upon Contractor being given a written notice to proceed, and shall be completed within 280 working days of said notice.

5 Payment and Performance Bonds; Guaranty

Unless otherwise expressly provided in the bid documents, prior to commencing work, Contractor shall provide a payment bond and performance bond, each in an amount equal to 100% of the projected annual recurring services price for each year of the term of the contract. Contractor shall submit all bonds electronically through Surety 2000. Pursuant to the bid documents for this Project, the Contractor is required to provide a written guaranty of Contractor’s work. In furtherance thereof, Contractor shall execute the written form of Guaranty attached hereto and incorporated by reference herein.

6 Licenses

At all times during the term of this Contract, Contractor shall possess a valid and current Class B Contractor's License **or Specialty Contractor License consisting of Class A,B licensee** to perform the required work (“Work”). Contractor’s DIR registration number is 200004820. Contractor hereby certifies that it holds the required license(s).

CONTRACTOR shall maintain in current status all Federal, State, and local licenses and permits required for the operation of the business conducted by the CONTRACTOR as applicable to this contract.

CONTRACTOR shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

7 Subcontracting

Subject to any self-performance requirements herein, Contractor may subcontract any portion of the work required by this Contract to other persons or firms, and Contractor submitted with its bid a list of those subcontractors who will perform work in an amount in excess of one-half of one percent (1%) of the Contractor's total bid, in compliance with the Subletting and Subcontracting Fair Practices Act, California Public Contract Code § 4100, et seq. Only such listed subcontractors may perform on this Project.

8 Non-Assignability

Neither this Contract nor any rights, title, interest, duties or obligations under this Contract may be assigned, transferred, conveyed or otherwise disposed of by Contractor without the prior written consent of City.

9 Administration

This Contract will be administered by the Public Works Department of the City. The Director of Public Works or his or her designee shall be considered the Project Administrator and shall have the authority to act for the City under this Contract.

10 Indemnification

To the maximum extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless the City, its Board of Director, the City's officers, employees, agents, volunteers, and representatives ("Indemnitees") with respect to any and all claims, suits, actions, stop notices, liabilities and/or damages, including related expenses, attorney's fees and costs, based on, arising out of, or in any way related to the work undertaken by Contractor pursuant to this Contract, and in connection with the Project.

11 Insurance

11.1 Without limiting Contractor's indemnification of City, as described in paragraph 10, and unless modified by City, Contractor shall obtain, provide and maintain, at its own expense, during the term of this Contract, a policy or policies of insurance, satisfactory to the City, from insurance carriers admitted to do business in the State of California and rated in A.M. Best's Insurance Guide with a rating of A:VII or better, which contain the coverage described below.

11.1.1 Commercial General Liability
$2,000,000.00 limit on a per occurrence basis
$4,000,000.00 general aggregate limit

11.1.2 Commercial Automobile Liability
$2,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

11.1.3 Workers' Compensation and Employer's Liability

Workers' Compensation -- coverage as required by the State of California

Employer's Liability --

$1,000,000.00 each accident

$1,000,000.00 policy limit bodily injury

$1,000,000.00 each employee bodily injury by disease

11.1.4 Pollution/Environmental Liability*

$2,000,000.00 limit on a per occurrence basis

11.2 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificates shall state: "The City of Palmdale, Successor Agency to the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Housing Authority, Industrial Development Authority, Airport Authority, their officers, agents, employees and volunteers are named as additional insured".

B. "Severability of Interest" Clause.

11.3 Promptly upon execution of this Contract, and prior to commencement of any work, CONTRACTOR shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONTRACTOR has the required coverage and showing the required named insured. Within five (5) days of written request from CITY, CONTRACTOR shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

11.4 Said Certificates of Insurance shall provide that thirty (30) days' prior written notice of cancellation shall be given to the City in the event of cancellation and/or reduction in coverage of any nature.

11.5 The required policies of insurance shall be endorsed to waive all rights of subrogation. Contractors waives all rights of subrogation.

11.6 Acceptable Proof of Insurance:

A. ACORD Certificate of Insurance listing all coverage, limits, deductibles and insured; and endorsements for all applicable coverage if agent has authority to issue it; or additional insured Form CG20100704 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

B. Binders of insurance for all coverage. Agents must confirm that policy endorsements have been ordered from the respective insurance companies.

Upon issuance, policy endorsements and a corresponding Certificate of Insurance listing all insurers and coverage must be submitted to the City Attorney.

C. *When pollution/environmental liability coverage is provided on a “claims made basis”, CONTRACTOR will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR, or its officers, employees, or agents during the time this Agreement was in effect.

11.7 The requirements as to the types and limits of insurance to be maintained by CONTRACTOR are not intended to and shall not in any manner limit or qualify CONTRACTOR’s liabilities and obligations under this Contract.

11.8 Any policy or policies of insurance that CONTRACTOR elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer’s right of subrogation against CITY.

11.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONTRACTOR fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

11.10 CONTRACTOR shall require any and all subcontractors working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONTRACTOR shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONTRACTOR's sole risk. CONTRACTOR's insurance requirements in Section 11 will not be impacted and/or limited by such deviation.

12 State Labor Code

12.1 This Contract calls for work to be performed constituting public works. Contractor and all subcontractors shall pay the general prevailing rate of per diem wages as determined and as published by the State Director of the Department of Industrial Relations pursuant to Article 2 of Chapter 1 of Part 7, of Division 2 of the State Labor Code, including, but not limited to, Sections 1770, 1771, 1773, 1773.2 and 1774.

12.2 This is a public work and requires the payment of prevailing wages for the work or craft in which the worker is employed for any public work done under the contract by Contractor or by any subcontractor pursuant to Section 1771 of the Labor Code. Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the City has obtained the general prevailing rate of per diem wages and the general rate for holiday and overtime work in this locality for each craft,

classification, or type of workman needed to execute this contract from the Director of the Department of Industrial Relations. These rates are on file with the City or may be obtained at http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm.

Contractor shall post a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates as a minimum. Contractor shall comply with the provisions of Sections 1775, 1776, 1777.5, 1777.6, and 1813 of the Labor Code. Pursuant to the provisions of 1775 of the Labor Code, Contractor shall forfeit to the City, as a penalty, not more than $200.00 for each calendar day, or portion thereof, for each laborer, worker, or mechanic employed, paid less than the stipulated prevailing rates for any work done under this Contract, by him or by any subcontractor under him, in violation of the provisions of this Agreement.

12.3 Contractors and subcontractors who are ineligible to bid for work on, or be awarded, a public works project pursuant to Labor Code Sections 1777.1 and 1777.7 are prohibited from bidding on, being awarded, or performing work as a subcontractor, on this Project pursuant to Public Contract Code Section 6109.

12.4 Contractor's attention is directed to the provisions in Sections 1774, 1775, 1776, 1777.5 and 1777.6 of the Labor Code. Contractor shall comply with the provisions in these Sections. The statutory provisions for penalties for failure to comply with the State's wage and hours laws will be enforced. Pursuant to Section 1775 of the Labor Code, the Contractor and any subcontractors, shall, as a penalty to the City forfeit the prescribed amounts per calendar day, or portion thereof, for each worker paid less than the prevailing wage rates.

12.5 Pursuant to Labor Code Section 1771.4, the Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations.

12.6 Each Contractor and subcontractor shall furnish the records specified in Labor Code Section 1776 directly to the State Labor Commissioner at least monthly in the format prescribed by the State Labor Commissioner.

12.7 Sections 1774 and 1775 require the Contractor and all subcontractors to pay not less than the prevailing wage rates to all workmen employed in the execution of the Contract and specify forfeitures and penalties for failure to do so. The minimum wages to be paid are those determined by the State Director of the Department of Industrial Relations. Section 1776 requires the Contractor and all subcontractors to keep accurate payroll records, specifies the contents thereof, their inspection and duplication procedures and certain notices required of the Contractor pertaining to their location.

12.8 Section 1777.5 of the Labor Code requires Contractor or subcontractor employing workers in any apprenticeable occupation to apply to the Joint Apprenticeship Committee nearest the site of the public works project, which administers the apprenticeship program in that trade for a certificate of approval. The certificate will also fix the ratio of apprentices to journeymen to be used in the performance of the Contract. The Contractor is required to make contributions to

funds established for the administration of apprenticeship programs if he employs registered apprentices or journeymen in any apprenticeable trade and if other contractors on the public works site are making such contributions. Information relative to apprenticeship standards, contributions, wage schedules and other requirements may be obtained from the State Director of Industrial Relations or from the Division of Apprenticeship Standards. Section 1777.6 of the Labor Code provides that it shall be unlawful to refuse to accept otherwise qualified employees as registered apprentices solely on the grounds of race, religious creed, color, national origin, ancestry, sex, or age.

12.9 Eight hours labor constitutes a legal day's work, as set forth in Labor Code

Section 1810. The statutory provisions for penalties for failure to comply with the State's wage and hour laws will be enforced as set forth in Labor Code Section 1813.

13 Antitrust Claims

In entering into this Agreement, Contractor offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the California Business and Professions Code) arising from purchases of goods, services, or materials pursuant to the Agreement. This assignment shall be made and become effective at the time the City tenders final payment to Contractor without further acknowledgment by the parties.

14 Trenching and Excavations

Pursuant to Public Contract Code Section 7104, if the Project involves trenching more than four (4) feet deep, Contractor shall promptly and before the following conditions are disturbed notify the City in writing of any:

14.1 Material that Contractor believes may be material that is hazardous waste, as defined in California Health and Safety Code Section 25117, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law; and/or

14.2 Subsurface or latent physical conditions at the site differing from those indicated; and/or

14.3 Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract.

14.4 As required by Labor Code Section 6705 and in addition thereto, whenever work under the Contract that involves an estimated expenditure in excess of twenty-five thousand dollars ($25,000) for the excavation of any trench or trenches five (5) feet or more in depth, Contractor shall submit for acceptance by City in advance of excavation, a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during

the excavation, of such trench or trenches. If such plan varies from the shoring system standards established by the Construction Safety Orders of the Division of Industrial Safety, the plan shall be prepared by a registered civil or structural engineer employed by Contractor, and all costs therefor shall be included in the price of the Contract. Nothing in this provision shall be deemed to allow the use of a shoring, sloping, or other protective system less effective than that required by the Construction Safety Orders. Nothing in this provision shall be construed to impose tort liability on the City or on any City officer, agent, consultant, representative, or employee. All plans, processing and shoring costs are Contractor's responsibility and must be included in Contractor's bid.

15 Location of Existing Elements

Pursuant to Government Code Sections 4216 to 4216.9, the methods used and costs involved to locate existing elements, points of connection and all construction methods are Contractor's sole responsibility. Accuracy of information furnished, as to existing conditions, is not guaranteed. Contractor, at its sole expense, must make all investigations necessary to determine locations of existing elements, which may include, without limitation, contacting U.S.A. alert and other private underground locating firm(s), and/or utilizing potholes, specialized locating equipment and/or hand trenching.

16 Third Party Claims

Pursuant to Public Contract Code Section 9201, the City has full authority to compromise or otherwise settle any claim relating to this Contract at any time. The City shall timely notify Contractor of the receipt of any third-party claim relating to the Contract. The City shall be entitled to recover its reasonable costs incurred in providing the notification required by Public Contract Code Section 9201(b).

17 Non-Collusion

Contractor hereby certifies that this bid is genuine and not a sham or collusive, or made in the interest or on behalf of any person or business not herein named. Contractor further certifies that Contractor has not directly or indirectly induced or solicited any other bidder to furnish a sham bid, or any other person or business to refrain from bidding, and Contractor has not in any manner sought by collusion to secure itself an advantage over any other bidder. Contractor also affirms that it has signed and submitted with its bid to the City a Non-collusion Declaration as required by Public Contract Code Section 7106.

18 Conflicts of Interest

Contractor agrees not to accept any employment or representation during the term of this Contract or within twelve (12) months after completion of the work under this Contract which is or may likely make Contractor "financially interested," as provided in Government Code Section 1090 and 87100, in any decisions made by City on any matter in connection with which Contractor has been retained pursuant to this Contract.

19 Audit

The City or its representative shall have the option of inspecting and/or auditing all records and other written materials used by Contractor in preparing its billings to the City as a condition precedent to any payment to Contractor. Contractor will promptly furnish documents requested by the City. Additionally, pursuant to Government Code Section 8546.7, if this Contract involves the expenditure of public funds in excess of ten thousand dollars ($10,000), Contractor shall be subject to State Auditor examination and audit at the request of the City or as part of any audit of the City, for a period of three (3) years after final payment under this Contract.

20 Substitute Security

Pursuant to Public Contract Code Section 22300, the substitution of securities for any moneys withheld by the City to ensure performance under a contract is permitted, except where financing will be provided by the Farmers Home Administration of the United States Department of Agriculture pursuant to the Consolidated Farm and Rural Development Act (7 U.S.C. Sec. 1921 *et seq*.) or where federal regulations or policies, or both, do not allow the substitution of securities. At the request and expense of Contractor, securities equivalent to the amount withheld shall be deposited with the City, or with a state or federally chartered bank in the State of California as the escrow agent, that shall then pay those moneys to Contractor. Upon satisfactory completion of the Contract, the securities shall be returned to Contractor.

Alternatively, Contractor may request and the City shall make payment of retentions earned directly to the escrow agent at the expense of Contractor. At the expense of Contractor, Contractor may direct the investment of the payments into securities, and Contractor shall receive the interest earned on the investments upon the same terms provided for securities deposited by Contractor. Upon satisfactory completion of the Contract, Contractor shall receive from the escrow agent all securities, interest, and payments received by the escrow agent from the City, pursuant to the terms of this section.

Securities eligible for investment shall include those listed in California Government Code Section 16430, bank or savings and loan certificates of deposit, interest-bearing demand deposit accounts, standby letters of credit, or any other security to which Contractor and the City agree in writing. Contractor shall be the beneficial owner of any securities substituted for moneys withheld and shall receive any interest thereon.

If Contractor elects to receive interest on moneys withheld in retention by the City, it shall, at the request of any subcontractor performing more than five percent (5%) of Contractor's total bid, make that option available to the subcontractor regarding any moneys withheld in retention by Contractor from the subcontractor. If Contractor elects to receive interest on any moneys withheld in retention by the City, then the subcontractor shall receive the identical rate of interest received by Contractor on any retention moneys withheld from the subcontractor by Contractor, less any actual pro rata costs associated with administering and calculating that interest. In the event that the interest rate is a fluctuating rate, the rate for the subcontractor shall be determined by calculating the interest rate paid during the time that retentions were withheld from the subcontractor. If Contractor elects to substitute securities in lieu of retention, then, by mutual consent of Contractor and its subcontractor, the

subcontractor may substitute securities in exchange for the release of moneys held in retention by Contractor. No Contractor shall require any subcontractor to waive any provision of this paragraph.

The escrow agreement for security deposits in lieu of retention shall be substantially similar to the form provided in Public Contract Code Section 22300(f).

21 Claims Dispute Resolution

In the event of any dispute or controversy with the City over any matter whatsoever, the Contractor shall not cause any delay or cessation in or of Work, but shall proceed with the performance of the Work in dispute. The Contractor shall retain any and all rights provided that pertain to the resolution of disputes and protests between the parties. The Disputed Work will be categorized as an "unresolved dispute" and payment, if any, shall be as later determined by mutual agreement or a court of law. The Contractor shall keep accurate, detailed records of all Disputed Work, claims and other disputed matters.

All claims arising out of or related to the Contract documents or this Project, and the consideration and payment of such claims, are subject to the Government Claims Act (Government Code Section 810 et seq.) with regard to filing claims. All such claims are also subject to Public Contract Code Section 9204 and Public Contract Code Section 20104 et seq. (Article 1.5), where applicable. This Contract hereby incorporates those provisions as though fully set forth herein. Thus, the Contractor or any Subcontractor must file a claim in accordance with the Government Claims Act as a prerequisite to filing a construction claim in compliance with Section 9204 and Article 1.5 (if applicable), and must then adhere to Section 9204 and Article 1.5 (as applicable), pursuant to the definition of "claim" as individually defined therein.

22 OWNERSHIP AND DELIVERY OF WORK PRODUCT

All documents, data, reports, studies, analyses, field notes, investigations, plans, specifications, software, programs, manuals, instructions, and other materials of any nature, whether complete or incomplete, that are prepared, developed, or produced by CONTRACTOR or Contractor's subcontractors in the performance of this Agreement (collectively, "Work Product") shall be the exclusive property of the CITY.

All Work Product shall be delivered to or left with the CITY upon completion, expiration, or termination of this Agreement. Upon request, CONTRACTOR shall provide the CITY with originals and reproducible and electronic copies of all Work Product. Electronic copies shall be provided in an unprotected format that allows the CITY to copy, reproduce, modify, and use the Work Product without restriction.

23 OWNERSHIP OF INTELLECTUAL PROPERTY

The Work Product and all intellectual property rights therein shall be deemed "works made for hire" under the United States Copyright Act (17 U.S.C. § 101 et seq.), and the CITY shall be deemed the author and exclusive owner thereof, in perpetuity and worldwide.

To the extent any Work Product does not qualify as a work made for hire, CONTRACTOR hereby irrevocably assigns, transfers, and conveys to the CITY all right, title, and interest in and to such Work Product, including all copyrights, trademarks, patents, and other proprietary rights. CONTRACTOR consents to the use of CONTRACTOR's name in conjunction with the sale, use, performance, and distribution of Work Product, for any purpose and in any medium.

CONTRACTOR agrees to execute any documents and take any actions reasonably requested by the CITY to confirm or perfect the CITY'S ownership of such rights.

CONTRACTOR waives any and all moral rights or similar rights under California Civil Code section 980 or any other applicable law to the extent permitted by law.

24 Non-discrimination and Equal Employment Opportunity

24.1 In performance of this Contract, CONTRACTOR shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, age, gender, gender identity, gender expression, genetic information, or military and veteran status. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, age, gender, gender identity, gender expression, genetic information, or military and veteran status . Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

25 SB 1383 COMPLIANCE

CONTRACTOR shall comply with all applicable requirements of California Senate Bill 1383 (SB 1383) and related regulations concerning the reduction of organic waste, diversion from landfills, and edible food recovery.

26 Integration

This Contract supersedes any and all agreements, either oral or written, between the parties hereto with respect to the construction of the Project by Contractor for City and contains all of the covenants and agreements between the parties with respect to the construction of the Project. Each party to this Contract acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made with regard to the construction of the Project by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise regarding work not contained in this Contract shall be valid or binding. Any modification or amendment of this Contract will be effective only if it is in writing and signed by the parties to this Contract. Any changes to the work required by this Contract will be by change order signed by the parties.

27 Debarment and Suspension Certification

Title 2, Code of Federal Regulations, Part §180.300
The bidder, under penalty of perjury, certifies that, except as noted in a separate document, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, or manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

28 Governing Law

This Contract will be governed by and construed in accordance with the laws of the State of California without reference to change of venue laws. Any legal action in which enforcement of the terms and conditions of this Contract is requested, or in which it is alleged that a breach of this Contract has taken place, shall be filed and prosecuted in the County of Los Angeles, California.

29 HEALTH AND SAFETY PROVISIONS

A. CONTRACTOR and all subcontractors shall abide by all health and safety mandates issued by federal, state, county, City of Palmdale, and/or public health officers, and worksite-specific mandates. If multiple mandates exist, the CONTRACTOR and subcontractors shall abide by the most restrictive mandate.

B. Costs associated with adhering to health and safety mandates are the responsibility of the CONTRACTOR. CONTRACTOR is responsible for the tracking and compliance of health and safety mandates and may be audited upon request.

30 NOTIFICATION AND ACCESS REVOCATION

The CONTRACTOR shall notify the CITY in writing prior to or no later than twenty-four (24) hours after, the termination, expiration, suspension, reassignment, or removal of any Contractor Personnel with access to the Project or Owner Resources. For Contractor Personnel with Information Technology access, notification must be immediate, or the CITY may consider the CONTRACTOR to be in breach of contract. Notice shall include the individual’s name, role, effective date and time of termination or removal, and systems or resources accessed.

The CITY reserves the right, in its sole discretion, to immediately suspend or revoke access for any Contractor Personnel upon receipt of notice or upon CITY'S determination that such access is no longer required or appropriate.

31 FORCE MAJEURE

Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement (other than payment obligations) if such failure or delay is caused by an event or circumstance beyond the reasonable control of the affected Party ("Force Majeure Event"). Force Majeure Events include, but are not limited to, acts of God; flood; fire; earthquake; explosion; war; terrorism; civil disturbance; epidemic or pandemic; quarantine; governmental actions or orders; or other similar events beyond the control of the affected Party.

The affected Party shall provide written notice to the other Party within ten (10) calendar days of the occurrence of the Force Majeure Event, describing the nature, expected duration, and anticipated impact on performance. The Party shall use all diligent efforts to mitigate the effects of the event and resume performance as soon as practicable.

When CONTRACTOR is the sole cause of the delay to the commissioning and substantial completion and delay is not caused by an event of Force Majeure or by the CITY'S failure to make payments in accordance with the Contract or to provide required information to CONTRACTOR when contemplated in the Contract, CITY shall be entitled to liquidated damages in the sum at the daily rate of $1,000.00, beginning at zero (0) days from written notice given by CITY up to a maximum liquidated damage aggregate of ten percent (10%) of the contract price of the equipment delayed.

32 Successors and Assigns

The terms and conditions of this Contract shall be binding on the successors and assigns of the parties to this Contract.

33 Exhibits

The exhibits and attachments referenced in this Contract are attached hereto and incorporated herein by this reference as though set forth in full in the Contract.

34 Authority to Sign

The person or persons executing this Contract on behalf of the Contractor warrant and represent that they have the authority to execute this Contract on behalf of the Contractor and have the authority to bind Contractor to the construction of the Project.

35 Time is of the Essence

Time is of the essence in every provision of this Agreement in which time to perform is a factor.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE

Salvador Mendez Date
City Manager

Lee Torres
May 21, 2026, 1:22 PM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38250 Sierra Highway
Palmdale, CA 93550

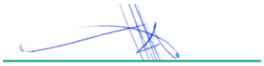
APPROVE AS TO FORM:

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

ZECO, INC.


May 21, 2026, 4:00 PM PDT

Amin Nazarinia Date
President

ADDRESS FOR NOTICE:
ZECO, INC.
22765 Savi Ranch Parkway, Unit F
Yorba Linda, CA 92887

ATTEST: If Corporation

Secretary

[Signatures of contractor on bond(s) must be notarized. Obtain two corporate signatures if contractor is a corporation.]

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
□Attached notarized bond(s), Worker's Compensation Certificate, and Guaranty
■Attached Agreement Checklist and met all requirements
□2 CFR 200 Checklist (if federally funded)

Record of Signing

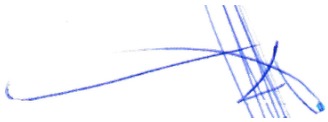
For	City of Palmdale
Name	Leonardo Torres
Title	

Lee Torres

Signed on May 21, 2026 1:22 PM PDT

Secured by Concord™
DocumentID: 033Kk4i4ymT0ns3mMvwCig
SigningID: 033Kk4hnKrJevQUQ5eF36B
UTC Signing time: 2026-05-21 20:22:49 UTC
IP Address: 172.56.121.200
Email: ltorres@cityofpalmdaleca.gov

For	Amin Nazarinia
Name	Amin Nazarinia
Title	



Signed on May 21, 2026 4:00 PM PDT

Secured by Concord™
DocumentID: 033Kk4i4ymT0ns3mMvwCig
SigningID: 033KnwrMckhBZZFlxIe0b9
UTC Signing time: 2026-05-21 23:00:39 UTC
IP Address: 76.174.230.172
Email: anazarinia@zeco-inc.com

concord™
Where agreements happen.

Signed with https://www.concord.app/

BID SHEET (Revised 2026.03.26)

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PALMDALE:

In compliance with the Notice Inviting Bids, the undersigned hereby agrees to execute the Contract to furnish all labor, materials, equipment, and supplies for the Project in accordance with the Contract Documents to the satisfaction and under the direction of the City Engineer, at the following price:

Item No.	Description	Unit	Estimated Quantity	Unit Prices	Extended Amount
1.00	Mobilization	LS	1	213,000	213,000
2.00	Develop & Implement Storm Water Pollution Prevention Plan	LS	1	4,500	4,500
3.00	Survey and Construction Staking	LS	1	35,000	35,000
4.00	Traffic Control	LS	1	15,000	15,000
5.00	Construction Fence	LS	1	30,000	30,000
6.00	**Demolition**				
6.01	Site Clearing	SF	137,600	0.56	77,056
6.02	Concrete paving and pad removal	SF	20,100	3.70	74,370
6.03	Fountain/Amphitheater Removal	SF	1,500	9.50	14,250
6.04	Restroom removal, cut and cap utilities	LS	1	35,000	35,000
6.05	Play structure. Footings, curbing and sand/wood chip removal	LS	1	10,000	10,000
6.06	Pergola and paving removal	LS	1	10,000	10,000
6.07	Tree removal	EA	16	1,500	24,000
6.08	Miscellaneous site furnishings, fencing, drinking fountain removal	LS	1	6,250	6,250
6.09	Lighting fixtures removal	EA	13	500	6,500
6.10	Construction fencing	LS	1	10,000	10,000
7.00	**Grading**				
7.01	Rough and fine grading	SF	154,050	0.80	123,240
7.02	Erosion control	SF	250,060	0.10	25,006
8.00	**Construction and site furniture**				
8.01	Prefabricated restroom building	LS	1	55,000	55,000
8.02	Picnic shelter	LS	1	85,000	85,000
8.03	Bandstand	LS	1	175,000	175,000
8.04	Bandstand metal railing	LF	78	236	18,408
8.05	Raised wall around base of Bandstand	LF	119	160	19,040
8.06	Concrete paving, floor of Bandstand	SF	1,128	25	28,200

8.07	Concrete ramp and stairs at Bandstand	SF	336	48	16,128
8.08	Concrete curbing for challenge course	LF	269	18	4,842
8.09	Concrete ramp at challenge course	SF	118	85	10,030
8.10	Specialty concrete at Plaza and restroom	SF	4,670	12	56,040
8.11	Concrete walkways, 6”	SF	21,369	12.50	267,112.50
8.12	Decomposed granite (stabilized) paths and picnic area	SF	7,661	2	15,322
8.13	6” Mow strip for dg path and picnic area	LF	1,240	18	22,320
8.14	Decomposed granite (stabilized) path along 11th street	SF	1,140	2	2,280
8.15	6” Mow strip for DG path along 11th street	LF	268	45	12,060
8.16	Decomposed granite (non-stabilized) edge at turf	SF	3,483	5	17,415
8.17	6” Mow strip for DG edge at turf	LF	1,984	18	35,712
8.18	Metal picnic tables on concrete pads	EA	20	2,617	52,340
8.19	Benches throughout park	EA	14	4,800	67,200
8.20	Mural/Public Art (BY OTHERS)	-	-		
8.21	Seat walls with caps-circular courtyard	LF	155	550	85,250
8.22	Seat walls with caps-picnic area	LF	51	550	28,050
8.23	Security fencing	LF	251	213	53,463
8.24	Tree Grates for circular courtyard	EA	6	5,000	30,000
8.25	Trash receptacles	EA	15	3,113	46,695
8.26	Barbecues	EA	2	4,000	8,000
8.27	Steel edging in wellness garden	LF	290	100	29,000
8.28	Pet waste station	EA	3	3,000	9,000
8.29	Bicycle racks	EA	4	500	2,000
8.30	ADA parking spaces, signage and striping	LS	1	8,500	8,500
8.31	Renovation of maintenance Bldg.	LS	1	60,000	60,000
8.32	New double metal gate Maintenance Bldg,	LS	1	6,800	6,800
8.33	Repaint Basketball Court	SF	9,188	7	64,316
8.34	Ave Q 10 parking improvements – 6” concrete paving	SF	1,865	25	46,625
8.35	Ave Q 10 parking improvements – concrete ramp/walk	SF	350	135	47,250
8.36	Ave Q 10 parking improvements – signage and striping	LS	1	9,300	9,300
8.37	Ave Q 10 parking improvements – concrete raised curb	LF	36	55	1,980
8.38	Flagstone	LS	1	50,000	50,000
8.39	Site Drainage 4” and 6”	LS	1	50,000	50,000

9.00	**Play and challenge Equipment**				
9.01	Challenge course Equipment	LS	1	133,398	133,398
9.02	Challenge course engineered wood chips	CY	207	100	20,700
9.03	Fitness zone equipment	LS	1	75,000	75,000
9.04	Fitness zone concrete paving, 6”	SF	790	26	20,540
9.05	Fitness zone engineered wood chips	CY	32	500	16,000
9.06	Par course station equipment	LS	1	32,000	32,000
9.07	Par course station 10” concrete curbing for wood chips	LF	171	55	9,405
9.08	Par course engineered wood chips	CY	40	100	4,000
9.09	Playground Equipment for 5-12 year	LS	1	407,000	407,000
9.10	Playground Equipment Area Curbing	LF	287	60	17,220
9.11	Playground Equipment Concrete Ramp	SF	118	135.77	16,020.86
9.12	Playground Equipment Engineered Wood Chips	CY	253	100	25,300
10.00	**Electricals**				
10.01	Area lights	EA	33	6,300	207,900
10.02	Flood lights	EA	4	5,200	20,800
10.03	Bandstand	LS	1	7,037	7,037
10.04	Electrical site distribution	LS	1	97,000	97,000
10.05	Utility Bldg. elec. upgrades	LS	1	14,000	14,000
10.06	Security Cameras	LS	1	94,000	94,000
11.00	**Landscaping**				
11.01	1-gallon shrubs	EA	728	25	18,200
11.02	5-gallon shrubs	EA	93	22.50	2,092.50
11.03	15-gallon shrubs	EA	72	45	3,240
11.04	Tree (24” box)	EA	45	650	29,250
11.05	Mulch (3” deep)	CY	310	69	21,390
11.06	Site preparation	SF	101,600	0.50	50,800
11.07	Seeded turf	SF	68,150	0.40	27,260
12.00	**Irrigation**				
12.01	Irrigation	SF	101,600	1.10	111,760
13.00	**As-Built Plan**				
13.01	Provide As-Built Plans	LS	1	5,000	5,000
14.00	**Demobilization**				
14.01	Final Project Cleanup and Demobilization	LS	1	20,000	20,000

$4,310,163.86 + $627,840.00 (Bid Alternate)

Total Bid Price in Digits: $4,938,003.86

Total Bid Price in Words: Four Million Nine Hundred Thirty-Eight Thousand, Three Dollars and Eighty-Six Cents.

A	Bid Alternates				
A.01	Fencing with Access Points	LS	1	195,000	195,000
A.02	Old Parks and Rec Irrigation Controller	LS	1	35,000	35,000
A.03	Additional Covered Benches	LS	1	10,000	10,000
A.04	Parking Paving and Restriping	LS	1	367,840	367,840
A.05	Hazardous Material Removal (E) Restroom Bldg	LS	1	20,0000	20,0000

Note: Items and quantities are provided in the City's electronic bid management system, PlanetBids (PB™). Unit and extended prices shall be provided by Bidder in the electronic bid management system and shall equal the total bid price indicated here. In the case of any discrepancy between words and digits, the words shall prevail.

Items may not be adjusted or deleted. Therefore, regardless of total actual volume (percentage) compared to estimated quantities, the unit prices provided above by the Bidder shall be applied to the final quantity when payment is calculated for these items. No adjustment in the unit prices will be allowed. The City reserves the right to not use any of the estimated quantities; and if this right is exercised, the Contractor will not be entitled to any additional compensation. Cost of all export of material shall be included in the above unit costs; no additional compensation will be granted for such expenses.

Attached hereto is bidder's security in the following form:

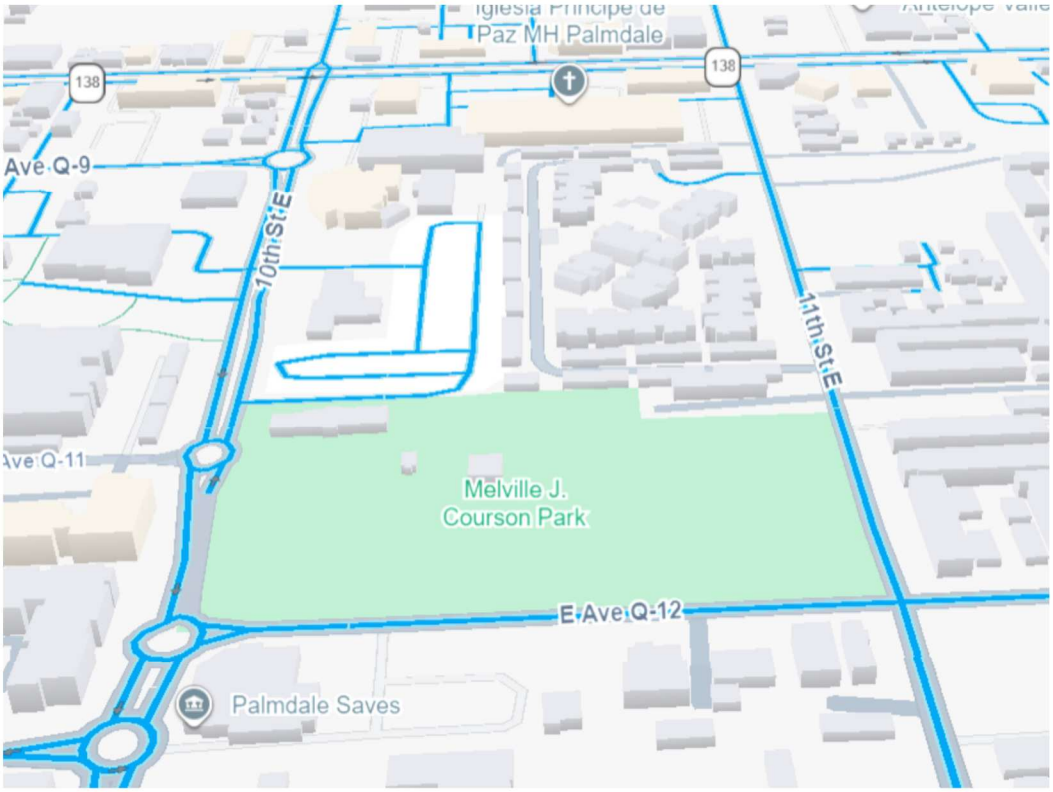
- ☐ Cash deposit
- ☐ Certified check, payable to Owner
- ☐ Cashier's check, payable to Owner
- ☉ Bid bond executed by an admitted surety insurer, payable to Owner

In the amount of: Four Million Nine Hundred Thirty-Eight Thousand, Three Dollars and 86/100. DOLLARS ($4,938,003.86)

Said amount being not less than ten percent (10%) of the amount of bid.

Signature: _____ Title: President Date: 04/20/2026

Signature: _____ Title: Secretary Date: 04/20/2026





MELVILLE J. COURSON PARK REVITALIZATION PROJECT

38226 10th St. East, Palmdale, CA 93550

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE AGREEMENT WITH CUMMING MANAGEMENT GROUP, INC., FOR CONSTRUCTION MANAGEMENT AND OBSERVATION SERVICES FOR PN 878, CHIMBOLE CENTER-LIBRARY RENOVATION PHASE 1 PROJECT, FOR A TOTAL NOT TO EXCEED AMOUNT OF $ 1,136,200 FOR A TERM OF 660 CALENDAR DAYS FROM THE EFFECTIVE DATE OF THE AGREEMENT**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Agreement No. A-9888 with Cumming Management Group, Inc., for Construction Management and Observation Services for PN 878, Chimbole Center-Library Renovation Phase 1 Project (Project), for a total not to exceed amount of $1,136,200, which includes a contract amount of $988,000, plus a 15% contingency amount of $148,200 for a term of 660 calendar days from the effective date of the Agreement;

2. Authorize the City Manager or his designee to execute Agreement No. A-9888 with Cumming Management Group, Inc., including minimal and/or non-substantial changes; and,

3. Authorize the City Manager or his designee to approve change orders for additional or changed scopes of work up to the 15% contingency amount approved by the Council.

BACKGROUND

The Chimbole Center is a two-story, 22,000-square-foot facility located at 38350 Sierra Highway, Palmdale, CA 93550. Due to fire and water damage sustained in December 2022, the Chimbole Center required extensive renovation and upgrades. The scope of work includes constructing a new structural framing and foundation for the two-level glass

concourse featuring acoustic treatments, as well as additional exterior improvements comprising a new panel system, a new roofing system, and a mechanical equipment screen. The Project requires full replacement of mechanical, electrical, and plumbing (MEP), fire alarm, and security systems. Exterior site upgrades include parking lot reconfigurations, lighting enhancements, and ADA accessibility modifications. A portion of the adjacent Library will undergo selective demolition to establish a new main entrance integrated into the renovated Chimbole Center.

On November 20, 2024, the City Council approved a professional services agreement with SVA Architects for the design of the Project. The final design was completed in April 2026.

On March 3, 2026, the Request for Qualifications (RFQ) to select a qualified general contractor was released. Several general contractors submitted pre-qualification packages in response. On June 1, 2026, the official construction bid packages will be released to these prequalified contractors. Contract award is scheduled for August 2026, with construction expected to begin immediately thereafter.

This Project represents a significant investment in our community's infrastructure, enhancing the quality of life and promoting environmental sustainability. The selected construction management team will ensure that the project finishes on time and within the budget. Key responsibilities include managing contractors, ensuring quality and regulatory compliance, leading public outreach efforts, and serving as the central hub for all stakeholder communications.

DISCUSSION

On February 3, 2026, a Request for Qualifications (RFQ) for construction management and observation services was publicly advertised via the PlanetBids electronic platform.

On March 12, 2026, the City received ten (10) proposals. In accordance with the RFQ procurement process, evaluations were conducted using selected criteria. The table below summarizes the weighted evaluation criteria used in this process:

Criteria	Available Points
Expertise, Experience, and Training Plus Prior Contracting History	40
Project Approach	30
Public Outreach	20
Compliance with RFQ	10
Total	**100**

The proposals were reviewed by three Capital Improvement Program (CIP) staff, who independently scored each proposal against the established selection criteria. Following this comprehensive evaluation, the participating consultants were ranked based on their qualifications. The corresponding fee proposals are detailed below:

Rank	Consultants	Location	Proposal Fee
1	Cumming Management Group, Inc.	Los Angeles, CA	$988,000.00
2	Z&K Consultants, Inc.	Riverside, CA	$797,432.00
3	WLC Construction	Rancho Cucamonga, CA	$843,750.00
4	Maestro Development, LLC	Glendale, CA	$898,000.00
5	Kane Construction Services, Inc.	Burbank, CA	$677,392.00
6	P2S	Long Beach, CA	$538,400.00
7	ConstruKtion LLC	Lancaster, CA	$790,000.00
8	Interwest Consulting Group	Irvine, CA	$2,479,152.00
9	Ladayu Consulting Group	Palos Verdes Estates, CA	$1,273,180.00
10	Khatri International Inc.	Pasadena, CA	$829,00.00

The top three (3) consulting firms were invited for interviews. Based on the interviews, qualifications, and relevant experience, the staff recommend that the City Council award the agreement with Cumming Management Group, Inc. for PN 878 in the amount of $988,000, with a 15% contingency.

Specializing in public and civil projects, the Cumming Management Group, Inc. has delivered multiple facility renovations comparable to the Project. Key past projects include the Rengstorff Community Center for the City of Mountain View, the Community Center for the City of Los Altos, the Robert Livermore Community Center for the City of Livermore, and the West Hollywood City Playhouse and Community Center for the City of Los Angeles.

FISCAL IMPACT

$1,136,200; Sufficient funds are budgeted and available for Construction Management Services utilizing ARPA and Measure AV.

STRATEGIC PLAN

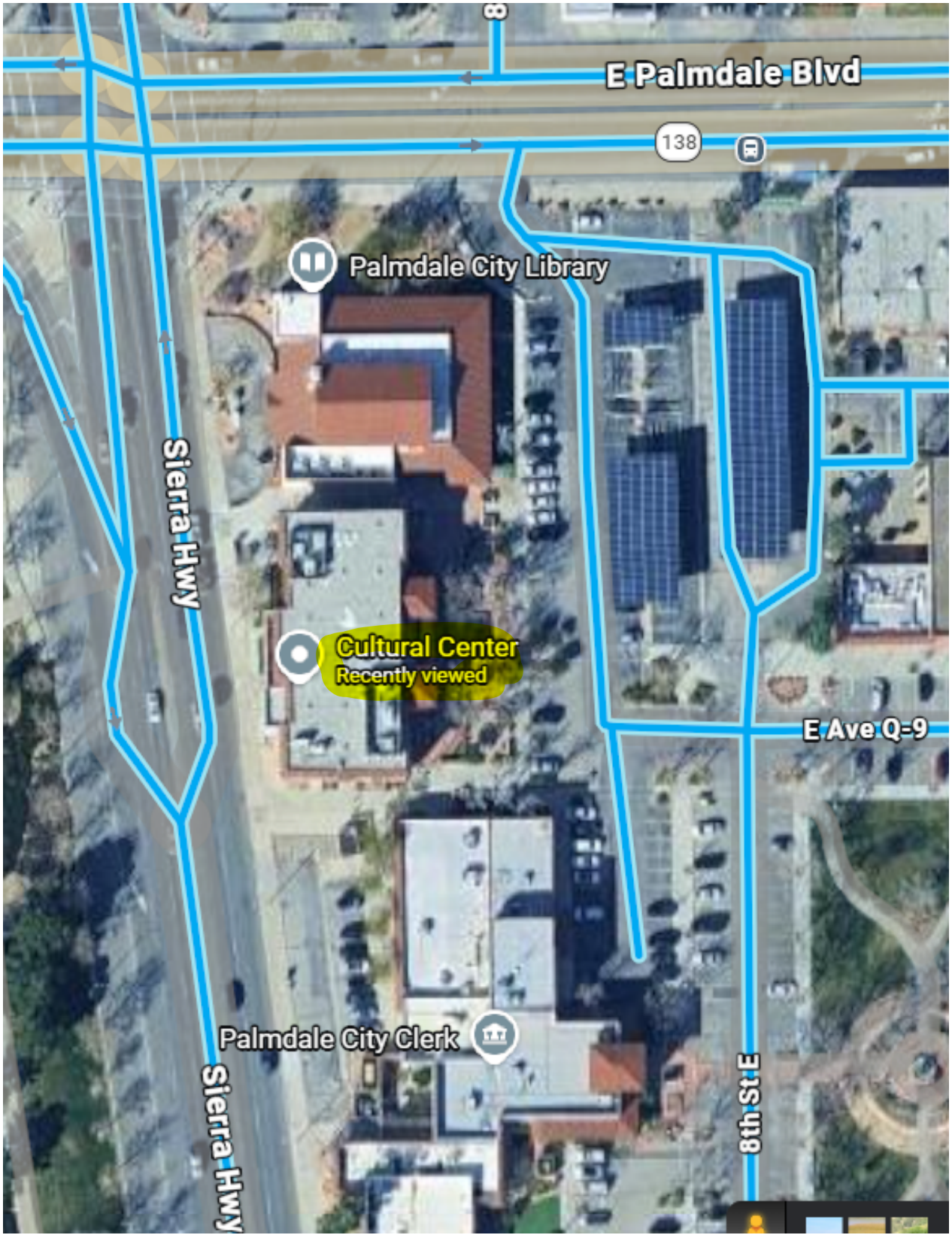
Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E., Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-9888 with Cumming Management Group, Inc.
Proposal
Fee Schedule
Location Map



CHIMBOLE CENTER

38350 SIERRA HIGHWAY
PALMDALE, CA 93550

AGREEMENT NO. A-9888
CONTRACT FOR CONSULTANT SERVICES
BETWEEN THE CITY OF PALMDALE AND CUMMING MANAGEMENT GROUP, INC.
ARPA FUNDING

THIS CONTRACT FOR CONSULTANT SERVICES ("Contract" herein) is made and entered into by and between the City of Palmdale a public body corporate and politic, (hereinafter called "CITY") and CUMMING MANAGEMENT GROUP, INC. (hereinafter called "CONSULTANT"). This Contract shall become effective on the date of the last signatory.

RECITALS

WHEREAS**,** City desires to engage CONSULTANT to provide certain consultant services; and

WHEREAS, CONSULTANT represents that CONSULTANT has the expertise and is qualified to perform the services described in this Contract. And, if required, is duly registered under the laws of the State of California; and

WHEREAS, CONSULTANT desires to accept such engagement.

NOW, THEREFORE, the parties agree as follows:

1 DESCRIPTION OF WORK

1.1 The City hereby engages CONSULTANT, and CONSULTANT accepts such engagement, to provide the following services:

SCOPE OF SERVICES:

CONSULTANT will provide the CITY with technical professional services related to Chimbole-Library (Phase 1) Remodeling and Renovation Project (PN 878).

The Consultant shall provide comprehensive construction management and observation services for the duration of the project. Responsibilities include, but are not limited to, the following:
- The Consultant shall conduct a thorough constructability review of the 100% construction design plans, specifications, and cost estimates. The objective is to provide actionable recommendations that enhance project efficiency and improve overall construction feasibility.
- The Consultant shall develop and implement a public outreach program. This effort will include the coordination and hosting of one (1) virtual public meeting, as well as the development and distribution of formal project notification letters to the community.
- The Consultant shall coordinate with the City Project Manager to assist in the

preparation of bid documents and the facilitation of the pre-bid meeting.- Coordinate with the City Project Manager to facilitate the selection of the contractor for the project's construction phase.
- The Consultant shall manage the preconstruction meeting in coordination with the City Project Manager, including the preparation of materials and stakeholder outreach.
- The Consultant shall provide construction management and observation under the direction of the City Project Manager. This includes monitoring daily contractor activities and maintaining detailed progress records in the VPM system.

The services to be performed under this Agreement are outlined in Exhibits A, B, and C (Cumming Group Proposal, Rate Confirmation), and PN 878 RFQ/RFP, respectively), all of which are made part of this contract.

CONSULTANT shall perform and complete all such work and services in a manner satisfactory to CITY.

1.2 Project deliverables shall be reviewed and approved by CITY to determine acceptable completion. CITY shall have the right to review and inspect the work during the course of its performance at such times as may be specified by CITY.

1.3 CONSULTANT shall not accept any change of scope, or change in contract provisions, unless issued in writing, as a contract change order or amendment and signed by CITY. Any extensions of time must be mutually agreed upon in writing and executed by both parties.

1.4 CITY shall provide to CONSULTANT, without charge, all data, program information, including reports, records, maps, and other information, now in CITY's possession, which may facilitate the timely performance of the work.

1.5 CONSULTANT, understands, acknowledges, and agrees that the funding source for its work is from the American Rescue Plan, Coronavirus State and Local Fiscal Recovery Funds (collectively "ARPA") and as such, CONSULTANT is required to comply with the regulations associated with ARPA funds pursuant to 31 CFR Part 35. Those regulations and reporting requirements are set forth in Exhibit "A" attached hereto and incorporated herein by reference. By executing this Contract, CONTRACTOR agrees to comply with all such regulations and reporting requirements and shall familiarize itself with those requirements.

2 CITY PROJECT MANAGER

To provide the services required by this Contract, CONSULTANT shall act under the authority and approval of a Project Manager appointed by CITY. The City Project Manager will oversee the work under this Contract, assist CONSULTANT with any

necessary information, audit billings, and approve payments. CONSULTANT shall channel reports, deliverables, and special requests through the City Project Manager.

3 CONSULTANT'S KEY PERSONNEL

CONSULTANT's Team and Key Personnel are as follows:

Anthony Sanchez - Principal In-Charge; Matthew Feldhous - Project Director; Ryan Kristan - Construction Manager; Izo Wellichinda - Construction Observer; Shahen Soghomonian - Construction Observer.

This Consultant Services Contract has been awarded to CONSULTANT based on its representation that those personnel and subcontractors listed above will perform the portions of the work listed herein. CONSULTANT shall not deviate nor substitute any of these team members without prior written approval by CITY.

4 CONTRACT TERM

The term of this contract is 660 (Six hundred and Sixty) calendar Days, commencing on the effective date, with CITY reserving the option to extend the agreement for 0 additional terms of one year each.

5 TAXES

5.1 CONSULTANT shall pay all sales, consumer, use, and other similar taxes required to be paid by CONSULTANT in accordance with state and local laws.

5.2 CONSULTANT is an independent contractor and shall have no power or authority to incur any debt, obligation, or liability on behalf of CITY. No person employed by CONSULTANT or acting on its behalf, in connection with this Contract shall be considered the Agent or employee of CITY.

5.3 CONSULTANT shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

6 PATENT FEES AND ROYALTIES

CONSULTANT shall pay all license fees and royalties and assume all costs incident to the use, in the performance of the work or the incorporation in the work of any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product or device is specified by CITY for use in the performance of the work and if, to the actual knowledge of CITY, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by CITY in the contract documents. CONSULTANT shall indemnify and hold harmless CITY and anyone directly or indirectly employed by CITY from and against all claims, damages, losses and expenses (including attorneys' fees) arising

out of any infringement of patent rights or copyrights incident to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, product or device not specified by CITY, and shall defend all such claims in connection with any alleged infringement of such rights.

7 STANDARDS OF PERFORMANCE

CONSULTANT shall be responsible for the completeness and accuracy of its services and work and documents resulting there from, and CITY shall not be responsible for discovering deficiencies therein. CONSULTANT shall correct any such deficiencies or errors without additional compensation and without cost to CITY, except to the extent any such deficiency is directly attributable to deficiencies in CITY -furnished information.

8 CONSULTANT'S PERSONNEL

8.1 All services required under this Contract shall be performed by CONSULTANT, or under CONSULTANT'S direct supervision, and all personnel shall possess the qualifications, permits and licenses required by State and local law to perform such services.

8.2 CONSULTANT shall be solely responsible for the satisfactory work performance of all personnel engaged in performing services required by this Contract, and compliance with all reasonable performance standards established by CITY.

8.3 CONSULTANT shall be responsible for payment of all CONSULTANT's employees' and subcontractor's wages and benefits and shall comply with all requirements pertaining to the employer's liability, workers' compensation, unemployment insurance, and Social Security.

8.4 CONSULTANT shall indemnify and hold harmless CITY, and its respective officers, agents and employees from and against all claims, demands, damages or costs arising from CONSULTANT's acts or omissions with respect to any liability, damages, claims, costs and expenses of any nature arising from alleged violations of personnel practices.

9 COMPENSATION

9.1 For all of work and services including the various phases of tasks as described in Section 1, CITY shall pay to CONSULTANT an amount not to exceed the sum of Nine Hundred Eighty-Eight Thousand dollars ($988000.00), payable as follows:

FEE SCHEDULE:
See attached "Exhibit A" Fee Schedule.

The Contract Price is CONSULTANT'S estimate of its charges for all of the services, including all labor, equipment, material, subcontractor and reimbursable costs, to be provided under this Agreement. Progress payments shall be made on a time and material basis. Final payment shall be made upon completion of all services and City acceptance of all deliverables, not-to-exceed the Contract Price.

9.2 CONSULTANT shall perform no work in excess of the total contract price without prior written approval of CITY. Total contract price includes expenses related to travel to and from CITY to meet with City and to appear, if so required, before City Council or any other board or commission of CITY.

9.3 CONSULTANT shall maintain adequate records and shall permit inspection and audit by CITY of CONSULTANT's charges under this Contract. CONSULTANT shall make such records available to CITY during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records, and they will be available only to CITY and any specified public agencies. Such records shall be maintained by CONSULTANT for one (1) year following completion of the work under this Contract unless a longer period of time is required by state or federal law, in which event CONSULTANT shall retain its records for the time required by such laws.

9.4 No payment made hereunder by CITY to CONSULTANT, shall be construed as an acceptance by CITY of any work or materials, nor as evidence of satisfactory performance by CONSULTANT of its obligations under this Contract.

10 INDEMNIFICATION

To the fullest extent permitted by law, CONSULTANT and any contractors or subcontractors working on its behalf agree to indemnify CITY, its officers, employees, agents and elected and appointed boards (hereinafter "Indemnified Parties") for any loss, claim, demand, cause of action, cost, expense, damage, obligation or liability which arises out of or is in any way connected with the performance of any work under this agreement, including any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of CONSULTANT, its contractors or subcontractors, and regardless of any acts, omissions or negligence (whether active or passive) of any person or entity indemnified hereunder. At their own expense, CONSULTANT and, as applicable, any contractors or subcontractors working on its behalf, shall defend any suit, claim or action against the Indemnified Parties founded upon such loss, claim, demand, cause of action, cost, expense, damage, obligation or liability. CONSULTANT shall ensure that the contract of any contractor or subcontractor working under this agreement contain an indemnity agreement, requiring the contractor or subcontractor to indemnify and defend the Indemnified Parties pursuant the terms set forth above. CONSULTANT shall indemnify the Indemnified Parties, and save it harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of any breach of the

aforesaid obligations and covenants, and any other provision or covenant of this agreement.

11 INSURANCE

11.1 CONSULTANT, at its expense, shall maintain in effect at all times during the performance of work under this Contract not less than the following coverage and limits of insurance, which shall be maintained with insurers listed "A" or better in the Best's Insurance Guide and authorized to do business in the State of California. **Proof of Insurance, as identified in Section 11.8, must be reviewed and accepted by the City Attorney**.

11.1.1 Workers' Compensation and Employer's Liability

- Workers' Compensation—coverage as required by the State of California
- Employer's Liability:
  $1,000,000.00 each accident
  $1,000,000.00 policy limit bodily injury
  $1,000,000.00 each employee bodily injury by disease

11.1.2 Professional Liability (Errors & Omissions) Insurance*

- $2,000,000 limit on a per occurrence basis

11.1.3 Commercial General Liability

- $2,000,000.00 limit on a per occurrence basis
- $4,000,000.00 general aggregate limit

11.1.4 Commercial Automobile Liability

- $2,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

11.2 All of CONSULTANT's policies shall contain an endorsement providing that written notice shall be given to CITY at least thirty- (30) calendar days prior to termination, cancellation or reduction of coverage in the policy.

11.3 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, in the same manner as the named insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificate and endorsements shall state: "The City of Palmdale, the Successor Agency of the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Industrial Development Authority of the City of Palmdale,

Palmdale Airport Authority, their officers, agents, employees and volunteers are named as additional insured's."

B. "Severability of Interest" clause.

11.4 Promptly on execution of this Contract, and prior to commencement of any work, CONSULTANT shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONSULTANT has the required coverage and showing the required named insureds. Within five (5) days of written request from CITY, CONSULTANT shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

11.5 The requirements as to the types and limits of insurance to be maintained by CONSULTANT are not intended to and shall not in any manner limit or qualify CONSULTANT's liabilities and obligations under this Contract.

11.6 Any policy or policies of insurance that CONSULTANT elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer's right of subrogation against CITY.

11.7 All insurance coverage must be maintained throughout the duration of this Contract.

11.8 Acceptable Proof of Insurance:

11.8.1 ACORD Certificate of Insurance listing all coverages, limits, deductibles and insureds; and endorsements for all applicable coverages if agent has authority to issue it; Additional insured Form CG20101185 or CG20100707 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

11.8.2 Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements listing all insurers must be submitted to the City Attorney.

11.8.3 *When professional (E&O) liability coverage is provided on a "claims made basis", CONSULTANT will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONSULTANT, or its officers, employees, or agents during the time this Agreement was in effect.

11.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONSULTANT fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

11.10 CONSULTANT shall require any and all subcontractor's working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONSULTANT shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONSULTANT's sole risk. CONSULTANT's insurance requirements in Section 11 will not be impacted and/or limited by such deviation.

12 TERMINATION WITHOUT CAUSE

CITY reserves the right to terminate this Contract or any part thereof for its sole convenience with fifteen (15) days written notice. In the event of such termination, CONSULTANT shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and sub-consultants to cease such work. CONSULTANT shall also surrender to CITY all finished or unfinished documents or programs and other materials, which shall be City's property. As compensation in full for services performed to the date of such termination, the CONSULTANT shall receive an amount equal to the value of the work completed as of the termination date in accordance with the fee schedule or as negotiated between the parties. In no event shall the amount payable upon termination exceed the total maximum compensation provided for in this Contract.

13 TERMINATION FOR CAUSE

13.1 If the City determines that the CONSULTANT has failed to supply an adequate working force, or to provide services of proper quality, or has failed in any other respect to satisfactorily perform the services specified in this Contract, the City shall give written notice to the CONSULTANT specifying all defaults to be remedied within thirty (30) days. Such notice shall set forth the basis for the City's dissatisfaction and suggest corrective measures. If, after thirty days, the CONSULTANT has failed to implement the corrective measures, the City may elect to terminate this Contract, in whole or in part.

13.2 In the event the City terminates this Contract in whole or in part as provided herein above, the City may procure, upon such terms and in such manner, as it may deem appropriate, services similar to those terminated.

13.3 If this Contract is terminated as provided above, the City may require the CONSULTANT to provide all finished or unfinished documents, data, studies, software, drawings, maps, photographs, reports, etc., prepared by the CONSULTANT. Upon such termination, the CONSULTANT shall be paid an amount equal to the value of the services provided and work performed as of the date of termination. Such payment by the City may take into consideration the costs associated with hiring another CONSULTANT to complete the services. In the event

no new CONSULTANT is employed, the CONSULTANT shall be paid an amount equal to the value of the work performed. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to both completed work and work in progress, to complete and incomplete documents when such are delivered to CITY, and to authorized reimbursement expenses.

The above is in addition to any other remedies available by law or equity to the City.

13.4 If, after notice of termination of the Contract under the provisions of this Section 13, it is determined, for any reason, that CONSULTANT was not in default, or that the default was excusable, then the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to Section 12.

14 DISPUTE RESOLUTION

All claims, disputes, and other matters in question between CITY and CONSULTANT arising out of, or relating to this Contract, or the breach thereof shall, to the extent reasonably feasible, be resolved through good faith negotiations between the parties.

15 OWNERSHIP OF DOCUMENTS

All documents, including, but not limited to, research, field notes, investigations, analysis, and studies which are prepared in the performance of this Contract are to be, and remain the property of CITY. CONSULTANT shall furnish CITY, upon its request, originals or reproducible or electronic copies of reports, studies and of all other documents listed above.

16 SUBCONTRACTING, DELEGATION AND ASSIGNMENT

16.1 CONSULTANT shall not delegate, subcontract or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of CITY; provided, however, that claims for money due or to become due to CONSULTANT from CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Any proposed delegation, assignment or subcontract shall provide a description of the services covered, identification of the proposed assignee, delegates or subcontractor, and an explanation of why and how the same was selected, including the degree of competition involved. Any proposed agreement with an assignee, delegates or subcontractor shall include the following:

A. The amount involved, together with CONSULTANT’s analysis of such cost or price; and

B. A provision requiring that any subsequent modification or amendment shall be subject to the prior written consent of CITY.

C. The requirement to hire only those persons authorized by federal law to work in the United States.

16.2 Any assignment, delegation or subcontract shall be made in the name of CONSULTANT and shall not bind or purport to bind CITY and shall not release CONSULTANT from any obligations under this Contract including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegates and subcontractors. No such assignment, delegation or subcontract shall result in any increase in the amount of total compensation payable to CONSULTANT under this Contract.

17 NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY

17.1 In performance of this Contract, CONSULTANT shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation, or age. CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation or age. Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

18 FINANCIAL INTEREST CERTIFICATION

18.1 CONSULTANT warrants that no person has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no officer or employee of the CITY has any interest, financially or otherwise, in CONSULTANT’s firm.

18.2 For breach or violation of this warranty, CITY shall have the right to annul this Contract without liability, or at its discretion to deduct from the Contract Price or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

19 CONFLICT OF INTEREST

19.1 CONSULTANT stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this Contract or which would cause CONSULTANT to be “financial interested” (as provided in California Government Code Section 1090 et seq. or 87100 et seq.) in any contract or decision made by CITY on any matter.

19.2 CONSULTANT shall not employ any City official or employee to perform any work required pursuant to this Contract.

19.3 If CONSULTANT is a registered professional engineer or licensed land surveyor and the scope of work requires CONSULTANT'S recommendation of the actual formula to spread the costs of an assessment district's improvements, then CONSULTANT shall not participate in making that recommendation if the additional elements set forth in Government Code section 87100.1(c) apply. Those additional elements are: (1) CONSULTANT has received income of $250 or more for professional services in connection with any parcel included in the benefit assessment district within 12 months prior to the creation of the district; and (2) the district includes other parcels in addition to those parcels for which CONSULTANT received the income. In the event a conflict of interest does arise in that context, City shall select a different CONSULTANT to recommend the actual formula to spread the costs of the assessment district's improvements and the costs of such services shall be deducted from the compensation to be paid to CONSULTANT.

19.4 To the extent required by the City Manager/designee, CONSULTANT shall complete and file with the City Clerk a Form 700 Statement of Economic Interests disclosing any reportable property interests, income, gifts, investments, or business positions.

20 COMPLIANCE WITH LAW

20.1 CONSULTANT shall comply with all state and federal laws, including but not limited to, the requirement to hire only those persons authorized by federal law to work in the United States. If CONSULTANT uses any subcontractors to complete this Contract, this same requirement shall be included in all subcontracts and strictly enforced by CONSULTANT.

20.2 The law of the state of California shall govern this Contract. The venue of any legal action, either formal or informal, shall be the County of Los Angeles.

21 NOTICES

Any notice required under this Contract shall be in writing, addressed to the appropriate party at its address on the signature page and given personally or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

22 ENTIRE CONTRACT AND AMENDMENTS

22.1 This Contract is the complete agreement between the parties and supersedes all prior proposals, agreements, and understandings between the parties and may not be modified or terminated orally.

22.2 No attempted waiver of any of the provisions hereof, nor any modification in the nature, extent or duration of the work to be performed by CONSULTANT hereunder, shall be binding unless in writing and signed by the party against whom the same is sought to be enforced.

22.3 The failure of any party to enforce against another party any provision of this Contract shall not constitute a waiver of that party's right to enforce such a provision at a later time, and shall not serve to vary the terms of this Contract.

23 ATTORNEY'S FEES

If any action at law or in equity is brought to enforce or interpret any provisions of this Contract, the prevailing party in such action shall be entitled to reasonable attorney's fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Salvador Mendez
City Manager

Lee Torres
May 21, 2026, 1:22 PM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38250 Siera Hwy
Palmdale, CA 93550

CUMMING MANAGEMENT GROUP, INC.
:

Anthony L. Sanchez
May 21, 2026, 5:51 PM PDT

Anthony Sanchez
Principal In-charge

ADDRESS FOR NOTICE:
CUMMING MANAGEMENT GROUP, INC.
350 S Grand Ave., Suite 1900
Los Angeles, CA 90071

APPROVE AS TO FORM:

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

ATTEST:(if corporation)

May 26, 2026, 10:31 AM EDT
Secretary

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Attached Agreement Checklist and met all requirements

EXHIBIT "A"
AMERICAN RESCUE PLAN ACT REQUIREMENTS

RECITAL:
On March 11, 2021, the American Rescue Plan Act ("ARP Act") was signed into law. The ARP Act was intended to provide increased aid to individuals, families, businesses, and governments affected by the COVID-19 pandemic. The ARP Act established and funded the Coronavirus State and Local Fiscal Recovery Funds (the "CSLFRF"), which included two hundred forty (240) billion dollars for state, territorial, local, and Tribal governments that are being used to address the pandemic and accelerate local economic recovery.

2 C.F.R. PART 200: APPENDIX II

CONTRACTOR and all subcontractors must:

1. Be registered in SAM.gov (https://sam.gov/content/home); and
2. Maintain an active SAM registration with current information, including information on a recipient's immediate and highest-level owner and subsidiaries; and
3. Provide its unique entity identifier to the City before a contract is executed; and
4. Not have an active exclusion record on SAM.gov which would indicate the entity has been debarred.

CLEAN AIR ACT

(1) CONTRACTOR agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(2) CONTRACTOR agrees to report each violation to the City of Palmdale and understands and agrees that the City of Palmdale will, in turn, report each violation as required to assure notification to the Treasury Department and the appropriate Environmental Protection Agency Regional Office.

(3) CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with American Rescue Plan Act funding.

FEDERAL WATER POLLUTION CONTROL ACT

(1) CONTRACTOR agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

(2) CONTRACTOR agrees to report each violation to the City of Palmdale and understands and agrees that the City of Palmdale will, in turn, report each violation as

required to assure notification to the Treasury Department and the appropriate Environmental Protection Agency Regional Office.

(3) CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with American Rescue Plan Act funds.

BYRD ANTI-LOBBYING AMENDMENT

CONTRACTOR with a contract of $100,000 or more shall file the required certification pursuant to 31 U.S.C. § 1352 . Each tier certifies to the tier above that it will not and has not used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier, up to the City of Palmdale.

RECOVERED MATERIALS

CONTRACTOR shall comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

DOMESTIC PREFERENCE

CONTRACTOR shall provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products) in accord with 2 CFR 200.322. “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SERVICES OR EQUIPMENT

CONTRACTOR shall comply with 2 CFR 200.216 concerning prohibition on certain telecommunications and video services or equipment, as applicable.

ARPA Regulations, 31 CFR Part 35 (“Regulations”) are incorporated herein and made a part of this Contract.

CONTRACTOR agrees to be bound by the reporting requirements set out in the Regulations. This includes submitting quarterly reports by the 15th of the month following the end of each quarter to the Director of Operations. The reports must include, but are not limited to, the use of the funds, documentation/receipts of the funds spent, description of the project and status of completion of the project. The Director of Operations may require additional information of CONTRACTOR for compliance with ARPA Regulations.

Record of Signing

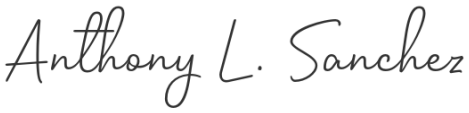
For	City of Palmdale
Name	Leonardo Torres
Title	



Signed on May 21, 2026 1:22 PM PDT

Secured by Concord™
DocumentID: 033Kk3aekGNeqr0wclXPVU
SigningID: 033Kk3aLdgWl8TgtoqbRNI
UTC Signing time: 2026-05-21 20:22:05 UTC
IP Address: 172.56.121.200
Email: ltorres@cityofpalmdaleca.gov

For	Cumming Management Group Incorporat...
Name	Anthony L. Sanchez
Title	Executive Vice President



Signed on May 21, 2026 5:51 PM PDT

Secured by Concord™
DocumentID: 033Kk3aekGNeqr0wclXPVU
SigningID: 033KqendAtmMQWRFwix5KO
UTC Signing time: 2026-05-22 00:51:02 UTC
IP Address: 76.170.212.166
Email: asanchez@cumming-group.com

For	Cumming Management Group, Inc
Name	A. Al Jajeh
Title	aaljajeh@cumming-group.com



Signed on May 26, 2026 10:31 AM EDT

Secured by Concord™
DocumentID: 033Kk3aekGNeqr0wclXPVU
SigningID: 033NS9t9sTmclzN7y9gE7K
UTC Signing time: 2026-05-26 14:31:54 UTC
IP Address: 69.112.117.28
Email: aaljajeh@cumming-group.com

concord™
Where agreements happen.

Signed with https://www.concord.app/

CUMMING GROUP

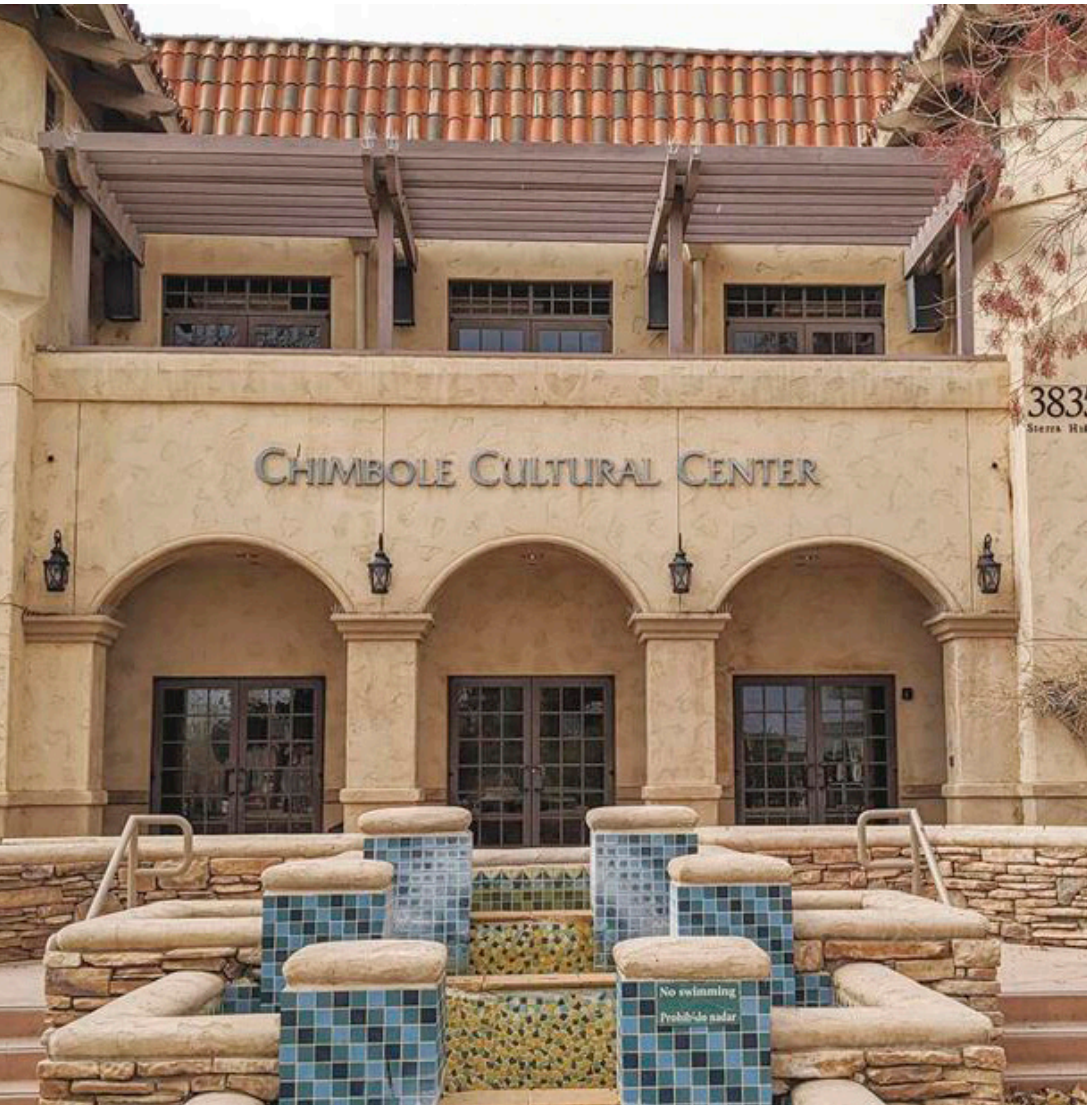
CITY OF PALMDALE

Chimbole Center Library (Phase 1)
Remodel & Renovation

Proposal for Construction Management and Observation Services

March 12, 2026

cumming-group.com





Rengstorff Community Center
Mountain View, CA



Murrieta Library Expansion
Murrieta, CA



Valley Academic and Cultural Center
Los Angeles, CA

350 South Grand Avenue
Suite 1900
Los Angeles, CA 90071
T 213 408 4518
cumming-group.com

March 12, 2026

Harriet Howel, Project Manager
City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550

Re: Request for Proposals for Professional Construction Management and Observation Services for Chimbole Center-Library (Phase 1) Remodel and Renovation – Project No. 878

Dear Ms. Howell and Review Committee:

Cumming Management Group, Inc. (Cumming Group), is honored for the opportunity to propose on this generational project for the City of Palmdale to restore the iconic cultural and civic Chimbole Center that has been at the heart of so many family celebrations over the years. Since the tragic fire in 2022, the community has been without its beloved gathering place and they are eager to revitalize the cultural hub. The expansion of the adjacent City Library is also critical to the first phase of the construction program. The library was built in 1977 as the City's first municipal building and has not changed much as the City has blossomed over the last 50 years. Central libraries play a vital role in the community, as they have grown into digitized centers for information, after school care, collaboration spaces, and coworking opportunities.

Because of our comprehensive experience and understanding of delivering meaningful cultural and civic projects similar to the Chimbole Center and City Library project, we are well positioned to provide you with the specialized skills and services needed to manage the demands and high expectations for this complicated project. Cumming Group is a great fit for this work based on the following:

Southern California Public Agency Owner's Representative Experience. Since 1996, Cumming Group has specialized in providing value to public clients, serving as owner's representatives helping them manage multimillion-dollar projects from conception to occupancy. We have provided these services for nearly three decades for numerous public agencies including LA County Public Works, LA County Library, City of Pasadena, City of Glendale, City of Murrieta, City of West Hollywood, County of Riverside, County of San Bernardino, along with many other municipal, county, state, and federal entities. With this breadth of experience, we are well-versed in responding quickly to owners' needs and efficient in allocating our best available resources in order to complete our clients' projects to their utmost satisfaction.

Civic and Cultural Project Expertise. The firm and our proposed staff for this project are experts at managing meaningful civic and cultural projects including the delivery of dozens of local libraries, community center, parks and recreation facilities, theaters, and music centers. We know what it takes to deliver these essential cultural facilities. First and foremost is that we listen to the community that uses these buildings and translate their needs to best serve the public.

Integrated Services. We can provide a range of comprehensive project- and construction management-related services in-house, including construction project management, master planning, economic development planning and administration, finance management, bond and grant management, resident engineering, value engineering, constructability reviews, cost estimating, scheduling, labor compliance, CWA management, commissioning, data analytics, energy and sustainability solutions, and project controls management. Our depth of resources ensures that we will be able to address any of the City's needs throughout the course of the project. We have reviewed your scope of services and we are uniquely qualified to manage all services in-house, and therefore we have not proposed any subconsultants for this contract.

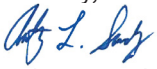
Our Industry Recognition. We are a trusted advisor in providing high-quality construction management services, as evidenced by our recognition as #10 in Engineering News-Record's listing of the Top 100 Professional Services Firms, our consistent recognition by the Construction Management Association of America, and our 85% repeat business rate.

On behalf of Cumming Group, I am pleased to present our qualifications to the City of Palmdale. As Executive Vice President and Principal-in-Charge, I am authorized to represent the firm, make binding decisions in all matters relating to our submittal, and will serve as the City's point of contact for all contractual matters.

I HAVE READ, UNDERSTOOD, AND AGREED TO ALL STATEMENTS IN THIS REQUEST FOR QUALIFICATION AND ACKNOWLEDGE RECEIPT OF ALL ADDENDUMS / AMENDMENTS AS WELL AS TO THE TERMS, CONDITIONS, AND ATTACHMENTS REFERENCED.

We appreciate the opportunity to submit our qualifications and look forward to the possibility of serving the City of Palmdale.

Sincerely,



Anthony Sanchez, RME, Assoc. DBIA
Executive Vice President
350 S Grand Ave Suite 1900, Los Angeles, CA 90071
P: 323-855-4710 | E: asanchez@cumming-group.com

B. Qualifications and Experience of Proposer's Personnel

Our team consists of skilled professionals specializing in managing complex projects from inception to completion, ensuring timely, budget-conscious delivery with the highest quality standards. Our team offers a diverse set of qualifications in construction project management, with deep expertise in project oversight, design management, construction management, cost control, scheduling, and contract administration. Each member has substantial experience managing Civic and Cultural projects, facilitating coordination with stakeholders, and ensuring compliance with all regulatory and safety requirements. We excel in handling large-scale, multi-phase initiatives, proactively addressing challenges and maintaining seamless communication throughout all stages of development, from planning to completion.

Proposed Key Staff Relevant Experience
The following key staff are proposed for this project because of their expertise at delivering collaborative public agency projects with a focus on relevant Community Centers, Libraries, Civic Buildings, Cultural Projects, and Parks and Recreation projects. Detailed resumes for key staff are included in Section D – Proposed Personnel.

 **Anthony Sanchez** RME, Assoc. DBIA Principal-in-Charge	**Years of Public Agency Experience:** 32 years; **Years with Cumming Group:** 26 years **Background:** Anthony leads Cumming Group's program, project, and construction management, including schedule, cost, and contract administration for large-scale public works programs. As Executive Vice President at Cumming Group, he oversees major capital improvement programs and projects across California, directing a public works and education portfolio valued at over $7 billion for government agencies. **Education:** Construction Management, Rancho Santiago College **Certificate/License:** CA General Building Contractor (B-956988); Associate DBIA **Comparable Projects:** Ford Theater Renovation, Music Center Plaza Renovation, Colburn School Expansion, San Gabriel River Park Revitalization & Center Demonstration Garden
 **Matthew Feldhaus** CCM, LEED AP Project Director	**Years of Public Agency Experience:** 25 years; **Years with Cumming Group:** 15 years **Background:** Matthew is an expert in managing and coordinating diverse projects, excelling in design, construction, and project administration. He has managed projects from $5 million to large-scale billion-dollar programs, and has served on the Board of Directors for the Construction Management Association of America (CMAA) Southern California Chapter since 2010. **Education:** M.Arch, University of Southern California; B.A., Architecture, Lehigh University **Certificate/License:** CA Architect (C-33265); Certified Construction Manager (CCM); LEED AP **Comparable Projects:** Murrieta Children's Library Expansion, AC Bilbrew Library Refurbishment, Julian Dixon Library Renovations, Helen Keller Community Center, Stoneview Nature Center, Nogales Park
 **Ryan Kristan** RA, LEED AP Construction Manager (City's Main Point of Contact)	**Years of Public Agency Experience:** 20 years; **Years with Cumming Group:** 14 years **Background:** Ryan brings extensive experience managing complex public-sector projects where schedule, budget, and coordination are critical. He has led project and construction management efforts on municipal, education, and civic projects, providing disciplined oversight and leadership to support successful delivery of large capital improvement programs. **Education:** M.Arch, University of Southern California; B.S., Architecture, University of Illinois Urbana-Champaign **Certificate/License:** CA Architect (C-32303) LEED AP **Comparable Projects:** Murrieta Children's Library Expansion, Murrieta Innovation Center Tenant Improvements, Helen Keller Community Center, Stoneview Nature Center, West Hollywood Playhouse, Drake Chavez Park, MacLaren Community Park, Nogales Park
 **[redacted]** Construction Observer I	**Years of Public Agency Experience:** 10 years; **Years with Cumming Group:** 1 year **Background:** Izo has 10 years of construction management experience supporting complex public agency projects including most recently at the Murrieta Children's Library Expansion project. His expertise includes field coordination of infrastructure systems upgrades, daily reporting, contractor oversight, and compliance with public works requirements. He has successfully supported multi-stakeholder projects requiring disciplined schedule control, safety oversight, and operational continuity **Education:** B.S., Civil Engineering, Texas Southern University **Certificate/License:** CMAA Construction Manager In-Training (CMIT), OSHA 30 **Comparable Projects:** Murrieta Children's Library Expansion, Murrieta Innovation Center Tenant Improvements, GSA Courthouse Renovation, GSA Pasadena SSA Building Renovation



Shahen Soghomonian
Construction Observer II

Years of Public Agency Experience: 20 years; **Years with Cumming Group:** 7 years

Background: Shahen brings strong expertise in construction administration, contractor coordination, and document review, with a background that bridges architectural documentation and field-based construction oversight. Shahen is particularly experienced in managing work within active facilities, ensuring safety, schedule control, and minimal disruption to operations.

Education: Bachelor of Architecture, Drexel University

Comparable Projects: LA County Libraries Tenant Improvements at West Covina and La Canada Libraries; Eaton Canyon fires FEMA Recovery Effort; LA County Superior Court Whittier Courthouse Tenant Improvements; LA County Sheriff's Youth Athletic Club



Aaron Layne
Construction Observer III

Years of Public Agency Experience: 10 years; **Years with Cumming Group:** 4 years

Background: Aaron brings over 10 years of construction management experience supporting infrastructure and public works projects. His background includes water and wastewater systems, utility infrastructure, and sustainable energy facilities. He provides field coordination, construction oversight, and agency coordination, working closely with local, state, and federal regulatory agencies to support compliant project delivery.

Education: B.S., Construction Management/Mechanical Engineering, University of Wisconsin

Comparable Projects: Cogswell Reservoir Restoration Project; San Gabriel Reservoir Restoration Project; Morris Dam Access Road; Eaton Wash Dam Post-Fire Emergency Project; Sun Valley Watershed Upper Storm Drain System

Support Services

Cumming Group has proposed a robust, but right-sized support team for this project that will assist the delivery team on an as-needed basis. In addition to our Construction Management expertise, we are a premier project controls firm with the largest group of Cost Controls and Schedule Controls professionals of any PMCM firm in North America. Our Support team for this project includes:



Kunal Shah, LEED AP BD+C
Scheduler

Kunal brings over 22 years of experience in program management, project management, and program controls. He specializes in forensic scheduling, cost management, risk analysis, and has successfully delivered large-scale, multi-million-dollar projects using various delivery methods across California.



Yuting Bao
Cost Estimator

Yuting has over 12 years of experience in the construction industry, specializing in cost management consulting. Yuting applies her expertise in cost estimating to support all phases of construction, from pre-construction through post-construction. Her services include cost planning, milestone estimating, bid reconciliation, change order review, and pricing validation.



Eileen Ta
Labor Compliance

Eileen is an experienced labor relations professional with 15 years of expertise in the implementation, administration, and enforcement of Project Labor Agreements/Collective Bargaining Agreements, Small and Disadvantaged Business Enterprise Programs, National and Local Targeted Hiring Initiative Programs, Labor Compliance Programs, California Labor Code, Federal Davis-Bacon and Related Acts, and other applicable regulatory requirements and directives for various multi-million projects.

Detailed resumes for project support staff are included in Section D – Proposed Personnel.

Cumming Group Overview

Established in 1996 as a project and cost management company, Cumming Group has evolved into a multifaceted consulting firm with a determined focus on providing services that add value at every step of a project. Over the last 30 years, we have grown our presence to 70+ offices worldwide — including 12 offices in California — and now employ more than 3,000 team members. Cumming Group has a very strong and established presence in Southern California, with more than 375 team members and six office locations in the region.

Cumming Group's single largest office globally is our location in downtown Los Angeles, which includes more than 200 full-time program and project managers, cost managers, and quantity surveyors, as well as specialists in labor compliance, program and project controls, scheduling, energy services, and dispute resolution and avoidance. This contract will be serviced from our Downtown Los Angeles office. This office is open year-round during the City's normal business hours.

Cumming Group completes more projects in the Southern California area than in any other geographic area or region. Because of our long presence here, we have a keen and nuanced understanding of the local construction community and have developed close and long-standing ties with numerous architects, contractors, suppliers, small businesses and other disadvantaged business enterprises, regulatory agencies, community advocacy groups, and more.

Exclusively Representing Owners

One key characteristic that differentiates Cumming Group from other construction industry service providers is our unwavering commitment to exclusively representing owners. Many of our competitors design or build facilities while also attempting to represent owners fairly and objectively. True advocacy is not always possible when the owner's interests are not primary. Cumming Group engages in services exclusive to construction and project management serving as an Owner's advocate and sole representative and does not engage in competing business interests such as real estate transactions, facility management, architectural design, or general contracting.

Public Sector Experience

From its inception, Cumming Group has specialized in public and civic projects. We have supported dozens of California municipalities and public agencies on work ranging from smaller capital maintenance projects to multibillion-dollar building programs, providing us with an unmatched level of experience in the state. Our project experience includes management of more than 10,000 assignments in support of owners, architects, engineers, and others. This includes more than 1,500 projects for cities and counties, covering city halls, civic centers, libraries, community centers, parks, animal shelters, public housing, fire and police facilities, port or harbor facilities, offices, maintenance facilities, roadway improvements, infrastructure improvement projects, and traffic signal improvements among others. Our experience includes everything from new construction and renovations to tenant improvements, feasibility studies, and site assessments.

Firm's Relevant Experience

Cumming Group has provided our relevant civic, cultural, library, and parks and recreation projects within the last 10 years that demonstrate our experience across key categories of this project. Each project includes elements that align closely with the scope and requirements outlined in the RFP. The projects to the right represent our expertise in overseeing complex construction programs while ensuring alignment with budget, schedule, and stakeholder expectations.

RELEVANT PROJECT EXPERIENCE	COST	YEAR COMPLETED
Murrieta Children's Library Expansion	$8 M	2026
City of Pomona Library Renovation	$6 M	2026
Rengstorff Community Center Renovation	$23.5 M	2019
LAVC, Valley Academic and Cultural Center	$75 M	2025
Helen Keller Park Community Center	$13 M	2015
Stoneview Nature Center	$10 M	2017
West Hollywood City Playhouse	$17.8 M	2028
Drake Chavez Park Improvements	$100 M	2028
MacLaren Community Park	$45 M	2027
Nogales Park and Stormwater Capture Project	$9.3 M	2023
AC Bilbrew Library Refurbishment	$4.4 M	2015
Julian Dixon Library Renovation	$2.5 M	2015
Marina Park Community Center	$12 M	2013
Lake Forest Civic Center	$58 M	2017
LA County Library Program Management for Various Renovations: • El Monte Library Improvements • Rosemead Library Improvements • San Gabriel Library Refurbishment • Pico Rivera Library Renovation • Compton Library Renovation • Gardena Library Renovation • View Park Library Refurbishment • Walnut Library Refurbishment	Total $40 million program	2014 - 2018

Services Provided

Cumming Group has reviewed the Project Scope and Specifications identified in the RFP that outlines the Scope of Work and we are confident these services all align with our core services. These are the same services that we have delivered in the past and are currently providing to local Cities and Counties.

Full-Service
Program, Project, and Construction Management

- Entitlements
- Program / Project Scoping
- Master Schedule Development
- Master Budget Development
- Design Criteria Development
- Consultant Procurement
- Design Management
- Delivery Process Selection
- Program / Project Controls
- Constructability Reviews
- Bid Facilitation
- Sustainability Consulting
- Cash Flow Reporting
- Cost Management
- Quality Assurance / Quality Control
- Value Engineering
- FF&A Coordination
- Punchlist Facilitation
- Commissioning
- Program / Design Review
- Contract Administration
- Feasibility Studies
- Pay Application Processing
- Change Order Management
- Earned Value Reporting
- Document Control
- Schedule Management
- Environmental Compliance
- Building Assessments
- Cash Flow Analysis
- Risk Analysis & Management
- Community Outreach
- Labor Compliance
- PLA Administration
- Grant Administration
- Closeout Reporting
- Financial Closeout
- Energy Services



C. Project Approach

Cumming Group is familiar with the scope of work for the project described in the Request for Proposals and in staff and City Council reports. The following table identifies the tasks listed in Section 3 – Scope of Services of the RFP that will be provided in-house by Cumming Group professional and technical staff. This table includes our approach to staff the project and identifies the staff with Primary and Support responsibilities to accomplish the scope of work.

Task	Scope of Services Identified in RFP Section 3 - Scope of Services	**Matthew Feldhaus** Project Director	**Ryan Kristan** Construction Manager	**Izo Wellichinda** Construction Observer	**Kunal Shah** Scheduler	**Yuting Bao** Cost Manager/ Estimator	**Eileen Ta** Labor Compliance
1	Constructability Review	S	P	S			
2	Meetings	S	P	S			
3	Construction Management	S	P	S	S	S	S
3A	Virtual Project Management		P	S	S	S	
3B	Supervision of Construction Observation		S	P			S
3C	Construction Schedule		S	S	P	S	
3D	Material Submittal		P	S	S	S	S
3E	Weekly Workday Statement		S	P	S	S	S
3F	Coordination	S	P	S			
3G	Traffic Control		P	S	S		
3H	Review Contractor's Payment & Change Order Request		P	S	S	S	
3I	Review Contract Claims	P	S	S	S	S	
3J	Final Walk Through and Punch List		P	S			
3K	As-Built Plans		S	P	S		
3L	Public Outreach	S	P	S			S
4	Construction Observation and Reporting	S	S	P			
5	Geotechnical and Materials Testing		S	P			
6	Survey		S	P			
7	Provide Notification Letter to Residents/Businesses	S	S	P			S

* **P:** Primary Responsibility | **S:** Support Responsibility

Project Understanding

The Chimbole Center was established in 1987 and honors Larry Chimbole, who was instrumental in Palmdale's incorporation in 1962 and served as the City's first mayor. During the holiday season of December 2022, tragedy struck the Chimbole Center when the building was victim to arson. The fire severely impacted the use of the building and it has been closed to the public since the fire. Adjacent to the Chimbole Center is the City Library. The library was established in 1977 as the City's first municipal building. It is approximately 13,000 square feet and has had very few updates since the original construction.

The City aims to deliver significant renovations to both buildings in two phases. Phase 1 consists of the complete renovation of the Chimbole Center, an addition to the Chimbole Center that expands the building into the entry courtyard and connecting the breezeway between the cultural center and adjacent library. Phase 1 also includes a small addition to the City library at the southeast corner of the building. Phase 2 of the project (not in this scope of work) will renovate the City Library building and allow the library to take advantage of the completed Chimbole Center spaces. The architect for this project is SVA Architects. **Cumming Group, as well as our proposed Construction Manager and Construction Observer are currently working with SVA Architects to deliver the Murrieta Children's Library Expansion.** We have been working with SVA on this project since July 2024 and we are scheduled to complete the project on time and on budget in December 2026.

Public Outreach Approach

Cumming Group has extensive experience fostering meaningful stakeholder and community engagement to support the success of public projects and capital improvement programs. Our approach is grounded in transparency, trust-building, and clear communication, ensuring that stakeholders ranging from residents and community partners to agency leadership, elected officials, and regulatory entities understand the purpose, benefits, and progress of each project.

We will collaborate closely with the City to develop a tailored engagement plan aligned with project milestones and decision points. Similar to the $1 billion LAC+USC Hospital redevelopment project we are currently managing, we will produce visually compelling, easy-to-digest bilingual outreach content such as presentation decks, fact sheets, FAQs, schedule and phasing graphics, meeting summaries, and "what to expect" notices. Where appropriate, we will also support digital communications - such as project webpages or information hubs - to centralize updates, track milestones, and ensure stakeholders can access accurate information throughout delivery. To raise project awareness, we can host open houses and fundraising events, and provided branded merchandise to the residents so they become excited and invested in the project.

D. Proposed Personnel

We have assembled a focused construction management team specifically structured to support the Chimbole Center–Library Phase 1 Remodel & Renovation Project.

Matthew Feldhaus will serve as Project Director, providing executive oversight and strategic leadership throughout the project. **Ryan Kristan** will lead day-to-day project delivery as Construction Manager**.** Field oversight and documentation will be provided by Construction Observers **Izo Wellichinda, Shahen Soghomonian,** and **Aaron Layne,** driving consistent on-site monitoring, contractor coordination, and detailed reporting throughout construction.

The team is further supported by specialized project controls and compliance professionals, including **Kunal Shah** for schedule management, **Yuting Bao** for cost estimating and financial oversight, and **Eileen Ta** for labor compliance and community outreach coordination. Together, this team brings extensive experience delivering municipal renovations, occupied civic facilities, and publicly funded capital improvements across Southern California. The organizational structure below illustrates reporting relationships and functional responsibilities for the proposed project leadership, field observation staff, and supporting cost, scheduling, and labor compliance professionals. Detailed resumes for key personnel are provided in the following section.

KEY STAFF



ANTHONY SANCHEZ
Principal-in-Charge



MATTHEW FELDHAUS
ARCHITECT, CCM, LEED AP
Project Director



RYAN KRISTAN
ARCHITECT, RA, LEED AP
Construction Manager
(City's Main Point of Contact)



IZO WELLICHINDA CMIT
Construction Observer I



SHAHEN SOGHOMONIAN
Construction Observer II



AARON LAYNE
Construction Observer III

ADDITIONAL SUPPORT



KUNAL SHAH,
EIT, LEED AP BD+C
Scheduler



YUTING BAO
Cost Estimator



EILEEN TA
Labor Compliance

Firm References

CITY OF MURRIETA	
Name & Title	Brian Crawford, Senior Program Manager
Contact	951-461-6047 | BCrawford@MurrietaCA.gov
LA COUNTY PARKS AND RECREATION	
Name & Title	Chester Kano, Regional Operations Manager
Contact	626-588-5310 | ckano@parks.lacounty.gov
CITY OF WEST HOLLYWOOD	
Name & Title	Steve Campbell, Deputy City Manager
Contact	323-848-6850 | scampbell@weho.org



Marina Park Community Center
Newport Beach, CA



RYAN KRISTAN, ARCHITECT, LEED AP

Construction Manager

Ryan has over 20 years of professional experience with an architectural and construction management background. He has been instrumental in projects where schedule and budget, as well as design, have been critical to the completion of complicated projects. Ryan has the ability to keep projects organized and moving forward to achieve client goals. Ryan's experience managing complicated projects – including large-scale owner capital projects – make him a strong asset to public agencies.

EDUCATION

- M. Arch, University of Southern California
- B.S., Architectural Studies, University of Illinois Urbana-Champaign

REGISTRATIONS/CERTIFICATIONS

- Licensed Architect, CA #C-32303
- LEED Accredited Professional, U.S. Green Building Council

AFFILIATIONS

- American Institute of Architects (AIA)

YEARS OF EXPERIENCE

20+

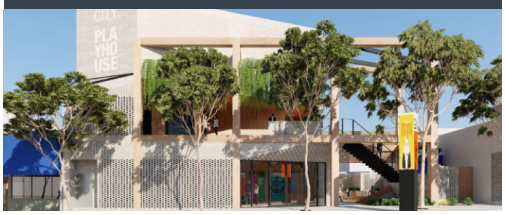
Murrieta Library Expansion - Murrieta, CA



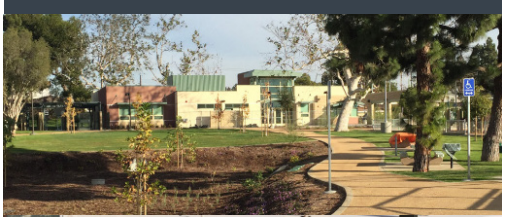
Stoneview Nature Center - Los Angeles, CA



West Hollywood City Playhouse - West Hollywood, CA



Helen Keller Park Community Center - Los Angeles, CA



REPRESENTATIVE EXPERIENCE

City of Murrieta, Murrieta Library Expansion – ***Murrieta, CA***
As the Owner's representative, Ryan is leading the client and design team through all phases of delivery. This $8M project requires attention to detail in both design, budgeting, and schedule. Beyond the standard services to deliver a project, Ryan is creating new front-end specifications and Request for Proposal documents for vertical construction since the City is only adept in executing infrastructure projects. Ryan is working with SVA Architects to deliver this project with the City.

County of Los Angeles, El Monte and Rosemead Library Improvements – ***Los Angeles, CA***
This extensive library renovation project included updating the restrooms, storefront entrance, and path of travel to meet ADA requirements. Ryan worked closely with the Sheriff's Department and Library staff to coordinate security during construction.

Helen Keller Park Community Center – ***Los Angeles, CA***
Ryan was the Project Manager for the $7 million project that included demolition of an outdated facility and construction of a 4,000 square foot LEED Gold Certified state of the art community center building. The new structure was built of CMU and light-frame construction and the facility includes a computer training room with 16 computer stations, a multi-purpose room, an outdoor patio with a recycled wood trellis, and a community room with an adjacent catering kitchen. This Community Building provides essential space for a community that relies on public parks as a gathering space for extracurricular activities.

County of Los Angeles, Stoneview Nature Center – ***Los Angeles, CA***
As the Construction Manager for the $10.5M Stoneview Nature Center design-build project, Ryan led the transformation of the five-acre brownfield in a highly sustainable park. The 4,000-sq.-ft. Community Building and Interpretive Garden are places for the community to come together to engage with each other and the environment.

City of West Hollywood, West Hollywood City Playhouse – ***West Hollywood, CA***
Construction Manager for a new 7,700-sq.-ft. performing arts facility featuring a 99-seat theatre, rehearsal and community spaces, and staff offices. The project emphasizes flexibility, sustainability, and cultural integration. Cumming Group is coordinating design, utilities, and community engagement to maintain schedule and ensure alignment with the City's vision.

Drake Chavez Park & Cesar Chavez Park – ***Long Beach, CA***
Providing project and construction management for the $100M Drake Chavez Park, coordinating design, permitting, and construction across multiple agencies and adjacent infrastructure projects as part of the City's Elevate '28 Olympic legacy investment program.

MacLaren Community Park – ***Los Angeles, CA***
Project Manager for the $45M partnership project between LA County and the City of El Monte to transform a portion of the old MacLaren Hall facility into a much needed community park and athletic fields.

County of Los Angeles, Hall of Justice Repair and Reuse – ***Los Angeles, CA***
Lead Construction Manager for the $230M design-build restoration of the historic Hall of Justice and adjacent 1,000-car parking structure. The project included a full seismic retrofit, complete interior modernization for the Sheriff's Department and District Attorney's Office, and a new 10-story, 350,000-sq.-ft. post-tension concrete parking structure, Hall Of Justice 500,000-sq.-ft.



IZO WELLICHINDA, CMIT

Construction Observer I

Izo has eleven years of experience in the engineering and construction management industries, preparing daily client reports, providing technical support to user groups, and performing project management services for complex multi-stakeholder projects. Izo is a highly organized project professional with experience managing public agency projects and supporting large construction management teams. Izo will serve as the primary full-time Construction Observer for this project. Additional observers listed in Section B may provide support as needed.

EDUCATION

- B.S., Civil Engineering, Texas Southern University

REGISTRATIONS/CERTIFICATIONS

- Construction Manager in Training
- OSHA-30

YEARS OF EXPERIENCE

11

REPRESENTATIVE EXPERIENCE

City of Murrieta, Murrieta Library Expansion – *Murrieta, CA*
Cumming Group is serving as Owner's Representative, providing full project and construction management services for the library's 4,500-sq.-ft. expansion, which adds new children's areas, reading rooms, multipurpose spaces, and offices. The project also includes 11,500 sq. ft. of new outdoor landscaping to enhance community programming.

City of West Hollywood, West Hollywood City Playhouse – *West Hollywood, CA*
A new performing arts facility featuring a 99-seat theatre, rehearsal and community spaces, and staff offices. The project emphasizes flexibility, sustainability, and cultural integration. Cumming Group is coordinating design, utilities, and community engagement to maintain schedule and ensure alignment with the City's vision.

Murrieta Innovation Center – *Murrieta, CA*
Tenant improvement project involving complete demolition of existing office areas and build-out of new office and laboratory spaces, including procurement and installation of laboratory casework and office furniture.

GSA, U.S. Department of Labor Courthouse Renovation – *Los Angeles, CA*
Izo served as Lead Project Manager for the 7th-floor renovation of the U.S. Courthouse at 312 N. Spring Street in Los Angeles. The project consolidated Department of Labor staff from three West Los Angeles facilities into a modernized downtown space.



MATTHEW FELDHAUS, ARCHITECT, CCM, LEED AP

Project Director

With over 25 years of experience, Matthew has a strong background in leading, managing, and coordinating a diverse range of projects and programs. His expertise spans design and technical disciplines, and his keen attention to detail allows him to excel in team leadership, project management, design management, construction management, and project administration. Matthew's versatility is evident in his ability to manage projects ranging from $5 million to largescale, billion-dollar programs. He is also actively involved in the Construction Management Association of America (CMAA) Southern California Chapter, serving on the Board of Directors since 2010.

EDUCATION

- Master of Architecture, University of Southern California
- B.A., Architecture, Lehigh University

REGISTRATIONS / CERTIFICATIONS

- California Architect C33265,
- Certified Construction Manager (CCM)
- LEED Accredited Professional (LEED AP), U.S. Green Building Council

YEARS OF EXPERIENCE

25+

REPRESENTATIVE EXPERIENCE

City of Murrieta, Murrieta Library Expansion – *Murrieta, CA*
Matthew is providing owner's representative Project Management and Construction Management services for this landmark project. Working closely with consultants, library staff, and other City staff, Matthew is leading the team to provide an excellent addition to the City's municipal offerings.

City of West Hollywood, West Hollywood City Playhouse – *West Hollywood, CA*
Project Director for a new performing arts facility featuring a 99-seat theatre, rehearsal and community spaces, and staff offices. The project emphasizes flexibility, sustainability, and cultural integration. Cumming Group is coordinating design, utilities, and community engagement to maintain schedule and ensure alignment with the City's vision.

County of Los Angeles, Stoneview Nature Center – *Culver City, CA*
As Construction Manager for this $10.5 million design-build project, Matthew led the transformation of a five-acre brownfield into a highly sustainable park. The Community Building and Interpretive Garden provide spaces for the community to connect with one another and the environment. The project earned four awards, including recognition from CMAA and DBIA.

AC Bilbrew Library – *Los Angeles, CA*
Project Director for the $4.4 million renovation to 1970s mid-century modern library. Construction included tenant improvements to create a new Children's and teen library section, electrical and data upgrades, improvements to the main computer room, exterior and interior lighting upgrades, ADA upgrades for public restrooms, parking, and entrances, HVAC upgrades, and FF&E.



KUNAL SHAH, EIT, LEED AP

Scheduler

Kunal is a construction management professional specializing in schedule controls and program oversight for complex public works projects. His expertise includes critical path scheduling, time impact analysis, recovery planning, and cost- and resource-loaded schedule validation. He supports municipal capital programs through disciplined schedule monitoring, risk analysis, and change order evaluation to maintain accountability and construction-phase performance. **Years of Experience: 23+**

REPRESENTATIVE EXPERIENCE

Carson Joint Water Pollution Control Plant, City of Carson, Carson, CA
Provided scheduling and construction controls for a $60M municipal water infrastructure facility.

Measure K & E Bond Programs – Long Beach Unified School District., Long Beach, CA
Supported districtwide bond-funded capital improvements, providing schedule development, progress monitoring, and controls coordination.

Districtwide Bond Improvements – LA Unified School District, CA
Delivered program-level scheduling and schedule analysis for large-scale school modernization and new construction projects, supporting phasing, milestone tracking, and risk mitigation.

Measure S Bond Program – Orange Unified School District, CA
Provided program controls and scheduling oversight for bond-funded capital projects, supporting public accountability, schedule forecasting, and coordination among design and construction teams.

EDUCATION

- M.S., Construction Management, University of Southern California
- B.S., Civil Engineering, DDIT, Gujarat University, India

REGISTRATIONS

- Engineer-in-Training, Board for Professional Engineers, Land Surveyors and Geologists, CA
- LEED Accredited Professional, U.S. Green Building Council
- OSHA-30



YUTING BAO

Cost Estimator

Yuting is a Cost Estimator supporting public and municipal capital projects. She specializes in cost planning, milestone estimating, bid reconciliation, and change order review across diverse facility types, including municipal infrastructure, water and wastewater facilities, educational campuses, and civic buildings. Yuting supports accurate forecasting and proactive cost management aligned with public agency accountability standards. **Years of Experience: 10+**

REPRESENTATIVE EXPERIENCE

California Polytechnic State University, San Luis Obispo, University Union & Bldg. 19 Renovation, San Luis Obispo, CA
Renovation of the existing union and dining commons facilities. Served as lead cost manager by creating two estimates for each building. ($30M)

Cypress College Science Bldg., Cypress, CA
Responsible for cost estimation from conceptual design to bid package review; reconciled with the contractor during each design phase and developed variance reports and a budget analysis dashboard. ($84M)

Mt. SAC, Technology & Health Replacement Building, Walnut, CA
Four-story building featuring a variety of educational spaces, including classrooms, libraries, offices, meeting rooms, and more. Served as Cost Manager. ($182M)

San Jose State University, F1 Basement and F1 Campus, San Jose, CA
Served as lead cost manager, developing shadow cost estimates for pre-concept and concept design levels; reconciled with the general contractor and developed escalation models for each trade. (Multi-Billion)

EDUCATION

- M.S., Construction Management, University of Southern California, LA
- B.S., International Construction Management, Qingdao Technological University, Qingdao, China



EILEEN TA

Labor Compliance

Eileen specializes in labor compliance for publicly funded municipal construction projects. She oversees prevailing wage requirements, Project Labor Agreements, and federal and state labor regulations including California Labor Code and Davis-Bacon. Her work includes certified payroll review, documentation control, regulatory monitoring, and support for public works construction. **Years of Experience: 15+**

REPRESENTATIVE EXPERIENCE

County of Los Angeles, Various Projects, Los Angeles, CA
Labor Compliance Manager for public capital improvements including facility renovations, infrastructure upgrades, and hazard remediation projects.

City of Long Beach, Various Citywide Projects, Long Beach, CA
Provided labor compliance oversight for municipal capital projects, administering HUD Section 3, Davis-Bacon, prevailing wage requirements, Community Workforce Agreements, and small/disadvantaged business participation programs. Supported contractor compliance monitoring, payroll verification, and regulatory reporting.

City of Pomona Hope for Home Homeless Services Center, Pomona, CA
Labor Compliance Manager for construction of the City's homeless services facility involving demolition, remediation, and new construction.

EDUCATION

- Master of Public Administration, Public Policy Analysis, California State University, Northridge
- Bachelor of Arts, History, University of California, Los Angeles

REGISTRATIONS/CERTIFICATIONS

- Project Management Certificate Program, California Institute of Technology
- OSHA 10

E/F. Quality Assurance/Quality Control Procedures

Cumming Group will be responsible for implementing a robust quality management program for the project to ensure successful outcomes. The following sections outline our effective approach to delivering the QC program across the design phase, construction phase and change management.

Design Quality Control Approach
Our Project Director (Matthew Feldhaus) and Construction Manager (Ryan Kristan) will work together to establish the design criteria, basis of design, code compliance requirements, and design standards at the onset of working with the SVA team. We implemented the same approach with SVA on the Murrieta Children's Library Addition and were able to successfully provide constructability review comments, value engineering, and suggest alternates that kept the project within budget.

Our Constructability Review team will provide quality reviews of the 50% design to ensure the standards and criteria established early on are being met. Our technical/constructability reviews will provide additional assurances that the documents meet the industry standard of care, but we will also hold the Architect and Engineers accountable to resolve their own design conflicts, errors, and omissions during the design phases. This review will be completed within the first two weeks of our services and we will provide our comments in writing and meet with the design engineer and City's Project Manager to discuss the comments in person. We will work throughout the project during the remaining design period to identify potential risk in the design proposed and coordinate with the project team to mitigate the risk. To manage quality risks, our Construction Manager will identify, analyze, prioritize, and mitigate the risks throughout the project lifecycle. The Construction Manager will use tools and techniques such as risk registers, risk matrices, risk response plans, and contingency reserves to manage these quality risks. The Construction Manager will work with the City during the permitting process to ensure the project complies with all code requirements and it satisfies the Authorities Having Jurisdiction (AHJ) and stakeholder requirements.

Construction Quality Control Approach
The Construction Manager will be responsible for establishing communication protocols with the construction team and will be responsible for creating the Quality Control plan for distribution. The Quality control plan for construction will focus on:

- Defining and communicating acceptable criteria
- Creating an inspection plan
- Using checklists, notes, and reports to conduct inspections
- Correction of deficiencies and verifying acceptance criteria
- Prevention of future deficiencies

The Construction Manager and the Construction Observer will perform construction observations routinely, providing the City confidence that the project is being built according to specifications. The Construction Observer will create daily/weekly quality inspection reports, take photos on a regular basis, and coordinate with the drawings and specifications to ensure the project is being built in compliance. General construction inspection and verification requirements include inspections, QC testing, establishing construction acceptance criteria, construction audits, compliance with handling, storage, packaging, preservation, and delivery requirements, and material identification and traceability. Inspections may uncover construction deficiencies. These will need to be identified, reported and corrective and preventive action taken. The key is to proactively identify corrective items early to reduce impact on the overall schedule and be a good partner with the contractor.

A third-party consultant will be procured by the City to provide materials testing and inspection for construction elements that require laboratory services to meet the design criteria established early on the project. The Construction Observer will be responsible for coordinating these activities and will monitor their progress to assure the contractor's construction methods and materials meet the requirements of the plans and specifications.

Change Management Quality Control Approach
Our project staff will keep tight control over all contract changes as they occur - whether it is a consultant contract, construction contract, or any other service provider contract. We try to minimize the need for change orders through scope management to prevent scope creep, and through quality assurance/quality control of the bidding documents. If changes are needed, we first confirm the contractor is entitled to a change and then estimate its value given the current job conditions. We will first provide an opinion of merit and then assign a change reason (unforeseen condition, errors and omissions, tenant requested change, code change, etc.). These potential change items will be tracked on a change log maintained by the Construction Manager and Cost Manager. We will include these change items along with anticipated future change items on an exposure log to most accurately depict the potential project budget status at any given time.

After changes are validated by the Construction Manager, our Cost Estimator begins a process of estimating the cost of proposed changes using unit prices, labor hours, and vendor material costs. We will be firm yet fair on the negotiations for additional work and always ensure that the change is required to perform the work at an appropriate cost. We work to resolve each change as quickly as possible so the contractor can be paid and is motivated to complete the added work with a minimum impact to the schedule. Sometimes, however, negotiations may take several weeks to finalize. In the interest of keeping the project moving, our team may need to assist the City with issuing a work authorization/change directive in writing. This will direct the Contractor to proceed while negotiations are ongoing. Each of our change orders for extra work will provide backup information that contains justification for the change and assign responsibility for the change.

This justification will be included with lessons learned to help prevent similar changes in the future on other City projects. Once the change is validated and negotiated with the Contractor, our team will provide a recommendation for change approval to the City. We will make sure that the person with the correct signature authority reviews and signs off on the change. We will enter the change utilizing the City approved forms and format and deliver a final change packet containing the change order and all relevant backup information including the schedule with any potential impacts, the change order log indicating amount of total changes and remaining budget, all change proposals including negotiations and notes, and a lessons learned document that will be added to the issues and lessons learned database.

G. Schedule Control

Cumming Group understands that the community has been without their cultural hub over three years and the residents are anxious to have their space returned, but with tight controls over the cost of the project since taxpayer funds are being used. One component of keeping costs controlled, is effectively managing the schedule. We utilize the latest software technologies, including Primavera P6, to develop schedules that are realistic and easy to understand. Our expertise includes development of master schedules, review of contractor's detailed baseline schedules and monthly schedule updates. Beyond schedule reviews, we also closely monitor the work to assure that schedules are maintained. We identify work slippages early and develop recovery schedules and mitigation activities. We also have expertise in developing "what if" scenarios to assist in developing the best approaches to schedule revisions.

Cumming Group will provide an independent assessment of the schedule and budget updates of the project to analyze performance for the City management team. Current budget and schedule updates are compared to the accepted baseline data to produce various variance reports. Our schedule control staff keeps the entire City project team informed of budget tracking, schedule performance, actual to date costs, and the estimate of cost to complete. Cumming Group uses Earned Value Management (EVM) to allow the project team to know the actual state of the project by comparing the current project performance against original plan. Knowing the project's performance will let us take actions needed to ensure that the project is completed on time and within budget.

Working with the General Contractor during construction, we will require timely schedule updates and review the monthly pay application against the progress schedule prior to approving payment for work completed. When work falls behind schedule, we require recovery schedules that provide a road map for bringing the project back on track. Our team will monitor the schedule often so that the project stays on track.

Understanding the Contract terms and applying advanced scheduling techniques is key to minimizing schedule impacts. Too often time extensions and damages are assessed based on simplistic measures, such as robotically using the total duration of a delay for granting the number of days for a time extension. Our team of construction managers and scheduling professionals are adept at considering all influences on the project and its schedule to address the delay using a Critical Path Method (CPM) analysis. The CPM's ability to accurately represent living, growing projects is what makes it ideal for determining how an event may potentially impact project completion. Our team of scheduling professionals will perform the following tasks to minimize schedule impacts for the project:

- Assist the City to build a master schedule for the project that identifies completion dates for various activities.
- Review and approve the contractor's task-level baseline project schedule prior to executing the GMP contract.
- Review and analyze the contractor's updates to the baseline schedule on a monthly basis with the submittal of the pay application.
- Require the contractor to submit a time-impact analysis whenever requesting a change to the schedule.
- Identify and classify the schedule change according to the contract:
  - Excusable, Non-compensable Delay
  - Excusable, Compensable Delay
  - Non-Excusable, Non-Compensable Delay
  - Non-Excusable, Compensable Delays
- Request a recovery schedule from the contractor when the contractor has been identified as the cause for delay.
- Enforce the liquidated damages clause of the contract when the contractor is causing a delay.

The case studies below demonstrate our team's ability to apply creative problem-solving to maintain schedule while delivering meaningful cost savings for our clients.

Problem Solving Case Study 1

Managing Procurement Delays Through Strategic Alternatives and Schedule Optimization

On a healthcare facility upgrade project, our team was faced with procurement delays for specialized vault components due to nationwide supply chain disruptions. We worked with the design team and contractor to identify locally available alternate materials and updated the submittals for expedited approval. At the same time, we re-sequenced the contractor's schedule to complete adjacent work in parallel, keeping the overall project on track without compromising quality or scope.

Problem Solving Case Study 2

Schedule Recovery and Cost Mitigation During Severe Weather Impacts

On the San Gabriel Valley Aquatic Center project, the project encountered an unusually wet rainy season during the grading and excavation operations. The weather delays had set the project back almost three months while waiting for the saturated soils to dry. The contractors daily extended overhead rate would have cost the client a $250,000 change order. Our project management team and scheduling experts worked out a plan to increase manpower through staggered shifts and overtime, including work on Saturdays to catch up without any delays to the schedule. The change order for the overtime and weekend work was half the projected daily extended overhead rate change and this solution saved the client over $120,000.

H. Fee Schedule/Cost Proposal

The Fee Schedule/Cost Proposal is submitted separately via PlanetBids in accordance with the electronic submission requirements.

CHECKLIST FOR RESPONDENTS

The following information is required of all Respondents at the time of Proposal submission:

- [X] Cover Letter, signed by an authorized principal
- [X] Proposal, with the following sections
  - Firm Qualifications
  - Firm References
  - Project Organization and Staffing
  - Project Management
- [X] Certification of Proposal
- [X] Respondent's Acknowledgement of Liability Insurance Requirements
- [X] Non-Collusion Declaration Form

The Respondent's failure to provide all required information in a complete and accurate manner renders the Proposal non-responsive.

CERTIFICATION OF PROPOSAL

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PALMDALE:

The undersigned, as Consultant, declares that: (1) this proposal is made without collusion with any other person and that the only persons or parties interested as principals are those named herein; (2) the undersigned has carefully examined the Contract Documents (including all Addenda) and the Project site; and (3) the undersigned has investigated and is satisfied as to the conditions to be encountered, the character, quality and quantities of Work to be performed, and the materials to be furnished. Furthermore, the undersigned agrees that submission of this proposal shall be conclusive evidence that such examination and investigation have been made and agrees, in the event the Contract be awarded to it, to execute the Contract with the City of Palmdale to perform the Project in accordance with the Contract Documents in the time and manner therein prescribed, and to furnish or provide all materials, labor, tools, equipment, apparatus and other means necessary so to do, except as may otherwise be furnished or provided under the terms of the Contract Documents.

Consultant acknowledges receipt of all addenda, as follows:

Addendum No. 1 Date: February 19, 2026
Addendum No. _____ Date: _____
Addendum No. _____ Date: _____
Addendum No. _____ Date: _____

Additionally, the undersigned, as Consultant, declares that: (1) Consultant has a full-time service office in Southern California; (2) Consultant has five or more years of experience performing similar work; (3) Consultant will self-perform the majority of the work; and (4) Consultant has three or more excellent references.

Consultant's Name: Cumming Management Group, Inc. / Anthony Sanchez

Signature:  Title: Executive Vice President Date: March 12, 2026
Signature: _____ Title: _____ Date: _____

RESPONDENT'S ACKNOWLEDGMENT OF LIABILITY INSURANCE REQUIREMENTS

THE CONSULTANT ACKNOWLEDGES THAT HE/SHE HAS READ LIABILITY INSURANCE REQUIREMENTS OF SECTION 11 OF THE SAMPLE AGREEMENT AND AGREES TO COMPLY WITH ALL THE LIABILITY INSURANCE PROVISIONS AND REQUIREMENTS. FAILURE OF THE RESPONDENT TO OBTAIN THE REQUIRED LIABILITY INSURANCE AFTER THE AWARD OF CONTRACT MAY CONSTITUTE A FAILURE TO EXECUTE THE CONTRACT AND SHALL RESULT IN THE FORFEITURE OF THE SECURITY OF THE RESPONDENT.

As the Consultant's representative, I understand and agree to comply with all provisions of the Liability Insurance as required under the Sample Agreement.

Signature: _____ Title: Executive Vice President Date: March 12, 2026

Signature: _____ Title: _____ Date: _____

NONCOLLUSION DECLARATION FORM
[Public Contract Code Section 7106]

The undersigned declares:

I am the Executive Vice President (*Title*) of Cumming Management Group, Inc. (*Firm*), the party making the foregoing Proposal.

The Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Proposal is genuine and not collusive or sham. The Respondent has not directly or indirectly induced or solicited any other Respondent to put in a false or sham Proposal. The Respondent has not directly or indirectly colluded, conspired, connived, or agreed with any Respondent or anyone else to put in a sham Proposal, or to refrain from Proposalding. The Respondent has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Proposal price of the Respondent or any other Respondent or to fix any overhead, profit, or cost element of the Proposal price, or of that of any other Respondent. All statements contained in the Proposal are true. The Respondent has not, directly or indirectly, submitted his or her Proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, Proposal depository, or to any member or agent thereof, to effectuate a collusive or sham Proposal, and has not paid, and will not pay, any Person or entity for such purpose.

Any person executing this declaration on behalf of a Respondent that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Respondent.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on March 12, 2026 (*Date*), at Los Angeles, CA (*City, State*)

Signature: 

Printed Name: Anthony Sanchez

Date: March 12, 2026

BIDDER'S ACKNOWLEDGMENT OF CWA REQUIREMENTS

ONLY APPLICABLE FOR PROJECTS OVER $250,000
DO NOT SUBMIT THIS FORM UNLESS BID EXCEEDS THE AMOUNT LISTED ABOVE.

THE BIDDER ACKNOWLEDGES THAT HE/SHE HAS READ THE COMMUNITY WORKFORCE AGREEMENT AND AGREES TO COMPLY WITH ALL THE PROVISIONS AND REQUIREMENTS. FAILURE OF THE AWARDED CONTRACTOR TO OBTAIN THE REQUIRED LETTERS OF ASSENT FOR ALL SUBCONTRACTORS MAY CONSTITUTE A FAILURE TO EXECUTE THE CONTRACT AND SHALL RESULT IN THE FORFEITURE OF THE SECURITY OF THE BIDDER.

As the contractor's representative, I understand and agree to comply with all provisions of the City of Palmdale's Community Workforce Agreement.

Signature: _____ Title: March 12, 2026 Date: Executive Vice President

Signature: _____ Title: _____ Date: _____



Julian Dixon Library Renovation
Los Angeles, CA



AC Bilbrew Library Renovation
Los Angeles, CA



Lake Forest Civic Center
City of Lake Forest, CA



City of Pomona Library Renovation
Pomona, CA

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////////////////////////////////// BUILDING VALUE THROUGH EXPERTISE

CUMMING GROUP

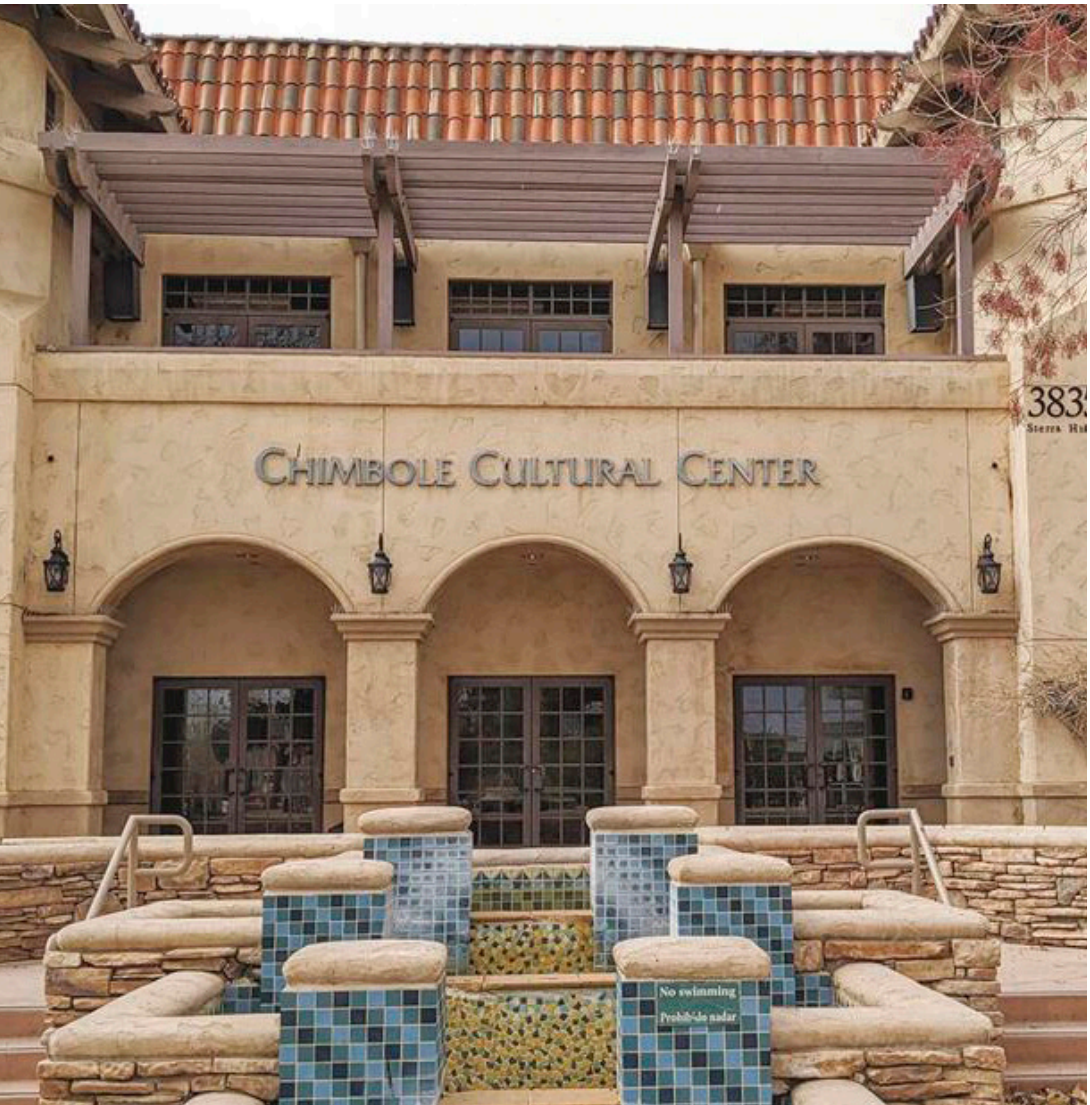
CITY OF PALMDALE

Chimbole Center Library (Phase 1)
Remodel & Renovation

Proposal for Construction Management and Observation Services | **Fee Proposal (Revision #2)**

May 11, 2026

cumming-group.com





Rengstorff Community Center
Mountain View, CA



Murrieta Library Expansion
Murrieta, CA



Valley Academic and Cultural Center
Los Angeles, CA

H. Fee Schedule/Cost Proposal

Cumming Management Group, Inc. (“Cumming Group”) is pleased to submit our Cost Proposal to the City of Palmdale (“City”) to provide Construction Management and Observation Services for the Chimbole Center-Library (Phase 1) Remodel and Renovation Project.

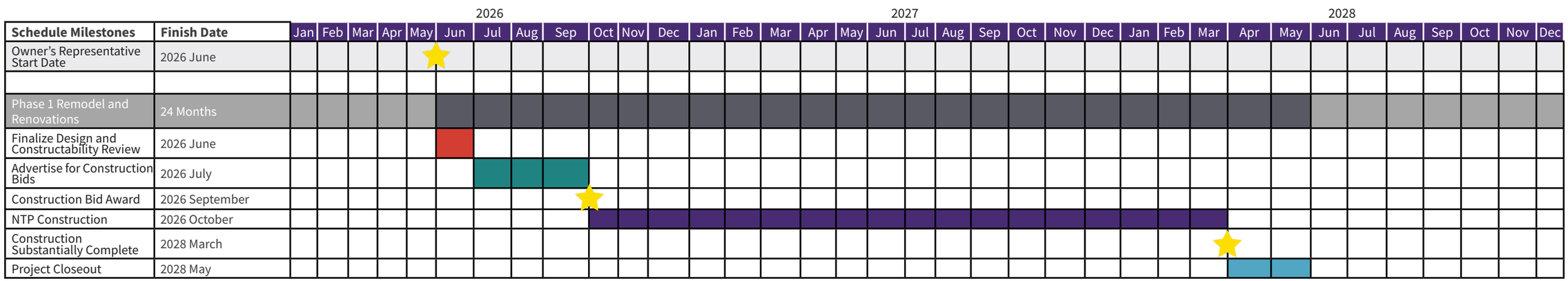
Hourly Rates
Cumming Group presents our hourly rates below for the personnel proposed to support the City with the delivery of the scope of services within the solicitation:

Cumming Group acknowledges that these rates shall remain in effect for the duration of the agreement, subject to annual adjustments indexed to the Consumer Price Index (CPI) for Los Angeles area starting January 1, 2027.

Reimbursable
Any reimbursable expenses incurred during Cumming Group’s performance of services, including, without limitation, all costs for personnel, per diem expenses, printing and/or shipping of deliverables will be billed at actual costs with 5% mark-up. On-site facilities are generally provided by the City or part of the contractor’s general conditions. If requested, these costs would fall under the reimbursable expenses category and shall be billed at cost with 5% markup. Client shall reimburse for any out-of-pocket expenses incurred which are authorized in advance and in writing.

Not-To-Exceed Fee Proposal
Cumming Group proposes our not-to-exceed fee below in support of the project, based on our anticipated level-of-effort, to perform the scope of services:

Cumming Group reserves the right to amend our fees should there be substantial changes to scope of services and requested staffing.



Name		2026 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2028 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Hours	Rate	Total
Stage 1: Interior and Exterior Renovations and Miscellaneous Capital Projects																																								
Project Director	Matthew Feldhaus	-	-	-	-	-	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	10	-	-	-	-	-	-	-	-	325	$235	**$76,375**
Construction Manager	Ryan Kristan	-	-	-	-	-	60	40	40	40	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	40	40	40	30	30	-	-	-	-	-	-	1,260	$210	**$264,600**
Construction Observer	Izogbu Wellinchinda Shahen Soghomonian	-	-	-	-	-	80	15	15	15	120	160	160	160	160	160	160	160	160	160	160	160	160	160	160	80	80	80	40	40	-	-	-	-	-	-	2,805	$175	**$490,875**
Schedule Manager	Kunal Shah	-	-	-	-	-	-	-	-	-	-	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	-	-	-	-	-	-	-	-	170	$170	**$28,900**
Cost Manager/ Cost Estimator	Yuting Bao	-	-	-	-	-	-	-	-	-	-	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	-	-	-	-	-	-	-	-	170	$175	**$29,750**
Project Labor Totals		**0**	**0**	**0**	**0**	**0**	**155**	**70**	**70**	**70**	**195**	**255**	**255**	**255**	**255**	**255**	**255**	**255**	**255**	**255**	**255**	**255**	**255**	**255**	**255**	**155**	**155**	**150**	**70**	**70**	**0**	**0**	**0**	**0**	**0**	**0**	**4,730**		**$890 500**

Subtotal Phase 1 Services	$890,500
Contingency (10%)	$90,000
Reimbursable Expenses	$7,500
Total Phase 1 Not-To-Exceed Fee	$988,000

Total Project Budget	$25,000,000
PMCM Fee as a % of Budget	4.0%



Julian Dixon Library Renovation
Los Angeles, CA



AC Bilbrew Library Renovation
Los Angeles, CA



Lake Forest Civic Center
City of Lake Forest, CA



City of Pomona Library Renovation
Pomona, CA

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////////////////////////////////// BUILDING VALUE THROUGH EXPERTISE

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **1**

SUBJECT: **APPROVE AGREEMENT WITH PARAGON PARTNERS CONSULTANTS, INC., FOR RIGHT-OF-WAY ENGINEERING SERVICES FOR PN 914, RANCHO VISTA BLVD. GRADE SEPARATION PROJECT, FOR A TOTAL NOT TO EXCEED AMOUNT OF $691,005 FOR A TERM OF TWO YEARS FROM THE EFFECTIVE DATE OF THE AGREEMENT**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Agreement No. A-9837 with Paragon Partners Consultants, Inc. (Paragon) for Right-of-Way Engineering Services for PN 914, Rancho Vista Blvd. Grade Separation Project (Project), for a total not to exceed amount of $691,005, which includes a contract amount of $628,187, plus a 10% contingency amount of $62,818 for a term of two years from the effective date of the agreement;

2. Authorize the City Manager or his designee to execute Agreement No. A-9837 with Paragon, including minimal and/or non-substantial changes; and,

3. Authorize the City Manager or his designee to approve change orders for additional or changed scopes of work up to the 10% contingency amount approved by the Council.

BACKGROUND

The Project proposes infrastructure upgrades to enhance safety, reduce traffic congestion, and improve multimodal flow for vehicles, pedestrians, and cyclists. Key improvements include:

Grade Separation: Construct a bridge over Sierra Highway and the Metrolink/Union Pacific (UPRR) tracks.

Multimodal and Infrastructure Improvements: Widen Rancho Vista Blvd. from four to six lanes between Fairway Drive and 10th Street East. Add a Class 2 bike facility, construct Americans with Disabilities Act (ADA) compliant sidewalks, install raised medians, upgrade drainage, lighting, and landscaping.

Utility Improvements: Relocate existing Southern California Edison (SCE) utility poles.

The Project's final design is 95% complete, but the project was paused due to a lack of funding. With the recent award of RAISE Grant Funding and Federal Earmark, the Project was reinitiated and is moving forward with Southern California Edison (SCE) utility pole relocation, final plan reviews by UPRR and Metrolink, and right-of-way engineering for necessary parcel acquisitions and temporary construction easements.

DISCUSSION

On December 18, 2025, a Request for Proposals (RFP) for right-of-way engineering services was publicly advertised via the PlanetBids electronic platform. The services requested include, but are not limited to, public outreach services, appraisal and valuation coordination, and utility coordination.

On February 19, 2026, the City received four (4) proposals. Consistent with the RFP procurement process, the evaluations prioritized the proposer's project team experience and qualifications, project understanding, technical approach, and public outreach experience. The table below summarizes the weighted evaluation criteria used in this process:

Criteria	Available Points
Expertise, Experience, and Training Plus Prior Contracting History	30
Project Approach	30
Public Understanding	20
Public Engagement	15
Compliance with RFP	5
Total	**100**

Each evaluator scored the proposals independently, and the firms were ranked as follows:

Rank	Vendor	Location	Proposal Fee
1	Paragon	Cypress, CA	$623,187.00
2	Epic Land Solutions, Inc.	Corona, CA	$1,152,834.10
3	Hamner Jewell & Associates	San Luis Obispo, CA	No Total Fee

4	Engineering Resources of Southern California, Inc.	Redlands, CA	$1,054,980.60

Paragon's team has a proven track record in delivering similar grade separation projects. Their expertise includes extensive coordination with key agencies and familiarity with federal and state right-of-way acquisition, certification, and relocation procedures.

Paragon provided the most comprehensive scope of services and was the only firm that proposed to perform Phase I Environmental Site Assessment for the two full acquisition parcels as an optional service in the amount of $5,000. This optional task is necessary to fully assess the existing soil conditions and presence of hazardous materials in the two parcels that will require full acquisitions; therefore, staff recommend that this task be included in the scope of services, increasing the total contract amount to $628,187.

The top two (2) consulting firms were each invited for interviews. Based on interviews, qualifications, and relevant experience, staff recommend that the City Council approve a professional services agreement with Paragon for right-of-way engineering services for a total not to exceed amount of $691,005, which includes a 10% contingency amount.

FISCAL IMPACT

$691,005; Sufficient funds are budgeted and available for Fiscal Year 2025-26 utilizing Proposition C Fund.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E. Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-9837 with Paragon Partners Consultants, Inc.
Proposal
Fee Schedule
Location Map

AGREEMENT NO. A-9837
CONTRACT FOR CONSULTANT SERVICES
BETWEEN THE CITY OF PALMDALE AND PARAGON PARTNERS CONSULTANTS, INC. (PARAGON)

THIS CONTRACT FOR CONSULTANT SERVICES ("Contract" herein) is made and entered into by and between the City of Palmdale a public body corporate and politic, (hereinafter called "CITY") and PARAGON PARTNERS CONSULTANTS, INC. (PARAGON) (hereinafter called "CONSULTANT"). This Contract shall become effective on the date of the last signatory.

RECITALS

WHEREAS**,** City desires to engage CONSULTANT to provide certain consultant services; and

WHEREAS, CONSULTANT represents that CONSULTANT has the expertise and is qualified to perform the services described in this Contract. And, if required, is duly registered under the laws of the State of California; and

WHEREAS, CONSULTANT desires to accept such engagement.

NOW, THEREFORE, the parties agree as follows:

1 DESCRIPTION OF WORK

1.1 The City hereby engages CONSULTANT, and CONSULTANT accepts such engagement, to provide the following services:

Comprehensive Right-of-Way (ROW) Engineering Services for CITY Project No. PN 914 Rancho Vista Blvd. (RVB) Grade Separation Project.

Task 1 - Project Coordination and Management
Task 1a - Public Outreach: prepare and conduct three (3) community outreach meetings and attend one (1) City Council Meeting.
Task 2 - Right of Way Mapping and Exhibits
Task 3 - Preliminary Title Reports and Property Research
Task 4 - Appraisal and Valuation Coordination
Task 5 - Acquisition and Negotiation Support
Task 6 - Relocation Assistance Implementation (if applicable)
Task 7 - Utility Coordination and Railroad Coordination
Task 8 - Caltrans ROW Certification
Task 9 - Phase I Environmental Site Assessment (2 parcels)

Other Direct Costs (mileage, postage, etc.)

CONSULTANT's complete Proposal attached as Exhibit "A".

CONSULTANT shall perform and complete all such work and services in a manner satisfactory to CITY.

1.2 Project deliverables shall be reviewed and approved by CITY to determine acceptable completion. CITY shall have the right to review and inspect the work during the course of its performance at such times as may be specified by CITY.

1.3 CONSULTANT shall not accept any change of scope, or change in contract provisions, unless issued in writing, as a contract change order or amendment and signed by CITY. Any extensions of time must be mutually agreed upon in writing and executed by both parties.

1.4 CITY shall provide to CONSULTANT, without charge, all data, program information, including reports, records, maps, and other information, now in CITY's possession, which may facilitate the timely performance of the work.

2 CITY PROJECT MANAGER

To provide the services required by this Contract, CONSULTANT shall act under the authority and approval of a Project Manager appointed by CITY. The City Project Manager will oversee the work under this Contract, assist CONSULTANT with any necessary information, audit billings, and approve payments. CONSULTANT shall channel reports, deliverables, and special requests through the City Project Manager.

3 CONSULTANT'S KEY PERSONNEL

CONSULTANT's Team and Key Personnel are as follows:

Mark Mendoza, Principal-in-Charge; Colin Valles, Project Manager

This Consultant Services Contract has been awarded to CONSULTANT based on its representation that those personnel and subcontractors listed above will perform the portions of the work listed herein. CONSULTANT shall not deviate nor substitute any of these team members without prior written approval by CITY.

4 CONTRACT TERM

The term of this contract is TWO (2) YEARS, commencing on the effective date.

5 TAXES

5.1 CONSULTANT shall pay all sales, consumer, use, and other similar taxes required to be paid by CONSULTANT in accordance with state and local laws.

5.2 CONSULTANT is an independent contractor and shall have no power or authority to incur any debt, obligation, or liability on behalf of CITY. No person employed by CONSULTANT or acting on its behalf, in connection with this Contract shall be considered the Agent or employee of CITY.

5.3 CONSULTANT shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

6 PATENT FEES AND ROYALTIES

CONSULTANT shall pay all license fees and royalties and assume all costs incident to the use, in the performance of the work or the incorporation in the work of any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product or device is specified by CITY for use in the performance of the work and if, to the actual knowledge of CITY, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by CITY in the contract documents. CONSULTANT shall indemnify and hold harmless CITY and anyone directly or indirectly employed by CITY from and against all claims, damages, losses and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, product or device not specified by CITY, and shall defend all such claims in connection with any alleged infringement of such rights.

7 STANDARDS OF PERFORMANCE

CONSULTANT shall be responsible for the completeness and accuracy of its services and work and documents resulting there from, and CITY shall not be responsible for discovering deficiencies therein. CONSULTANT shall correct any such deficiencies or errors without additional compensation and without cost to CITY, except to the extent any such deficiency is directly attributable to deficiencies in CITY -furnished information.

8 CONSULTANT’S PERSONNEL

8.1 All services required under this Contract shall be performed by CONSULTANT, or under CONSULTANT’S direct supervision, and all personnel shall possess the qualifications, permits and licenses required by State and local law to perform such services.

8.2 CONSULTANT shall be solely responsible for the satisfactory work performance of all personnel engaged in performing services required by this Contract, and compliance with all reasonable performance standards established by CITY.

8.3 CONSULTANT shall be responsible for payment of all CONSULTANT’s employees’ and subcontractor’s wages and benefits and shall comply with all requirements pertaining to the employer’s liability, workers’ compensation, unemployment insurance, and Social Security.

8.4 CONSULTANT shall indemnify and hold harmless CITY, and its respective officers, agents and employees from and against all claims, demands, damages or costs arising from CONSULTANT’s acts or omissions with respect to any liability, damages, claims, costs and expenses of any nature arising from alleged violations of personnel practices.

9 COMPENSATION

9.1 For all of work and services including the various phases of tasks as described in Section 1, CITY shall pay to CONSULTANT an amount not to exceed the sum of SIX HUNDRED and TWENTY-EIGHT THOUSAND, ONE HUNDRED and EIGHTY-SEVEN dollars ($628187), payable as follows:

TASK 1 - Project Coordination and Management including Public Outreach = $30,340
TASK 2 - Right of Way Mapping and Exhibits = $187,110
TASK 3 - Preliminary Title Reports and Property Research = $35,325
TASK 4 - Appraisal and Valuation Coordination = $160,000
TASK 5 - Acquisition and Negotiation Support = $87,400
TASK 6 - Relocation Assistance (if applicable) = $52,615
TASK 7 - Utility Coordination = $52,867
TASK 8 - ROW Certification = $13,730
TASK 9 - Phase I Environmental Site Assessments (2 parcels) = $5,000

Other Direct Costs (mileage, postage, etc.) = $3,800

CONSULTANT Fee Schedule attached as Exhibit “B”.

The Contract Price is CONSULTANT’S estimate of its charges for all of the services, including all labor, equipment, material, subcontractor and reimbursable costs, to be provided under this Agreement. Progress payments shall be made on a time and material basis. Final payment shall be made upon completion of all services and City acceptance of all deliverables, not-to-exceed the Contract Price.

9.2 CONSULTANT shall perform no work in excess of the total contract price without prior written approval of CITY. Total contract price includes expenses related to travel to and from CITY to meet with City and to appear, if so required, before City Council or any other board or commission of CITY.

9.3 CONSULTANT shall maintain adequate records and shall permit inspection and audit by CITY of CONSULTANT’s charges under this Contract. CONSULTANT shall make such records available to CITY during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records, and they will be available only to CITY and any specified public agencies. Such records shall be maintained by CONSULTANT for one (1) year following completion of the work under this Contract unless a longer period of time is required by state or federal law, in which event CONSULTANT shall retain its records for the time required by such laws.

9.4 No payment made hereunder by CITY to CONSULTANT, shall be construed as an acceptance by CITY of any work or materials, nor as evidence of satisfactory performance by CONSULTANT of its obligations under this Contract.

10 INDEMNIFICATION

To the fullest extent permitted by law, CONSULTANT and any contractors or subcontractors working on its behalf agree to indemnify CITY, its officers, employees, agents and elected and appointed boards (hereinafter “Indemnified Parties”) for any loss, claim, demand, cause of action, cost, expense, damage, obligation or liability

which arises out of or is in any way connected with the performance of any work under this agreement, including any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of CONSULTANT, its contractors or subcontractors, and regardless of any acts, omissions or negligence (whether active or passive) of any person or entity indemnified hereunder. At their own expense, CONSULTANT and, as applicable, any contractors or subcontractors working on its behalf, shall defend any suit, claim or action against the Indemnified Parties founded upon such loss, claim, demand, cause of action, cost, expense, damage, obligation or liability. CONSULTANT shall ensure that the contract of any contractor or subcontractor working under this agreement contain an indemnity agreement, requiring the contractor or subcontractor to indemnify and defend the Indemnified Parties pursuant the terms set forth above. CONSULTANT shall indemnify the Indemnified Parties, and save it harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of any breach of the aforesaid obligations and covenants, and any other provision or covenant of this agreement.

11 INSURANCE

11.1 CONSULTANT, at its expense, shall maintain in effect at all times during the performance of work under this Contract not less than the following coverage and limits of insurance, which shall be maintained with insurers listed “A” or better in the Best’s Insurance Guide and authorized to do business in the State of California. **Proof of Insurance, as identified in Section 11.8, must be reviewed and accepted by the City Attorney**.

11.1.1 Workers’ Compensation and Employer’s Liability

- Workers’ Compensation—coverage as required by the State of California
- Employer’s Liability:
  $1,000,000.00 each accident
  $1,000,000.00 policy limit bodily injury
  $1,000,000.00 each employee bodily injury by disease

11.1.2 Professional Liability (Errors & Omissions) Insurance*

- $2,000,000 limit on a per occurrence basis

11.1.3 Commercial General Liability

- $2,000,000.00 limit on a per occurrence basis
- $4,000,000.00 general aggregate limit

11.1.4 Commercial Automobile Liability

- $2,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

11.2 All of CONSULTANT’s policies shall contain an endorsement providing that written notice shall be given to CITY at least thirty- (30) calendar days prior to termination, cancellation or reduction of coverage in the policy.

11.3 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, in the same manner as the named insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificate and endorsements shall state: “The City of Palmdale, the Successor Agency of the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Industrial Development Authority of the City of Palmdale, Palmdale Airport Authority, their officers, agents, employees and volunteers are named as additional insured’s.”

B. “Severability of Interest” clause.

11.4 Promptly on execution of this Contract, and prior to commencement of any work, CONSULTANT shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONSULTANT has the required coverage and showing the required named insureds. Within five (5) days of written request from CITY, CONSULTANT shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

11.5 The requirements as to the types and limits of insurance to be maintained by CONSULTANT are not intended to and shall not in any manner limit or qualify CONSULTANT’s liabilities and obligations under this Contract.

11.6 Any policy or policies of insurance that CONSULTANT elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer’s right of subrogation against CITY.

11.7 All insurance coverage must be maintained throughout the duration of this Contract.

11.8 Acceptable Proof of Insurance:

11.8.1 ACORD Certificate of Insurance listing all coverages, limits, deductibles and insureds; and endorsements for all applicable coverages if agent has authority to issue it; Additional insured Form CG20101185 or CG20100707 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

11.8.2 Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements listing all insurers must be submitted to the City Attorney.

11.8.3 *When professional (E&O) liability coverage is provided on a “claims made basis”, CONSULTANT will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during

the term of this Agreement, and will cover CONSULTANT, or its officers, employees, or agents during the time this Agreement was in effect.

11.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONSULTANT fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

11.10 CONSULTANT shall require any and all subcontractor's working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONSULTANT shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONSULTANT's sole risk. CONSULTANT's insurance requirements in Section 11 will not be impacted and/or limited by such deviation.

12 TERMINATION WITHOUT CAUSE

CITY reserves the right to terminate this Contract or any part thereof for its sole convenience with fifteen (15) days written notice. In the event of such termination, CONSULTANT shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and sub-consultants to cease such work. CONSULTANT shall also surrender to CITY all finished or unfinished documents or programs and other materials, which shall be City’s property. As compensation in full for services performed to the date of such termination, the CONSULTANT shall receive an amount equal to the value of the work completed as of the termination date in accordance with the fee schedule or as negotiated between the parties. In no event shall the amount payable upon termination exceed the total maximum compensation provided for in this Contract.

13 TERMINATION FOR CAUSE

13.1 If the City determines that the CONSULTANT has failed to supply an adequate working force, or to provide services of proper quality, or has failed in any other respect to satisfactorily perform the services specified in this Contract, the City shall give written notice to the CONSULTANT specifying all defaults to be remedied within thirty (30) days. Such notice shall set forth the basis for the City’s dissatisfaction and suggest corrective measures. If, after thirty days, the CONSULTANT has failed to implement the corrective measures, the City may elect to terminate this Contract, in whole or in part.

13.2 In the event the City terminates this Contract in whole or in part as provided herein above, the City may procure, upon such terms and in such manner, as it may deem appropriate, services similar to those terminated.

13.3 If this Contract is terminated as provided above, the City may require the CONSULTANT to provide all finished or unfinished documents, data, studies, software, drawings, maps, photographs, reports, etc., prepared by the

CONSULTANT. Upon such termination, the CONSULTANT shall be paid an amount equal to the value of the services provided and work performed as of the date of termination. Such payment by the City may take into consideration the costs associated with hiring another CONSULTANT to complete the services. In the event no new CONSULTANT is employed, the CONSULTANT shall be paid an amount equal to the value of the work performed. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to both completed work and work in progress, to complete and incomplete documents when such are delivered to CITY, and to authorized reimbursement expenses.

The above is in addition to any other remedies available by law or equity to the City.

13.4 If, after notice of termination of the Contract under the provisions of this Section 13, it is determined, for any reason, that CONSULTANT was not in default, or that the default was excusable, then the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to Section 12.

14 DISPUTE RESOLUTION

All claims, disputes, and other matters in question between CITY and CONSULTANT arising out of, or relating to this Contract, or the breach thereof shall, to the extent reasonably feasible, be resolved through good faith negotiations between the parties.

15 OWNERSHIP AND DELIVERY OF WORK PRODUCT:

All documents, data, reports, studies, analyses, field notes, investigations, plans, specifications, software, programs, manuals, instructions, and other materials of any nature, whether complete or incomplete, that are prepared, developed, or produced by CONSULTANT or Consultant's subcontractors in the performance of this Agreement (collectively, "Work Product") shall be the exclusive property of the CITY. All Work Product shall be delivered to or left with the CITY upon completion, expiration, or termination of this Agreement. Upon request, CONSULTANT shall provide the CITY with originals and reproducible and electronic copies of all Work Product. Electronic copies shall be provided in an unprotected format that allows the CITY to copy, reproduce, modify, and use the Work Product without restriction.

16 OWNERSHIP OF INTELLECTUAL PROPERTY:

The Work Product and all intellectual property rights therein shall be deemed "works made for hire" under the United States Copyright Act (17 U.S.C. § 101 et seq.), and the CITY shall be deemed the author and exclusive owner thereof, in perpetuity and worldwide.
To the extent any Work Product does not qualify as a work made for hire, CONSULTANT hereby irrevocably assigns, transfers, and conveys to the CITY all right, title, and interest in and to such Work Product, including all copyrights, trademarks, patents, and other proprietary rights. CONSULTANT consents to the use of CONSULTANT's name in conjunction with the sale, use, performance, and distribution of Work Product, for any purpose and in any medium.

CONSULTANT agrees to execute any documents and take any actions reasonably requested by the CITY to confirm or perfect the CITY'S ownership of such rights.

CONSULTANT waives any and all moral rights or similar rights under California Civil Code section 980 or any other applicable law to the extent permitted by law.

17 SUBCONTRACTING, DELEGATION AND ASSIGNMENT

17.1 CONSULTANT shall not delegate, subcontract or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of CITY; provided, however, that claims for money due or to become due to CONSULTANT from CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Any proposed delegation, assignment or subcontract shall provide a description of the services covered, identification of the proposed assignee, delegates or subcontractor, and an explanation of why and how the same was selected, including the degree of competition involved. Any proposed agreement with an assignee, delegates or subcontractor shall include the following:

A. The amount involved, together with CONSULTANT's analysis of such cost or price; and

B. A provision requiring that any subsequent modification or amendment shall be subject to the prior written consent of CITY.

C. The requirement to hire only those persons authorized by federal law to work in the United States.

17.2 Any assignment, delegation or subcontract shall be made in the name of CONSULTANT and shall not bind or purport to bind CITY and shall not release CONSULTANT from any obligations under this Contract including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegates and subcontractors. No such assignment, delegation or subcontract shall result in any increase in the amount of total compensation payable to CONSULTANT under this Contract.

18 NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY

18.1 In performance of this Contract, CONSULTANT shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation, or age. CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation or age. Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

19 SB 1383 COMPLIANCE

CONSULTANT shall comply with all applicable requirements of California Senate Bill 1383 (SB 1383) and related regulations concerning the reduction of organic waste, diversion from landfills, and edible food recovery.

20 FINANCIAL INTEREST CERTIFICATION

20.1 CONSULTANT warrants that no person has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no officer or employee of the CITY has any interest, financially or otherwise, in CONSULTANT's firm.

20.2 For breach or violation of this warranty, CITY shall have the right to annul this Contract without liability, or at its discretion to deduct from the Contract Price or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

21 CONFLICT OF INTEREST

21.1 CONSULTANT stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this Contract or which would cause CONSULTANT to be "financial interested" (as provided in California Government Code Section 1090 et seq. or 87100 et seq.) in any contract or decision made by CITY on any matter.

21.2 CONSULTANT shall not employ any City official or employee to perform any work required pursuant to this Contract.

21.3 If CONSULTANT is a registered professional engineer or licensed land surveyor and the scope of work requires CONSULTANT'S recommendation of the actual formula to spread the costs of an assessment district's improvements, then CONSULTANT shall not participate in making that recommendation if the additional elements set forth in Government Code section 87100.1(c) apply. Those additional elements are: (1) CONSULTANT has received income of $250 or more for professional services in connection with any parcel included in the benefit assessment district within 12 months prior to the creation of the district; and (2) the district includes other parcels in addition to those parcels for which CONSULTANT received the income. In the event a conflict of interest does arise in that context, City shall select a different CONSULTANT to recommend the actual formula to spread the costs of the assessment district's improvements and the costs of such services shall be deducted from the compensation to be paid to CONSULTANT.

21.4 To the extent required by the City Manager/designee, CONSULTANT shall complete and file with the City Clerk a Form 700 Statement of Economic Interests disclosing any reportable property interests, income, gifts, investments, or business positions.

22 COMPLIANCE WITH LAW

22.1 CONSULTANT shall comply with all state and federal laws, including but not limited to, the requirement to hire only those persons authorized by federal law to work in the United States. If CONSULTANT uses any subcontractors to complete this Contract, this same requirement shall be included in all subcontracts and strictly enforced by CONSULTANT.

22.2 The law of the state of California shall govern this Contract. The venue of any legal action, either formal or informal, shall be the County of Los Angeles.

23 HEALTH AND SAFETY PROVISIONS

A. CONSULTANT and all subcontractors shall abide by all health and safety mandates issued by federal, state, county, City of Palmdale, and/or public health officers, and worksite-specific mandates. If multiple mandates exist, the CONSULTANT and subcontractors shall abide by the most restrictive mandate.
B. Costs associated with adhering to health and safety mandates are the responsibility of the CONSULTANT. CONSULTANT is responsible for the tracking and compliance of health and safety mandates and may be audited upon request.

24 NOTIFICATION AND ACCESS REVOCATION

The CONSULTANT shall notify the CITY in writing prior to or no later than twenty-four (24) hours after, the termination, expiration, suspension, reassignment, or removal of any Contractor Personnel with access to the Project or Owner Resources. For Contractor Personnel with Information Technology access, notification must be immediate, or the CITY may consider the CONSULTANT to be in breach of contract. Notice shall include the individual’s name, role, effective date and time of termination or removal, and systems or resources accessed.

The CITY reserves the right, in its sole discretion, to immediately suspend or revoke access for any Contractor Personnel upon receipt of notice or upon CITY'S determination that such access is no longer required or appropriate.

25 FORCE MAJEURE

Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement (other than payment obligations) if such failure or delay is caused by an event or circumstance beyond the reasonable control of the affected Party (“Force Majeure Event”). Force Majeure Events include, but are not limited to, acts of God; flood; fire; earthquake; explosion; war; terrorism; civil disturbance; epidemic or pandemic; quarantine; governmental actions or orders; or other similar events beyond the control of the affected Party.
The affected Party shall provide written notice to the other Party within ten (10) calendar days of the occurrence of the Force Majeure Event, describing the nature, expected duration, and anticipated impact on performance. The Party shall use all diligent efforts to mitigate the effects of the event and resume performance as soon as practicable.

When CONSULTANT is the sole cause of the delay to the commissioning and substantial completion and delay is not caused by an event of Force Majeure or by

the CITY'S failure to make payments in accordance with the Contract or to provide required information to CONSULTANT when contemplated in the Contract, CITY shall be entitled to liquidated damages in the sum at the daily rate of $1,000.00, beginning at zero (0) days from written notice given by CITY up to a maximum liquidated damage aggregate of ten percent (10%) of the contract price of the equipment delayed.

26 NOTICES

Any notice required under this Contract shall be in writing, addressed to the appropriate party at its address on the signature page and given personally or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

27 ENTIRE CONTRACT AND AMENDMENTS

27.1 This Contract is the complete agreement between the parties and supersedes all prior proposals, agreements, and understandings between the parties and may not be modified or terminated orally.

27.2 No attempted waiver of any of the provisions hereof, nor any modification in the nature, extent or duration of the work to be performed by CONSULTANT hereunder, shall be binding unless in writing and signed by the party against whom the same is sought to be enforced.

27.3 The failure of any party to enforce against another party any provision of this Contract shall not constitute a waiver of that party’s right to enforce such a provision at a later time, and shall not serve to vary the terms of this Contract.

28 ATTORNEY’S FEES

If any action at law or in equity is brought to enforce or interpret any provisions of this Contract, the prevailing party in such action shall be entitled to reasonable attorney’s fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Salvador Mendez
City Manager

Lee Torres
May 21, 2026, 10:18 AM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38250 Sierra Highway
Palmdale, CA 93550

PARAGON PARTNERS CONSULTANTS, INC. (PARAGON):

William McCawley
May 22, 2026, 5:17 PM PDT

William McCawley
CFO

ADDRESS FOR NOTICE:
PARAGON PARTNERS CONSULTANTS, INC. (PARAGON)
5660 Katella Avenue, Suite 100
Cypress, CA 90630

APPROVE AS TO FORM:

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Attached Agreement Checklist and met all requirements

Record of Signing

For	City of Palmdale
Name	Leonardo Torres
Title	



Signed on May 21, 2026 10:18 AM PDT

Secured by Concord™
DocumentID: 033KfXrytlYbtev0MzOfWj
SigningID: 033KfXrjIlO3VpPX3EqHMw
UTC Signing time: 2026-05-21 17:18:15 UTC
IP Address: 206.171.111.149
Email: ltorres@cityofpalmdaleca.gov

For	bmccawley@paragon-partners.com
Name	William McCawley
Title	Vice President/CFO



Signed on May 22, 2026 5:17 PM PDT

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DocumentID: 033KfXrytlYbtev0MzOfWj
SigningID: 033LPAGRxHfbaAlcv3FM8r
UTC Signing time: 2026-05-23 00:17:08 UTC
IP Address: 47.177.153.114
Email: bmccawley@paragon-partners.com

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PARAGON

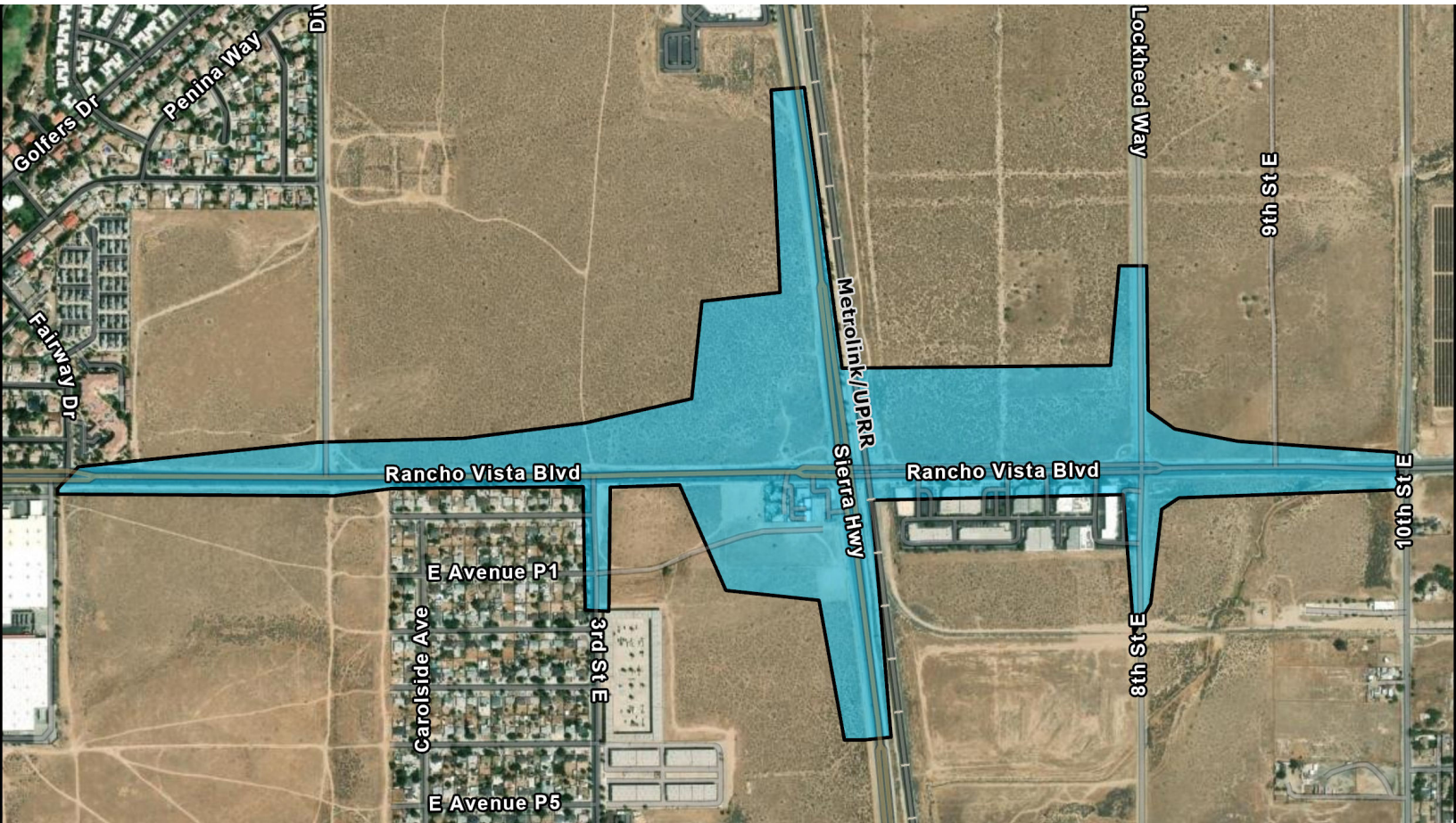
A CLS COMPANY

REQUEST FOR QUALIFICATIONS FOR RIGHT-OF-WAY ENGINEERING SERVICES FOR RANCHO VISTA BOULEVARD GRADE SEPARATION (PN527A)

February 19, 2026

CITY OF PALMDALE

a place to call home



PROPOSAL REQUIREMENTS

A) COVER LETTER 1

B) QUALIFICATIONS AND EXPERIENCE OF PROPOSER'S PERSONNEL 2

C) PROJECT APPROACH 15

D) PROJECT UNDERSTANDING 25

E) PROPOSED PERSONNEL 28

F) QUALITY ASSURANCE/QUALITY CONTROL PROCEDURES 39

G) SCHEDULE CONTROL 40

H) FEE SCHEDULE/COST PROPOSAL (under separate attachment)

FORMS

- Certificate of Proposal
- Respondent's Acknowledgement of Liability Insurance Requirements
- Non-Collusion Declaration Form
- Acknowledgement of 3 Addendums
- Byrd Anti Lobbying
- Certificate for Suspension and Debarment
- Deviations and/or Exception Form

PARAGON
A CLS COMPANY

February 19, 2026

City of Palmdale
Department of Public Works – Capital Improvement Program
Attn: Ludy Smeets, Project Manager
Lsmeets@oe-eng.com

RE: Proposal for Right-of-Way Engineering Services – Rancho Vista Boulevard Grade Separation (PN 527A)

Dear Ms. Smeets:

On behalf of Paragon Partners Consultants, Inc. (Paragon), I am pleased to submit our proposal to provide **comprehensive Right-of-Way (ROW) Engineering Services for the Rancho Vista Boulevard Grade Separation Project.** We have reviewed the Request for Proposal and fully understand the scope, objectives, and requirements outlined therein. We have kept our proposal to 40 pages (not including cover, table of contents, and forms). **Our team is committed to delivering exceptional right-of-way services that ensures timely acquisition, compliance with all applicable regulations, and seamless coordination with stakeholders.**

Paragon brings more than **33-years of experience in real estate right-of-way acquisition services for complex transportation and infrastructure projects,** including grade separations and rail corridor improvements. Our **Southern California office** is headquarters for our dedicated team of professionals who will perform the required work, ensuring responsiveness and accountability throughout the project lifecycle. Our teams have successfully completed projects with similar scopes for public agencies, with projects requiring expertise in Site Research, Title Services, Appraisal, Appraisal Review, Acquisition and Negotiations, Relocation Assistance, Escrow Coordination, Railroad Coordination, Utility Coordination, Property Management and Condemnation Support, when necessary. Our staff is also well versed and experienced in securing Caltrans Right-of-Way Certifications. We engage subconsultant partners with dedicated areas of focus and with whom we have worked extensively, as needed.

Our approach emphasizes proactive communication and stakeholder engagement. We are experienced and adept at conducting public outreach meetings and providing technical expertise to City Staff in support of its projects. Additionally, our proven QA/QC procedures and schedule control tactics will minimize risk and delays, enabling the City to meet its Project completion goal of Spring 2027.

AUTHORIZED OFFICER AND STATEMENT

Mark Mendoza, Principal/Corporate Broker, 5660 Katella Ave., Suite 100 Cypress, California, 90630 | 626.893.2026

I have read, understood and agreed to all statements in this request for proposal and acknowledge receipt of all addendums / amendments as well as to the terms, conditions, and attachments referenced.

Should you have any questions or require additional information, please contact me at 626.893.2026 or mmendoza@paragon-partners.com. Thank you for the opportunity to expand our partnership with the City of Palmdale by supporting this critical infrastructure improvement project.

Sincerely,



Mark T. Mendoza
Principal/Corporate Broker

SUMMARY OF EXPERIENCE & REFERENCES

PARAGON IS THE ONLY CONSULTANT WHICH HAS DELIVERED RIGHT OF WAY FOR MORE THAN 15 GRADE SEPARATION PROJECTS IN SOUTHERN CALIFORNIA

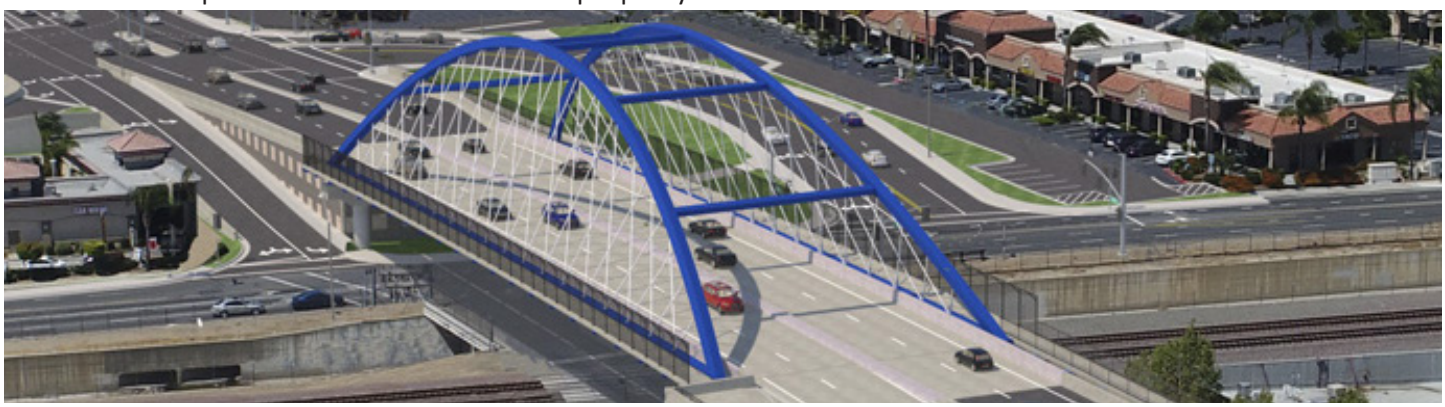
Paragon technical professionals have extensive expertise in providing and directing the full range of real estate right-ofway services for federally regulated and funded projects, in accordance with all statutory requirements. Our professionals are credentialed and knowledgeable in all city, state and federal laws, regulations and policies, including the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR Part 24), as amended; FTA 5010.1D, Chapter 13 of the Caltrans Local Assistance Procedures Manual (LAPM); the Caltrans Right-of-Way Manual; and the California Relocation Assistance and Real Property Acquisition Guidelines (Title 25, California Code of Regulations). In addition to a staff of 70 professionals with the right-of-way credentials and technical expertise to advance the most complex projects, for 33-years, Paragon' s culture of accountability has consistently produced high-quality deliverables and a level of service that surpasses client expectations each time.

For three decades, Paragon has been the preeminent provider of right-of-way services for grade separation projects throughout California. These projects have included multiple grade separations for the City of Corona - McKinley Street Grade Separation, Alameda Corridor Transportation Authority (ACTA), and successfully obtaining Caltrans Certification of eleven (11) grade separation projects for the Alameda Corridor-East Construction Authority (ACE). All ACE grade separation projects undertaken by Paragon have received the Caltrans Right-of-Way Certification. For a project that recently conducted a ribbon-cutting ceremony, **the San Gabriel Trench, for which Paragon prepared the Right-of-Way Certification, Caltrans noted that it was "exemplary," stating that they would use Paragon's certification as a model for future certifications.** Further, there has never been an occurrence or possible deallocation of project funding due to Paragon having not met the right-of-way schedule. This experience will be integral to the City's Rancho Vista Boulevard Grade Separation Project.

CITY OF CORONA, MCKINLEY STREET GRADE SEPARATION PROJECT

Paragon partnered closely with the design consultant to provide targeted value engineering services focused on minimizing right-of-way impacts while preserving the project's functional and safety objectives. Through early coordination and strategic design refinements, Paragon helped significantly reduce the number of property acquisitions and business relocations required.

The original project design required the full acquisition of 25 parcels and the relocation of 16 businesses, resulting in substantial community and stakeholder impacts. As a result of the revised design approach, the project was reconfigured to require full acquisition of only two parcels, partial acquisition of 15 parcels, and just nine relocations. This redesign substantially reduced costs, shortened the acquisition timeline, and substantially minimized disruption to local businesses and property owners.



ALAMEDA CORRIDOR-EAST CONSTRUCTION AUTHORITY |THE ACE PROJECT - THE "GATEWAY TO AMERICA"

The ACE Construction Authority ("ACE") has secured nearly $1.7 billion to complete safety and mobility upgrades at 55 Union Pacific Railroad grade separations over 70 miles of mainline railroad in the San Gabriel Valley.

Paragon has served as the right-of-way program/real estate manager for this complex project for over 25 years. Paragon's ability to provide and manage a full complement of right-of-way and support services has resulted in the successful acquisition and management of more than 400 residential, commercial, industrial, retail, and railroad properties across 14 grade separations and improvements. In addition, Paragon has permanently relocated more than 150 business and residential displacees, as well as more than 200 personal property displacees. 11 out of the 14 projects associated with the ACE Project resulted in a 0% condemnation rate. Our success with the right-of-way acquisition and relocation for this Project is a testament to our expertise in providing a wide spectrum of land services to meet the needs of both private and public interests. Our extensive experience in regulatory processes and procedures and highly effective negotiation skills enable us to close deals quickly and economically and has resulted in ACE qualifying and receiving more than $110M in grants including funds from FTA.

ACE PROJECTS

CITY OF EL MONTE | BALDWIN GRADE SEPARATION PROJECT 38 acquisitions; 10 business relocations; 38 residential relocations	CITY OF INDUSTRY | PUENTE AVENUE GRADE SEPARATION PROJECT 26 acquisitions; 9 business relocations; 5 residential relocations
CITY OF PICO RIVERA | DURFEE AVENUE GRADE SEPARATION PROJECT 47 acquisitions; 7 business relocations; 1 residential	CITY OF EL MONTE | RAMONA GRADE SEPARATION PROJECT 8 acquisitions; 10 business relocations; 4 residential relocations
CITY OF POMONA | RESERVOIR GRADE SEPARATION PROJECT 27 acquisitions; 29 business relocations; 10 residential relocations	CITY OF POMONA | TEMPLE AVENUE GRADE SEPARATION PROJECT 21 acquisitions
CITY OF POMONA | EAST END GRADE SEPARATION PROJECT 14 acquisitions; 2 business relocations	CITY OF INDUSTRY NOGALES STREET GRADE SEPARATION PROJECT 16 acquisitions; 19 business relocations
CITY OF POMONA | TEMPLE 4TH TRACK 26 acquisitions	CITY OF INDUSTRY | BREA CANYON GRADE SEPARATION PROJECT 50 acquisitions; 1 business relocations; 2 residential relocations
CITY OF INDUSTRY | SUNSET GRADE SEPARATION PROJECT 10 acquisitions	CITY OF INDUSTRY | FULLERTON GRADE SEPARATION PROJECT 23 acquisitions; 4 business relocations
CITY OF SAN GABRIEL | SAN GABRIEL TRENCH- 52 acquisitions; 2 business relocations; 1 residential relocations	CITY OF INDUSTRY | FAIRWAY DRIVE GRADE SEPARATION PROJECT 23 acquisitions; 1 business relocation

CITY OF INDUSTRY, FULLERTON ROAD GRADE SEPARATION PROJECT

The Fullerton Road Grade Separation Project lowers Fullerton Road beneath the existing railroad right-of-way in the City of Industry and unincorporated area of Los Angeles County, between Rowland Street and State Route 60 (SR-60). The project required three full takes, 17 partial takes and 4 business relocations. Some of the project challenges and solutions included: *Puente Plaza is a very large and expensive multi-tenant commercial shopping center ($40Million+) within the project limits. Working with Biggs Cardoza and ACE, direct project impacts were avoided and the project utilities that were to be re-located in Puente Plaza as part of the Project were constructed pursuant to a Permit to Enter in lieu of a formal acquisition of property rights. In exchange for the Permit to Enter, an upgrade of an existing water line that currently services the property was negotiated. Additionally, reconstruction of an existing retaining wall was necessary. Rather than formally acquiring rights for the wall reconstruction, permission to construct was granted by the owner in exchange for the placement of a small plexi-glass barrier on the top of the subject wall. The wall separated the lowered street from the patio of a restaurant.* **The significance of not formally acquiring the aforementioned property rights foreclosed more than 24 businesses of significant size to make a claim for loss of business goodwill as a result of the project. Stated differently, there were no "property takings". The work as noted above was performed under a Permit to Enter which is an acceptable vehicle to Caltrans when used correctly.**



ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) | OC BRIDGES PROGRAM

OCTA's $635 million OC Bridges Program delivered seven new overpasses and underpasses designed to ease congestion by separating major roadways from the busy freight and passenger rail lines running through Anaheim, Fullerton, Placentia, and Yorba Linda. With these improvements, drivers no longer face long delays waiting for trains to pass. By 2030, rail activity along the corridor is expected to increase to approximately 130 trains per day, making these grade separations even more critical for mobility and safety. Paragon provided right of way services for two of these grade separation projects.

ORANGETHORPE AVENUE GRADE SEPARATION PROJECT

The Orangethorpe Avenue Grade Separation project constructed an overpass with three lanes in each direction. ***Paragon provided relocation assistance for 30 businesses including a liquor store, dry cleaners, restaurants, barber shop, donut shop, nail salon, storefront church and specialized school.***



STATE COLLEGE BOULEVARD GRADE SEPARATION

OCTA constructed a vehicle undercrossing at the BNSF railway to eliminate train-vehicle conflicts. The project lowered the roadway between Santa Fe Avenue and south of Valencia Drive, significantly reducing traffic congestion and improving safety. ***Paragon successfully completed complex commercial relocations for 13 businesses including carpet/flooring outlets, furniture store and industrial manufacturing facilities.*** Paragon also provided construction management involving reviewing and approving plans, claims and contractor compliance.



ADDITIONAL RELEVANT PROJECTS

CITY OF BEAUMONT	Hargrave Grade Separation Project
CITY OF RIVERSIDE	SR-91 and Van Buren Bridge| Relocation Plan and Relocation Assistance Riverside Avenue Grade Separation| Relocation Assistance Van Buren Street Widening| Acquisition and Relocation of 45 parcels
ORANGE COUNTY TRANSPORTATION AUTHORITY	Orangethorpe Avenue Grade Separation State College Boulevard Grade Separation
CITY OF POMONA	SR-71/Mission Boulevard Grade Separation
ALAMEDA CORRIDOR TRANSPORTATION AUTHORITY	Washington Blvd./Santa Fe Avenue Grade Separation Redondo Junction Flyover UPRR Rail Improvements Washington Blvd. /BNSF Grade Separations Grade Separation at the UPRR crossing of Perrino Place
METROLINK (SCRRA)	Balboa Double Track Extension Canyon Extension
CALIFORNIA HIGH SPEED RAIL AUTHORITY	High Speed Rail | Right of Way Acquisition Services
LA METRO	Airport Metro Connector Crenshaw/LAX Transit Corridor Regional Connector Project Willowbrook/Rosas Parks Station Improvement Project East San Fernando Valley Light Rail
SAN BERNARDINO COUNTY TRANSPORTATION AGENCY (SBCTA)	I-10/Cherry Avenue Interchange | I-10 Citrus/Avenue Interchange West Valley Connector

REFERENCES

We encourage the City of Palmdale to contact the references provided below to verify the quality, timeliness and cost-effectiveness of our services. We pride ourselves on developing best practices and processes for our clients, ensuring that positive interactions prevail among our professionals and that the project work is safely performed and promptly achieved.

	CLIENT REFERENCE	CONTACT
1	Rene Coronel, Senior Project Manager, San Gabriel Valley Council of Governments	1333 S. Mayflower Ave. Suite 360, Monrovia, CA 91016 | 626.543.4914
2	Joy M. Buenaflor, Deputy Director Transit/Rail Programs, San Bernardino County Transportation Authority	1170 West Third Street, 2nd Floor San Bernardino, CA 92410 | 909.884.8276
3	Eric Pheifer, P.E., Principal, Biggs Cardosa Associates, Inc.	500 S. Main Street, Suite 1200 Orange, CA 92868 | 714.550.4665

CREDENTIALS OF PROPOSER'S PERSONNEL AND SUBCONSULTANTS

Paragon is part of the CLS Family of Companies, the largest right-of-way (ROW) consulting firm in the United States. Our proposed ROW professionals have extensive industry experience and represent all disciplines involved in the City of Palmdale's Scope of Work. We understand each stage of the ROW process and how to determine the most effective schedule to make progress on any given project in a time and cost-effective manner. **Corporate Broker/Principal, Mr. Mendoza, with 40 years of real estate/ROW experience in California**, will oversee a team of veterans who can apply their years of experience and wealth of knowledge to this project. **Project Manager, Colin Valles is a licensed California real estate agent, and is highly skilled in securing property rights and advancing projects through effective coordination with property owners and stakeholders.** Colin also currently provides right-of-way services to The California Department of Transportation, District 7, in cooperation with the City of Palmdale, to widen widened both Palmdale Boulevard (SR-138) and Sierra Highway from two lanes to three lanes in each direction. The team we have selected for this Project will support the ROW objectives underlying the City of Palmdale's goals and plans for future development, with an emphasis on compliance, fiscal responsibility and time management. Subconsultants were chosen for this project based on our many years of successful collaboration on comparable public infrastructure projects. **Our familiarity with each firm's technical strengths, work processes, and quality standards enables the team to operate efficiently from project initiation, minimize learning curves, and proactively address issues as they arise.**

Over the last **5 years, Project Manager Colin Valles** has worked with the **City of Palmdale** delivering right of way for two critical projects.

B) QUALIFICATIONS AND EXPERIENCE OF PROPOSER'S PERSONNEL

FIRM NAME	STAFF	ROLE	APPLICABLE LICENSES/EDUCATION	OFFICE LOCATION
KEY TEAM MEMBERS				
PARAGON	**Mark Mendoza, MRED**	Corporate Broker/ Principal	CA Real Estate Broker #01445764 Master of Science, Real Estate Development (MRED)	5660 Katella Ave., Suite 100 Cypress, CA 90630
PARAGON	**Colin Valles**	Project Manager	CA Real Estate Salesperson #02160823 Notary Public, California	5660 Katella Ave., Suite 100 Cypress, CA 90630
PARAGON	**Cheryl DeMucci, SR/WA, R/W-RAC**	Quality Control/ Quality Assurance	CA Real Estate Salesperson #01885792 IRWA, SR/WA, R/W-RAC IRWA Chapter 1, Secretary	5660 Katella Ave., Suite 100 Cypress, CA 90630
PARAGON	**Dionisio Marquez, R/W- RAC**	Relocation Manager	CA Real Estate Salesperson #01147072 IRWA, R/W-RAC IRWA Chapter 1, Relocation Chair	5660 Katella Ave., Suite 100 Cypress, CA 90630
PARAGON	**Dan Akins, MRED**	Principal Acquisition Agent	CA Real Estate Broker #1338651 Master of Real Estate Development (MRED	5660 Katella Ave., Suite 100 Cypress, CA 90630
SUBCONSULTANTS				
PARSONS	**Daniel Kachi, PE**	ROW Engineering	Professional Engineer, C85739, Dept. of Consumer Affairs, Board for Professional Engineers, Land, Surveyors and Geologists	525 B Street, Suite 1600 San Diego, CA 92101
Commonwealth Land Title Company	**Chris Maziar**	Title Reports	No individual Licenses needed	4400 MacArthur Blvd. Suite 800 Newport Beach, CA 92660
Commonwealth Land Title Company	**Grace Kim**	Escrow	No individual Licenses needed	4400 MacArthur Blvd. Suite 800 Newport Beach, CA 92660

THOMPSON & THOMPSON REAL ESTATE VALUATION AND CONSULTING	**Bradford Thompson, MAI, AI-GRS, SR/WA**	Appraisal	MAI, No. 11063, AI-GRS, SR/WA, No. 5336 Certified General Real Estate Appraiser, CA No. AG002282 Licensed Real estate Broker, CA No. 01070707 California State Polytechnic University, Pomona -M.B.A. University of Southern California – B.S	109 N. Ivy Ave. Suite A Monrovia, CA 91016
Scott Enterprises Appraisal & Consulting, Inc	**Janet Scott, MAI, SR/WA**	Appraisal Review	Appraiser License #AG034539 Master of Business Administration (MBA), Designated Member of the Appraisal Institute (MAI), Designated Member of the International Right of Way (SR/WA)	PO Box 11 Wilton CA 95693
DM&A DESMOND, MARCELLO & AMSTER ESTABLISHED 1968	**Marcus R. Pigrom, ASA**	FF&E Appraisal	ASA	222 Pacific Coast Highway, 10th Flr. El Segundo, CA 90245
EPIC A CLS COMPANY	**Bernadette Salto**	Utility Coordinator	General Studies, Cerritos Community College, Cerritos, CA	1181 California Avenue, Suite 270 Corona, CA 92881
D.Woolley & Associates LAND SURVEYING AND MAPPING	**David E. Woolley, PLS**	Plat Maps and Legal Descriptions	CA PLS No. 7304 Santiago Canyon College – Survey and Mapping Coursework	2832 Walnut Ave. Tustin, CA 92780
Terracon	**Jennifer Van**	Environmental Phase I Reports	Environmental Professional, E1527-21 Master of Environmental Engineering, California State University, Fullerton Bachelor of Science, Environmental Sciences: Natural Sciences.	23041 Avenida De La Carlota, Suite 350 Laguna Hills, CA 92653

KEY TEAM MEMBERS (RESUMES INCLUDED IN SECTION E)

Paragon has earned the respected reputation as one of California's top land rights consulting firms because of our skilled professionals, project management savvy, depth of resources, scalable solutions, and compliant results. Paragon's personnel increase their extensive work experience, ingenuity and creativity, and educational background with active participation in professional organizations and training seminars to stay knowledgeable about current laws and trends. We also enjoy productive and collaborative working relationships with our longtime subconsultant partners.

Mark Mendoza, Principal and Corporate Broker - Mark has 40 years of experience managing right-of-way programs for major public infrastructure projects across California. A licensed Real Estate Broker with deep expertise in acquisition, relocation, and property management, Mark ensures compliance with Caltrans and federal requirements, including the Uniform Act. His leadership on complex transportation and utility projects positions him as a trusted resource for delivering timely, cost-effective creative solutions for projects small and large throughout Southern California.

Colin Valles, Project Manager - Colin brings eight years of experience managing right-of-way and real estate services for a wide range of public- and private-sector projects. Colin's experience includes working with the City of Palmdale

in delivering Right of way for multiple projects, for over 5 years. He is a licensed California real estate agent and is highly skilled in securing property rights and advancing projects through effective coordination with property owners and stakeholders. He is detail-oriented and frequently relied upon for QA/QC review of acquisition documents to ensure accuracy and compliance. Colin is proficient in Uniform Act and Caltrans requirements and has extensive experience managing schedules, preparing reports and offer packages, and coordinating with appraisers, lenders, attorneys, and title and escrow agents. His background also includes negotiating with property owners and tenants, public outreach events, researching market conditions and comparables, notarizing easements as a commissioned Notary, and providing high-quality relocation advisory services. Highly organized and adaptable, Colin effectively balances complex communications with process-driven deadlines to keep projects moving forward.

Cheryl DeMucci, Quality Assurance/Quality Control Manager - Cheryl DeMucci brings extensive experience in right-of-way project delivery and serves as QA/QC Manager, overseeing quality assurance and control for appraisal, acquisition, relocation, and title and escrow services. Cheryl has worked with the City of Palmdale on the valuation of its Regional Airport, including leasehold valuation. She is highly knowledgeable in Uniform Act and Caltrans requirements, including Right-of-Way Certification, and ensures work products are accurate, compliant, and defensible. Cheryl's strong leadership and communication skills, combined with her applied knowledge of property valuation, acquisition procedures, title research, relocation assistance, and local land-use regulations, support consistent, high-quality project delivery.

Dionisio Marquez, Relocation Manager - Dio has 30 years of experience in residential and commercial acquisition and relocation services for public agency projects. He is highly skilled in implementing relocation programs in compliance with the Uniform Act, Caltrans requirements, and federal guidelines, including FHWA, FTA, FAA, and HUD. Dionisio has successfully managed large-scale projects with strict schedules and budgets, ensuring exceptional service to both agencies and displaced parties. He is also bilingual (English/Spanish), enhancing communication with diverse stakeholders.

Dan Akins, Principal Acquisition Agent - Dan has 29 years of experience providing right-of-way and real estate acquisition services for public and private projects throughout Southern California. As a Principal Acquisition Agent, he leads acquisition teams and manages projects from planning through closeout, ensuring efficient delivery and regulatory compliance in multiple grade separation projects. Dan is highly skilled in acquisition strategy, property valuation, and negotiations, with a strong ability to work effectively with property owners, legal counsel, appraisers, and community stakeholders. His deep knowledge of local land use regulations and Uniform Act requirements, combined with strong leadership and communication skills, supports the successful delivery of complex acquisition programs.

SUBCONSULTANTS AND TRUSTED PARTNERS

PARSONS®

FIRM PROFILE

Serving Southern California since 1944, Parsons is one of the largest engineering and construction companies and is driven by core values of integrity, sustainability, innovation, quality, diversity, and safety. Parsons, a corporation, has offices in 34 states, operates in 25 countries, and has more than 20,000 personnel that offer a wide range of services in infrastructure, defense, and intelligence services. Parsons has a strong presence in Southern California with 5 offices that consist of more than 500 professionals who offer a wide range of transportation related services.

PROJECT EXPERIENCE

Parsons, in partnership with Paragon Partners, is a trusted provider to the City of Palmdale—delivering current and past projects that enhance safety, improve mobility, and advance the City's vision for sustainable growth.

- **Palmdale Boulevard Widening PN 653**
- **Rancho Vista Grade Separation, PN 914**
- **Avenue R Street Improvement, Section 130 PN 852**

TEAM MEMBER

Daniel Kachi, PE, Project Manager has experience in road and highway project management, design, quality assurance/ quality control procedures, drafting, cost estimating, and specification production, and he is knowledgeable in various roadway standards. Daniel's attention to detail and project management style ensures the timely delivery of projects on schedule and within budget. He has a depth of experience and knowledge with City procedures, having worked alongside the City for the past 10 years. Daniel has extensive experience working with the project stakeholders including the City, Caltrans (District 7), California Public Utilities Commission (CPUC), Southern California Edison (SCE), Palmdale Water District (PWD), and Antelope Valley Transit Authority (AVTA) specifically on City Projects (PN 652, 653, 787, 852, and 914).

Commonwealth LAND TITLE COMPANY

FIRM PROFILE

Commonwealth Land Title Company provides a full range of escrow and title services to support right-of-way, public works, utility, and transportation projects of any size. With more than 20 years of specialized experience serving government agencies, our team is highly skilled in complex real-estate transactions, including acquisitions, easements, and major infrastructure improvements. Commonwealth currently supports numerous Southern California agencies on projects ranging from street widenings to large freeway and power transmission expansions. Backed by strong financial stability and a nationwide workforce, Commonwealth delivers reliable, high-quality service on every assignment.

PROJECT EXPERIENCE

Coomonwealth has worked with Paragon on a number of projects. Below are a few examples:

- **City of Palmdale | SR-138 Widening Right of Way**
- **California High-Speed Rail Authority**
- **City of Highland | Eminent Domain Services for SFR property (26377 9th Street)**
- **City of Santa Clarita | Sierra Highway Bridge Project**
- **City of Temecula | Diaz Road Expansion - Title Reports**
- **County of Los Angeles |DPW - Title Services - Hasley Canyon Road at Interstate 5**

TEAM MEMBERS

Chris Maziar, Assistant Vice President and Senior Title Officer, brings 40 years of experience in the title industry with extensive expertise in commercial and industrial title searching and examination. He has successfully overseen thousands of full and partial takes over the past 15 years and works effectively with property owners, attorneys, lenders, and right-of-way firms. As a seasoned Title Officer, Chris makes informed underwriting decisions, resolves issues that may cloud title, and proactively identifies and addresses potential problems to minimize cost and delay for clients. Known for his strong communication, leadership, and time-management skills, he consistently ensures thorough, accurate, and efficient title review on complex projects.

Grace U. Kim, Assistant Vice President and Commercial Escrow Officer, brings over 31 years of experience in the real estate industry, supported by a Bachelor of Science in Economics. She began her career with a mortgage lender before moving into escrow, where she handled a wide range of complex transactions including bulk sales, right-of-way and government acquisitions, bankruptcies, and foreclosure sales. Before joining Commonwealth Title Company in 2011, Grace spent nine years with Stewart Title of California as a Senior Commercial Escrow Officer, closing transactions up to $8 billion and single projects involving more than 570 parcels. Her extensive experience and strong technical expertise make her a trusted lead on large-scale, high-risk commercial escrow assignments.

THOMPSON & THOMPSON
REAL ESTATE VALUATION AND CONSULTING

FIRM PROFILE

Bradford Thompson, MAI, AI-GRS, SR/WA and Scott J. Thompson, MAI, AI-GRS, SR/WA specialize in complex litigation appraisal matters. Assignments include eminent domain, both direct condemnation and inverse condemnation matters, possessory and partial interests, review appraisal, assessment appeals, and estate administration. Thompson & Thompson was established January 2020.

PROJECT EXPERIENCE

Bradford Thompson, MAI, AI-GRS, SR/WA and Scott J. Thompson, MAI, AI-GRS, SR/WA have appraised large scale multiple-parcel projects as well as individual properties within the past ten (10) years. Recent assignments have included:

- **300+ parcel/ownerships for California High Speed Rail Project; property types vary from railroad corridors, row crops, orchards, industrial complexes, storage facilities, residences, vacant land, water issues, etc.**
- **Brightline West High Speed Rail Project between Rancho Cucamonga and Las Vegas**
- **1,600+/- Antelope Valley parcels for acquisition for the Los Angeles County Sanitation Districts**
- **800+/- parcels for electrical transmission corridors for Southern California Edison, including the Tehachapi Renewables Transmission Project (TRTP) substations and transmission corridor in Kern and Los Angeles counties**

TEAM MEMBERS

Bradford Thompson, President and Managing Partner of Thompson & Thompson, established 2020. Entered the appraisal field in 1989, and was with the appraisal firm of Mason and Mason from 1991thru 2019, Partner 2006 thru 2019. Expertise includes research, consulting, appraisal report preparation, and expert testimony for a variety of property types, including industrial, commercial, retail, office, vacant acreage, and single and multi-family residential properties. Property valuations for eminent domain both full and partial acquisitions, inverse condemnation, property tax appeals, possessory interests, corridor valuation, and asset management/estate valuation.

Scott Enterprises
Appraisal & Consulting, Inc.

FIRM PROFILE

Scott Enterprises Appraisal and Consulting, Inc. is a Sacramento-based appraisal firm providing comprehensive valuation and consulting services for a wide range of commercial and residential property types. With more than two decades of industry experience, the firm offers reliable appraisal and appraisal review services supported by strong analytical methods and deep knowledge of California real estate markets. The company is led by a Certified General Appraiser and licensed Real Estate Broker with advanced professional designations, ensuring work that meets the highest standards of accuracy, clarity, and compliance. Scott Enterprises serves public agencies, private clients, financial institutions, and legal professionals throughout Northern California, delivering dependable, well-supported valuation solutions.

PROJECT EXPERIENCE

The following are Right-of-Way projects Janet Scott was involved on with Paragon:

- **Appraisal review work for the City of Fresno, for the Blackstone Smart Mobility Project**
- **Appraisal review work for the City of Wheatland related to the wastewater infrastructure expansion project**
- **Appraisal review work for the City of El Monte, Area Y Park Project**
- **Appraisal review work for Stanislaus Regional Transportation Authority (StanRTA)**

TEAM MEMBER

Janet Scott, MBA, MAI, SR/WA is a Certified General Appraiser located in Sacramento County, California. She is a licensed Real Estate Broker, and Owner of Scott Enterprises Appraisal and Consulting, Inc. Ms. Scott has completed appraisal and appraisal review work related to a variety of commercial and residential property types for over 20 years.

EPIC
A CLS COMPANY

FIRM PROFILE

Epic Land Solutions, Inc. (EPIC) is a full-service right-of-way consulting firm founded in California in 2000 and dedicated to creating land solutions for the public good. As Paragon's sister company within the CLS family of companies, EPIC provides comprehensive support for all right-of-way needs across California. For 25 years, EPIC has partnered with public agencies and engineering teams to make informed property acquisition decisions, avoid design impacts, and reduce construction risks. As a recognized Caltrans Certification specialist, the firm has delivered right-of-way and utility clearance services for major highway and interchange projects such as the SR-210 Base Line Interchange, SR-60 Central Avenue Interchange, and SR-60 Archibald Avenue Interchange for SBCTA; the I-15 Railroad Canyon Road Interchange for RCTC; and the SR-55 Improvement Project for OCTA.

PROJECT EXPERIENCE

- **New School Construction Program, Los Angeles Unified School District (LAUSD), Los Angeles County, CA**
- **Mount Vernon Avenue Viaduct Replacement Over BNSF Intermodal Yard, San Bernardino County Transportation Authority (SBCTA), San Bernardino, CA**
- **North First Avenue Bridge Replacement Over BNSF Rail Yard, City of Barstow, CA**
- **Ramon Road Widening & Bridge Replacement Phase II, Cities of Cathedral City and Palm Springs, CA**

TEAM MEMBER

Bernadette Salto, Utility Coordinator supports the Utility Services team by coordinating meetings with utility owners, managing dig alerts, preparing notification letters, and assembling utility certification files. She provides dependable project support through strong problem-solving skills, attention to detail, and excellent time management. Bernadette is experienced in ProjectWise and works closely with engineers to keep project documents organized and up to date. Prior to joining EPIC, she spent eight years as a project coordinator for an electrical contractor.

D. Woolley & Associates™
LAND SURVEYING AND MAPPING

FIRM PROFILE

D. Woolley and Associates, Inc. ("DWA") is a California S-Corporation and Small Business Enterprise (SBE), providing full-service land surveying to both private and public clients since 2003. They provide a range of surveying services, including topography, boundary, as-builts, aerial surveys via sUAS, construction staking, establishing and maintaining survey control points/benchmarks, map-checking, GIS, GPS, legal descriptions, easements, plats, right-of-way, monument perpetuation, subsurface utility locating, laser scanning, Records of Survey, Corner Records, lot line adjustments, earthwork/volume calculations, land title surveys, and more. Of its 20 employees, two are licensed Professional Land Surveyors (PLS), and eight are Land Surveyors in Training (LSIT). DWA staff are uniquely cross-trained in both field and office surveying. This integration of skill, communication, and full-process knowledge is central to our efficient business model. The team is among the best trained and equipped in California.

PROJECT EXPERIENCE

D. Woolley & Associates (DWA) has relevant experience working collaboratively with Paragon on the Orange County Sanitation District (OC San) Easement Evaluations contract, a multi-year effort with a not-to-exceed (NTE) value of $2,700,000. Under this contract, DWA and Paragon jointly perform field-based easement evaluations and related surveying services for OC San easements across multiple Southern California counties. The work generally includes on-site inspections, documentation of existing easement conditions, coordination of access, review of recorded property and easement information, identification of potential discrepancies or encroachments, and preparation of survey and mapping deliverables for selected easements requiring professional land surveying services, all in accordance with OC

TEAM MEMBER

David Woolley is a seasoned land surveying professional with extensive public- and private-sector experience, including founding D. Woolley & Associates and serving as Interim and Contract City Surveyor for the City of Long Beach since 2008. He oversees all QA/QC efforts for DWA and is recognized as an authority in mapping, boundary resolution, and standard-of-care issues, serving as an expert witness in complex litigation throughout California. His background includes managing major public works and port projects—such as the Pier E Middle Harbor development and the Pier G Maintenance and Repair Building—requiring advanced coordination, technical oversight, and expertise in state laws, local ordinances, and high-precision construction surveying. His work with city and county agencies, combined with his leadership on demanding, large-scale projects, underscores his reputation for accuracy, problem-solving, and deep regulatory knowledge.

DM&A
DESMOND, MARCELLO & AMSTER
ESTABLISHED 1968

FIRM PROFILE

Since 1968, Desmond, Marcello & Amster, LLC (DM&A) has provided clients in both the public and private sectors with expertise in the valuation of closely-held businesses, professional practices, and tangible and intangible assets, such as furniture, fixtures and equipment (FF&E), and goodwill. Since the enactment of the California Eminent Domain Law of 1976, DM&A has specialized in providing valuation services related to public agency property acquisition. DM&A's professional staff consists of 12 individuals, including both FF&E appraisers and goodwill loss appraisers. This multi-disciplinary capability enables DM&A to address complex valuation issues involving both appraisal disciplines. Further, the size of our professional staff enables DM&A to accommodate client needs on large projects with tight deadlines. Our professionals have extensive knowledge and expertise in the implementation of relevant California statutes and case law pertaining to FF&E and goodwill loss valuation.

PROJECT EXPERIENCE

DM&A and Paragon have partnered on projects for decades. Recent examples include:

- **SJRRC Capital Improvement Project**
- **Sacramento Municipal Utility District - Rogelio Sanchez Farm**
- **San Bernardino County Transportation Authority – West Valley Connector Project**

TEAM MEMBER

Marcus Pigrom, FF&E Appraiser is a Partner at Desmond, Marcello & Amster with over 20 years of experience appraising furniture, fixtures, machinery, and equipment for eminent domain projects across California. Since joining the firm in 2005, he has completed hundreds of FF&E appraisal assignments for agencies such as Caltrans, the California High-Speed Rail Authority, LA Metro, SBCTA, and OCTA. Marcus' expertise spans a wide range of business types including manufacturing facilities, service stations, restaurants, industrial operations, and mobile homes. He is highly skilled in coordinating with real estate appraisers to avoid duplication of compensation and in determining equipment classifications under CCP §1263.205. As an experienced expert witness, Marcus has testified in depositions and trials and provides litigation support related to fixtures and equipment valuation. Prior to his appraisal career, he gained hands-on operational experience managing plant operations for a regional bottling company.

FIRM PROFILE

Since its founding in 1965, Terracon has brought 60 years of invaluable experience. With a local team of 100+ professional personnel, they actively engage in challenging projects, reflecting their dedication to delivering exceptional services. As an employee-owned corporation, Terracon has become a thriving multi-discipline engineering consulting firm that provides environmental, geotechnical, facilities, and materials services. Their more than 8,000 professionals (nationwide) include engineers, scientists, architects, facilities experts, and field professionals focused on solving engineering and technical challenges from more than 200 locations nationwide. On-time and real-time data-driven insights, provided by their talented employee-owners, create an unmatched client experience that spans the lifecycle of any project.

PROJECT EXPERIENCE

Terracon Consultants, Inc. and Paragon have partnered on projects for many years. Paragon's Colin Valles works with Terracon to provide environmental services for projects including:

- **Downey Lakewood Imperial Project, Los Angeles, CA**
- **City of Santa Ana: 2245 South Cypress Avenue, Santa Ana, CA**
- **128 E Warner Avenue, Orange County, CA**
- **215 East Warner Avenue, Orange County, CA**

TEAM MEMBER

Jennifer Van, Environmental Group Manager, Due Diligence has over 14 years of experience in the environmental consulting industry and currently leads Due Diligence operations for Southern California. She oversees a team of geologists and scientists responsible for managing due diligence projects across Southern California and Nevada. As the Authorized Project Reviewer for Phase I Environmental Site Assessments (ESAs), Jennifer plays a critical role in ensuring quality and compliance. Her expertise spans various environmental investigations, including Phase I ESAs and Limited Subsurface Investigations (LSIs) for public works, agricultural, petroleum, and industrial properties. She is also experienced in developing Spill Prevention, Control, and Countermeasure (SPCC) Plans, conducting Limited Environmental Compliance Assessments (LECAs), ensuring regulatory compliance, and performing radon measurements as a certified provider.

PROJECT APPROACH

Paragon staff is prepared to immediately meet with key personnel and key stakeholders for the purposes of gathering and disseminating project information. We are aware that right of way procurement is on the critical path and that any delay in obtaining Right of Way Certification could adversely impact overall project schedules. ***Paragon's Right-of-Way Certifications (ACE San Gabriel Trench) of 57 parcels was approved by Caltrans within 24 hours of submission.*** The immediate turnaround is a testament to our anticipatory and proactive approach to project certification and our Program Management prowess in general. In coordination with the City and Design Team, right of Way Cost estimates and the Caltrans Data Sheet will be updated. The estimate will serve to quantify all real estate related project costs. **Paragon has prepared the estimates for numerous projects that have been used to establish budgets and/or supporting documentation for obtaining E-76 funding authorizations for the past 18 years.** Moreover, on prior projects, Paragon has been 80% successful in overall (i.e., start to finish) real estate services budget forecasting. Each month an accounting, review, and update of all real estate related costs will be provided to the City with sufficient detail to flag anomalous changes and variances. Our Project Manager will also confer with the City as appropriate to ensure communication of all relevant budgetary matters. Brett Brown, Title Manager, and his team will review and evaluate all Preliminary Title Reports along with underlying documents of the impacted parcels. Findings, if any, such as reciprocal easements, restrictive covenants, Land-Sale Contracts, licenses, defects in chain of title, non-released liens, etc., which could have a design and/or cost impact on the City's ability to obtain property rights, will promptly be brought to the attention of the Project Team – along with recommended resolutions.

PUBLIC OUTREACH

Paragon understands that public outreach and engagement are key elements to the success of the City's grade separation project at the intersection of Rancho Vista Blvd. and Sierra Highway. **In our experience, right-of-way acquisition for a grade separation or major corridor project can create measurable impacts to both local and regional businesses and homeowners. These impacts include disrupting access, reducing on-site parking, eliminating street parking, and creating noise, vibration, dust and light disturbances, to name a few.** To moderate these affects, Paragon's approach toward effective public engagement is creating an ongoing dialogue to promote citizens involvement and understanding at an early stage, encourage feedback, and enable clear responses from public agencies to foster a meaningful dialogue among all stakeholders. In our experience and most often, such dialogues can prompt mitigation measures that can avert project costs, delays, and adverse impacts.

The goals of Paragon's public outreach activities are to:

- Describe to the general public how to become involved in public infrastructure decisions that affect them and their communities
- Encourage early, broad-reaching public engagement in major decisions and developments related to infrastructure improvement projects
- Ensure that the community understands the decision-making process related to the project
- Increase awareness of planning activities including how and when the public is involved
- Optimize notification of and engagement in the project within lower-income and culturally diverse neighborhoods and special needs populations
- Provide an effective method of evaluating the efficacy of its public outreach and engagement.

How do we achieve these goals? Paragon employs the following strategies:

1. Early Stakeholder Identification and Property Owner Mapping
   a. Identify directly affected property owners (full and partial acquisitions)
   b. Tenants and property owners
   c. Adjacent property owners
   d. Community leaders and neighborhood groups

Conduct one-on-one introductory meetings before formal acquisition begins. Early and direct contact reduces anxiety and speculation, builds rapport, and surfaces property-specific concerns that may influence design or mitigation planning.

2. Host Property-Specific Impact Briefings to Improve Understanding
   a. Use exhibits showing proposed right-of-way visuals
   b. Include driveway and utility impact diagrams
   c. Present acquisition timelines and relocation rights

3. Conduct Transparent Acquisition and Relocation Education Workshops Explaining:
   a. The appraisal process
   b. Just compensation standards
   c. Relocation assistance eligibility
   d. The negotiation process
   e. Property owner rights under state and federal law

4. Utilize Multi-Channel Communication Program
   a. Project website with parcel-specific updates
   b. Email/text notifications
   c. Direct mailers
   d. Social media updates
   e. Dedicated project hotline or liaison point of contact

5. Community Liaison Program Add-Ons
   a. Rapid-response issue resolution (24-48-hours)
   b. On-site pop-up office hours for businesses
   c. Coordination with local emergency services and delivery providers

Paragon is highly experienced in working with property owners, government agencies, and other stakeholders to promote and effectively address public comments and concerns regarding right-of-way acquisition required for public projects. We implement a proactive approach to keep the public informed of planned activities, and maintain consistent communication to ensure their concerns are noted and are immediately addressed. ***Our technical personnel are skilled communicators, with excellent interpersonal skills, aware of the social and political environment, and highly experienced as to citizen and community expectations.***

We employ various outreach assistance services which have included providing property ownership lists with contact information for use in mailings, the commitment of a Project Manager and Senior Right-of-Way Agent to lead community meetings and workshops, and the creation of GIS visual aids for presentations. We welcome the ability to advance public outreach and promote citizen engagement regarding the Project and look forward to leading multiple public meetings and attending a City Council meeting in support of City, the Project goals, and the community at large.

VALUATION ACTIVITIES

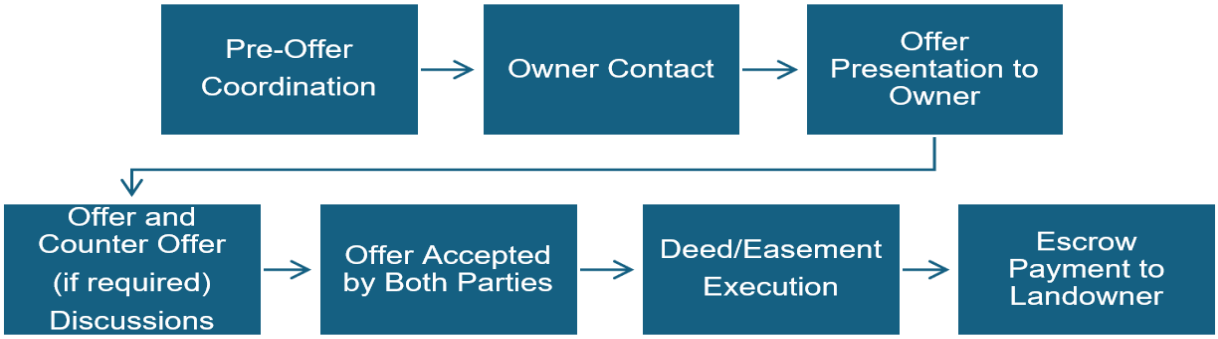
After reviewing the right of way requirements for the Project, there are 16 properties that require a Temporary Construction Easement only. Paragon researched recently sold comparable sales for similar properties within the surrounding area and determined that a waiver valuation could be prepared in lieu of securing a narrative appraisal. A waiver valuation is an alternative to a narrative appraisal that may be used when acquiring real properties valued at $15,000 or less and when the acquisition is uncomplicated. In accordance with the Federal regulations, the Federal agency funding the project may approve a waiver valuation exceeding the $15,000 threshold, up to $35,000, if the agency acquiring the property rights provides a property owner with the option of having the agency appraise the property rights. ***We view this approach as a substantial savings in cost to the City.***

Paragon's appraiser will appraise the necessary permanent and temporary property rights required for the Project. Valuations will include a determination of the Highest and Best Use of Properties, an analysis and determination of the "larger parcel" (as defined by: Use, Contiguity, Common Ownership) as well as severance damages, if applicable to partial acquisitions. All appraisals will be in compliance with Caltrans requirements and USPAP (Uniform Standards of Professional Appraisal Practice). Additionally, appraisals will receive formal review in conformance with Caltrans policy. For the proposed Project, Paragon will ensure that each appraisal is reviewed by a qualified review appraiser and who will prepare a Review Appraiser Certificate. Noteworthy of consideration for valuation/acquisition/design coordination in this Project will be

larger parcel questions, significant impacts, loss of access, and full before and after appraisals which could be required.

ACQUISITION TASKS

Paragon's team of acquisition agents will contact and negotiate in good faith with the property owner, owner's agent, tenants and/or lessees (as required and appropriate) at appointed times convenient for them to present the formal written offer. The offer will be delivered in person, and the agent shall explain the relevant details of the acquisition. Most of the property owners are in the Palmdale area and the surrounding region. However, we have identified one property owner in another state (New York, NY), and to whom Paragon will prepare a certified mailing of the offer.



Paragon will prepare Receipt of Offer packages which list in detail all components of the offer delivered to the Owner. A thorough Quality Assurance /Quality Control (QA/QC) will be performed by the QA/QC Manager. The Acquisition agents will make contact either telephonically or in personal with Owners or their representative, (a minimum of three contacts) from the date the offer is tendered until the signing of a purchase and sale agreement. Paragon takes pride in its ability to successfully negotiate property and property rights agreements and settlements. Good interpersonal skills, a sound understanding of the facts and issues, and technical prowess, serve to optimize successful negotiating outcomes. In total, Paragon has acquired some 211 property interests on ACE's behalf. There have been only four acquisitions that resulted in an eminent domain trial verdict. Stated differently, 98% of ACE acquisitions undertaken by Paragon have been successfully negotiated. Moreover, 83% of all acquisitions were consummated by Paragon without referral to ACE legal counsel for the initiation of eminent domain proceedings. The construction of grade separations requires intensive railroad coordination. ***Paragon has interfaced and worked with Union Pacific Railroad, Burlington Northern Santa Fe, and Southern California Railroad Authority on multiple projects including the Alameda Corridor, ACE, Metro, High Speed Rail and the Ports of Los Angeles and Long Beach.***

UTILITY COORDINATION

Paragon's team will prepare and issue Facility Map Requests (FMR) to utility owners requesting current information (as-built' plans/facility mapping) for any existing facilities and planned future work within the proposed project limits. When received, we will provide the 'as-built' data to City to plot on a preliminary Utility Plan. Once a preliminary Utility Plan has been compiled, City will provide to Paragon for quality review of the preliminary Utility Plan and issue a Utility Verification Letter (UVL) to the utility owners for the owner's review for correctness of the description and depiction of the utility facilities delineated on the preliminary Utility Plan.

To support 60% design level, Paragon will prepare and issue the Relocation Claim Letter (RCL) to each utility owner in conflict. Paragon's team will collect the Utility Relocation Plans and submit to City for review. Once the final Utility Relocation Plans have been approved, Paragon's team will prepare the Notice to Owner (NTO) for approval and issue the NTO to utility owners in franchise. For any utility owners not in franchise, Paragon will coordinate with the affected utility owner and City to develop any necessary Utility Agreements (UA). Once any necessary UAs have been approved and executed, Paragon will issue NTOs to those utility owners. If utility relocations cannot be completed prior to construction, then utility owners' relocation work will need to be coordinated with the Project staging plan and performed concurrently with construction. It is the responsibility of the utility owner to obtain all Local Public Agency (LPA) permits necessary for any relocation. Paragon's team can assist utility owners as necessary to obtain LPA permits.

Paragon's team is prepared to obtain utility certification documenting that utility interests have been secured and that all utility coordination activities were conducted in accordance with the applicable policies and procedures. During this process, Paragon will coordinate and attend certification planning activities and meet with the City, project partners, and stakeholders to determine project requirements. Paragon's team will prepare the utility Liability Package that will include the Report of Investigation form and compilation of the necessary backup documents. The Liability Package can include signed approved relocation plans, owner's liability claim letter, owner's estimate of cost, a copy of the proposed Utility Agreement, a copy of the proposed Notice to Owner, and any other relevant supporting documents. Paragon will evaluate utility submittals for correctness and consistency prior to Caltrans review and approval as part of the Project Certification process.

THE PARAGON TEAM HAS EXTENSIVE AND CONTINUAL EXPERIENCE WORKING WITH UNION PACIFIC RAIL ROAD AND METROLINK FOR PAST AND PRESENT PROJECTS

Southern California Edison (SCE) activities will be on the critical path of the overall utility relocation schedule due to their extensive and lengthly design requirements and the sequential nature of their internal review and design processes. Preparation, coordination, and acceptance of these documents are prerequisites for SCE to begin their internal engineering and scheduling. Any delays or revisions in these materials will directly affect SCE's start date and, therefore, the overall utility relocation critical path.

RAILROAD CORRDINATION

Paragon is currently working on two active projects with the City of Palmdale and has a good understanding of the acquisition process for UPRR, LA Metro, and Metrolink. Paragon's team has the depth of expertise and resources to engage Union Pacific Railroad (UPRR) and LA Metro in the process of securing required TCEs, Aerial Easements, abutment easements, which may be required on the two railroad properties integral to the Rancho Vista Boulevard Grade Separation Project, while meeting or exceeding the City's expectations for quality, cost, and schedule attainment. UPRR has a 'timely' and rigid procedural process that needs to be followed to obtain right-of-way clearances for construction purposes. Paragon's team is intimately familiar with railroad coordination. The application review time can take several months, which is why it is important to begin the application review process as early as possible to avoid delays in the project schedule. Paragon is also familiar with Construction and Maintenance Agreements generally used for projects such as this.



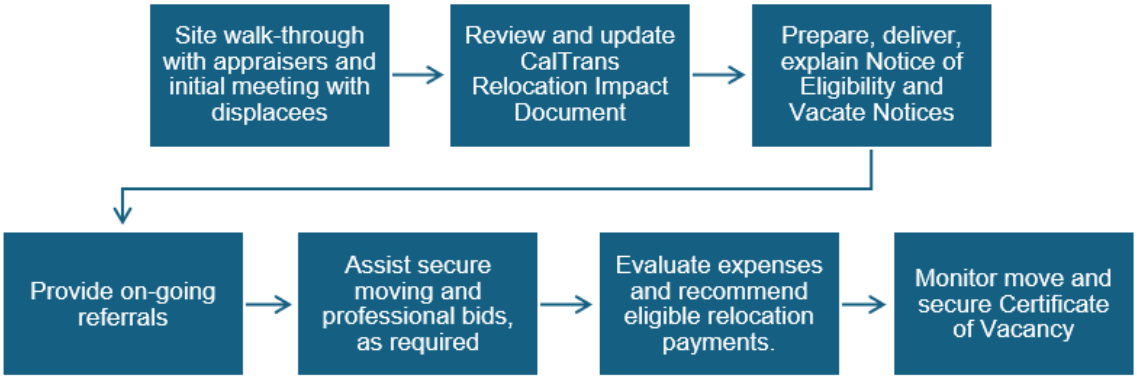
APN: 3022-024-902 (LA Metro) View of Aerial Easement Area

The following steps illustrate a progressive approach to railroad coordination, wherein Paragon will:

- Engagewith railroad real estate personnel, project and possibly engineering staff to review project plans and impacts to railroad operations; determine the decision maker(s) for this region at the railroad.
- Coordinate with railroad personnel to ensure all steps of the application review process are being met. Obtain copies of UPRR's standard Construction, Operations & Maintenance Agreements (C&M Agreements) that will likely serve as the main agreement between the City and the railroad.
- Constantly monitor the progress of the Project as it impacts the railroad operations.

While LA Metro is the underlying fee owner of the subject parcel, Metrolink currently operates train service on the properties. Before Metro can consider any offer, it is necessary that Metrolink review and approve the project plans first. Paragon is familiar with the necessary steps required to review project plans and impacts to railroad operations and is therefore prepared to coordinate with railroad real estate and engineering staff. As an aside, Metrolink's Chief Strategist is Paragon's Corporate Broker's tennis partner. This relationship shoud be beneficial.

RELOCATION ASSISTANCE IMPLEMENTATION



The scope of work identifies the full-fee acquisition of two parcels. One of the two parcels contains a commercial strip center. The strip center is occupied by five (5) commercial business tenants. Relocation advisory and relocation assistance will be required for each commercial tenant on the property. ***Paragon recognizes the complexity of relocating businesses and the added challenges associated with relocating a liquor store, a franchise restaurant, and a dry-cleaning business.***

Dionisio Marquez, our Relocation Manager, will ensure that all displacees begin to receive relocation advisory services at the time of appraisal field services. The relocation agent will accompany the real estate and furniture, fixtures, and equipment appraisers during their field inspection. The participation of the relocation agent at this critical junction helps alleviate tenant concerns and will address possible future conflicts between improvements pertaining to reality (IPR) and real estate.

Paragon will also recommend the use and issuance of the Notice of Intent to Acquire during the appraisal process. This step will provide as much lead time as possible to the impacted businesses. Paragon knows that some of the impacted businesses will require permits and licenses from local planning departments, health departments, and state agencies such as the California Alcoholic Beverage Control Department.

The Paragon relocation team will provide a comprehensive relocation assistance program tailored to each business displaced by the Project. Services will be provided in such a manner to ensure that consistent and fair treatment is given to each displacee. This will include conducting personal interviews to obtain operational information; providing and explaining notices and informational brochures; being responsive and addressing each situation individually. ***Our overall and relocation assistance process is designed to minimize hardship and be responsive to unique project circumstances.*** This includes evaluating property improvements and personal property for each business, observing business equipment and making inquiries as to use and function, and gaining an understanding of the business operation.

Paragon's Relocation Agents will ensure that relocation efforts conform to the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 et seq.) and the California Relocation Act (Gov. Code 7260 et seq.) and the applicable implementing regulations and guidelines, including the CalTrans Right of Way Manual.

Paragon will provide the required relocation notices including the General Information Notice, Notice of Eligibility, 90-Day Notice to Vacate and Relocation Informational Brochures. Agents will work with the displacee by providing referrals to alternative sites for consideration. Agents will further assist the displacee by obtaining moving bids and providing information to the extent of the financial assistance available to aid with the cost of moving and successfully relocating the business from their current location to a replacement location. Once a replacement site is selected, Agents will help the displacees plan and complete their move. Relocation agents will also calculate eligible relocation expenses. Agents will complete relocation claim forms for the displacee's signature and submit to the City for approval, processing and payment.

ESCROW COORDINATION

Once a settlement agreement has been reached with a property owner, Paragon will assist in moving the escrow towards file closure. ***Paragon will also assist the owner with completing the documents, and if required, obtain partial and full reconveyances or subordination agreements from existing lenders.***

CALTRANS RIGHT OF WAY CERTIFICATION

THE PARAGON TEAM HAS EXTENSIVE AND CONTINUAL EXPERIENCE WORKING WITH CALTRANS DISTRICT 7 ON GRADE SEPARATION PROJECTS OVER THE LAST THREE DECADES.

We will coordinate with Caltrans and prepare all of the necessary certifications, as required pursuant Chapter 13, Section 13.10 of the Caltrans Local Assistance Procedures Manual, and ensure that all schedules of right of way certifications are met before the Project proceeds to construction. As soon as the Project is underway, we will work with the City and all stakeholders to begin the right of way certification process, which includes gathering information and supporting documentation for the following:

Right of way mapping with the square footage calculations of the partial acquisition easements and type of estate to be acquired;

- Appraisal documents;
- Appraisal review documents;
- Signed contracts and conveyance documents;
- Administrative settlements, when required, and;
- Environmental documentation

Upon obtaining the necessary right of way documents for the Project, a **FINAL** comprehensive Right of Way Certification package will be forwarded to Caltrans District 7 office for review and approval

PROJECT CLOSEOUT

We will coordinate with the City to ensure that all pertinent real estate records relating to valuation, acquisition, relocation planning/assistance, property management, eminent domain, etc. are complete and submitted to the City in both hard copy and electronically. These relevant records as well as parcel files will be maintained by Paragon for a minimum period consistent with the City records retention requirements. Records may also require audit by Caltrans, FHWA, etc. If that should occur, we will support the process as directed by the City. ***To date, Paragon's Grade Separation Project right of way work has been subjected to two FHWA audits. The outcome of each of these audits was "No Findings".*** In cases where the City has acquired property that is later deemed excess to Project needs, we will appraise, market, and sell these properties on the City's behalf – consistent with California's updated Surplus Land Act dictates. Appropriate coordination and notification will occur with Caltrans and funding agencies to ensure that the City may use proceeds from property sales for other qualifying projects.

QUALITY ASSURANCE/QUALITY CONTROL

We will ensure that contact with each property owner or tenant for each individual parcel or unit is accurately documented, maintained and made available to the City during throughout and at the end of the project. The Acquisition Agents will record detailed entries by the following business day; the Project Manager and/or the QA/QC Manager, will complete consistent reviews of file entries or logs for accuracy and completeness. Any changes in phone number, address, email, are immediately noted in the agent logs. The QA/QC Manager will also review offer packages before they are sent to the property owner, as well as close-out documentation per parcel for accuracy and completeness.



Paragon is committed to the idea that good quality assurance and quality control measures are the result of quality planning, technical review, quality checks, and work performance. Paragon team members are to perform all ROW activities, under Paragon's scope, in accordance with the quality assurance practices. All Paragon staff shall be responsible for the implementation of the quality assurance and quality control measures throughout the term of the Project.

ADDITIONAL SERVICES AS NECESSARY

EMINENT DOMAIN COORDINATION

We will interface and coordinate with the City's legal counsel for real estate transactional and eminent domain case filings and case prosecution, as appropriate and required. For occasions where an impasse in negotiations is encountered or for strategic reasons we may recommend adoption of a Resolution of Necessity. We will also prepare all attendant documentation such as; Notice of Public Hearings, Resolutions, Staff Reports, along with requisite presentation material. We will also be available to participate in mediations and depositions requisite to bringing about negotiated settlements. Our staff will also provide input and evaluations as it pertains to expert witness selection, trial strategy, and settlement proposal receptivity - all of which we have extensive experience with.

PROPERTY MANAGEMENT

If required, Paragon will provide both interim and long term property management. We will undertake all measures to ensure that the property is secured. Measures include window/door board-up, fencing, door lock resetting/replacement, and notification to local law enforcement and City personnel. For those properties that will require the demolition of improvements, we will undertake building surveys to ascertain the presence of hazardous material such as Lead Paint and Asbestos. In the event the Project temporarily creates revenue generating assets, such as rented facilities, staff will administer leases collect rents, be responsible for landlord/tenant relations and provide overall management to leased facilities.

ENVIRONMENTAL SITE ASSESSMENT

Two properties have been identified as full-fee acquisition. In cooperation with the City, Paragon will secure a Phase I Environmental Site Assessment to determine the likelihood of contamination on the properties. A Phase I Environmental Site Assessment is a due diligence process to identify potential contamination on a property as it is crucial for real estate transactions to protect buyers from liability by reviewing historical records and conducting site inspections.

DEMOLITION & CLEARANCE SERVICES

Paragon will coordinate the necessary demolition and clearance activities in accordance with Caltrans procedures. All improvements and personal property will be carefully inspected to determine whether the improvements should be sold, demolished or removed. These activities will be done in an orderly and cost efficient manner. Paragon ensures that all activities are performed for Project close out.

SCOPE OF WORK DELIVERABLES

TASK	DELIVERABLES
Project Management	• Kick-Off meeting with the City to discuss project details, concerns, budgets and overall approach • Implement strategic steps to meet goals and timelines • Prepare and implement an effective project management plan • Meet with the City on a regular basis to report progress of expected deliverables, including the identification of critical project action items • Conduct research and analyses to support the goals and objectives of the project • Monitor and update project schedules • Participate in project and public meetings, as required • Implement strategic steps to meet goals and timelines • Prepare and implement an effective project management plan • Conduct research and analyses to support the goals and objectives of the Project • Manage and maintain thorough QA/QC of all acquisition plans, case files, and parcel diaries
Title	• Preliminary Title Reports (40) • Exception Reports (40)
Appraisal	• Notice of Intent to Appraise • 23 Appraisal report and summary statement covering 26 parcels • Waiver Valuation Report for 14 Parcels • FF&E Appraisal • 23 Appraisal Reviews covering 26 Parcels with accompanying formal review reports
Acquisition	• Offer Packages (37) • Acquisition agreements for each transaction • Executed deeds for each property interest transfer • Parcel files (40)
Escrow Coordination	• Escrow documentation and final settlement statement • Escrow refund check • Final recorded deeds
Environmental	• Two Phase I Environmental Site Assessment Reports
Relocation	• Review/ update CalTrans Relocation Impact Document • Issue Notice of Intent to Acquire • Tenant Interviews • Issue Notices of Eligibility (5 known) • Obtain Bids/Move Coordination • Issue 90-day Information Notice • Relocation claim packets • Certificate of Vacancy • Closed Relocation Files
Utility Coordination	• Utility Research and Preliminary Utility Plans • Utility Relocation Coordination and Utility Plan Sheets • Utility Agreements, as appropriate • Caltrans Utility Certification, including High/Low risk assessment
ROW Certification	• Caltrans ROW Certification acceptable to Caltrans District 7

An aspect of Paragon's ability to manage risk (Budget, Schedule, Political) well stems from the evaluation and assessment of risk. Accordingly, Paragon uses a risk register to better and more timely project risk.

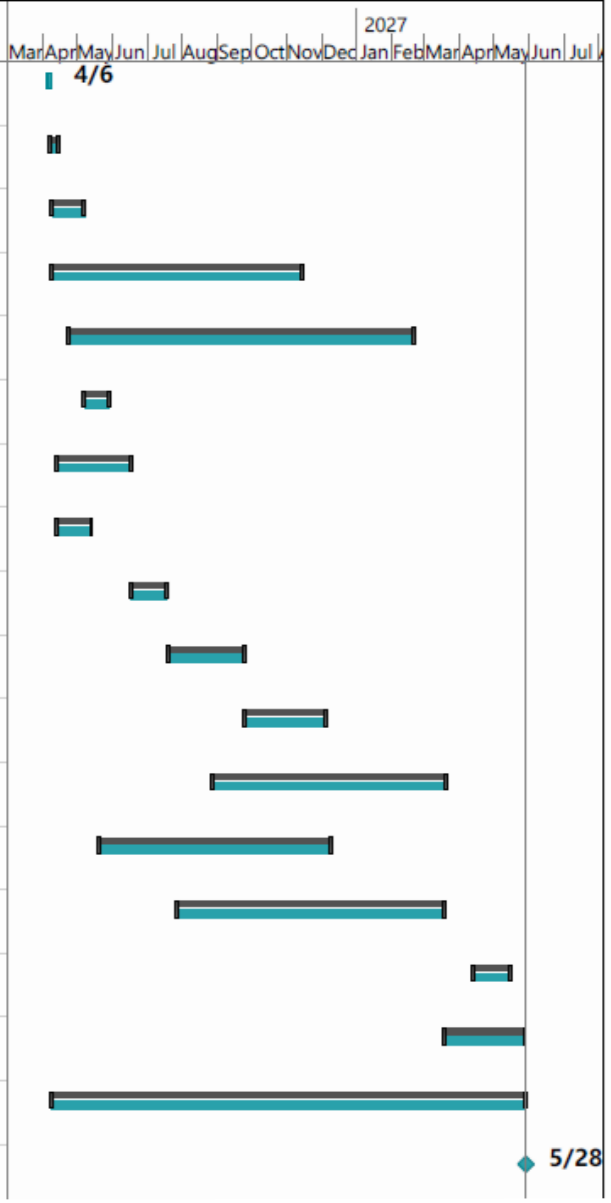
PARAGON
A CLS COMPANY

Initial Project Risk Register with Mitigation Action

Risk #	Date Raised	Risk Description	Likelihood of the Risk Occurring	Impact if the Risk Occurs	Risk Owner (Person/Entity responsible to manage risk)	Next Step(s) (Action to mitigate or eliminate the risk, e.g. reduce the likelihood)
1	2/19/2026	Delay in obtaining C&M Agreement(s) from UPRR/Metrolink and LA Metro could impact the project construction schedule as a result of delay in the securing the ROW Certification from Caltrans.	Moderately	High	Paragon Team	Engage UPRR/Metrolink and LA Metro early in the process to ensure all steps of the application review process are known, understood, assigned, etc.
2	2/19/2026	Delay in completing utility relocations could impact securing the ROW Certification from Caltrans	Low	Moderately	Paragon's Subconsultant Team	Early and often interaction with each utility representatives to review critical path items to ensure the utility relocation schedules and deliverables are maintained and followed.
3	2/19/2026	Delayed displacement of the Liquor Store and Dry Cleaners could impact overall project schedule, and construction as a result of long lead times for obtaining liquor license and necessary permits from local agency.	Low	High	Paragon Team	Engage the non-residential displacee(s) early in the Project to ensure that each displacee understands their benefits and the relocation process.
4	2/19/2026	Delay in obtaining the ROW Certification could impact the securing the necessary project funding, and construction schedule.	Low	High	Paragon Team	Begin initial discussions with Caltrans District 7 early in the Project to review the Project requirements and highlight areas of interest in the ROW Certification.
5	TBD	TBD	TBD	TBD	TBD	TBD

City of Palmdale
Right-of-Way Engineering Services
for
Rancho Vista Boulevard Grade Separation
Project No. 527A

ID	Task Name	Duration	Start	Finish
1	Notice to Proceed	1 day	Mon 4/6/26	Mon 4/6/26
2	Project Planning and Coordination	5 days	Tue 4/7/26	Mon 4/13/26
9	Title Services	20 days	Thu 4/9/26	Wed 5/6/26
12	Railroad Property Coordination	154 days	Thu 4/9/26	Fri 11/13/26
18	Utility Relocation Coordination	211 days	Thu 4/23/26	Thu 2/18/27
29	Environmental Site Assessment	15 days	Thu 5/7/26	Thu 5/28/26
31	Property Appraisals	46 days	Mon 4/13/26	Tue 6/16/26
36	Waiver Valuation Process	22 days	Mon 4/13/26	Tue 5/12/26
39	Appraisal Review	22 days	Wed 6/17/26	Fri 7/17/26
43	Property Acquisition/Negotiations	48 days	Mon 7/20/26	Thu 9/24/26
48	Escrow Coordination	50 days	Fri 9/25/26	Fri 12/4/26
50	Condemnation Support	144 days	Thu 8/27/26	Fri 3/19/27
54	Caltrans Right of Way Certification	141 days	Wed 5/20/26	Tue 12/8/26
59	Relocation Assistance	165 days	Mon 7/27/26	Wed 3/17/27
68	Property Management	24 days	Tue 4/13/27	Fri 5/14/27
71	Project Closeout	51 days	Thu 3/18/27	Thu 5/27/27
75	Project Management	293 days	Wed 4/8/26	Fri 5/28/27
79	Project Complete	0 days	Fri 5/28/27	Fri 5/28/27



PROJECT UNDERSTANDING

The City of Palmdale is soliciting proposals from right of way consultants to secure and certify the right of way for the construction of the Rancho Vista Boulevard Grade Separation Project. The City of Palmdale is proposing to construct the railroad grade separation of Rancho Vista Boulevard at both Sierra Highway and the double-track at-grade crossing of the Southern California Regional Rail Authority (SCRRA) Metrolink and Union Pacific Railroad (UPRR) tracks. The project consists of a six-lane grade separation (overpass) of Rancho Vista Boulevard at its intersection with the railroad tracks east of Sierra Highway, to include access ramps to Sierra Highway. Paragon understands that the City seeks to acquire property rights from 37 property owners covering 40 parcels in support of the Project. Paragon's experience, understanding of grade separation projects, capable professional staff, and proven management processes will ensure success of entire right of way process for the Rancho Vista Boulevard Grade Separation Project.



APN 3022-001-011, This parcel is improved with an industrial business. It was determined that an only a temporary construction easement was required. Paragon understands that importance of mitigating the impacts to the businesses during the construction duration. The construction contractor can manage the construction in a way to always allow continued ingress and egress on the property.



APN 3005-004-099, This parcel is commercial vacant land. It was determined that a partial fee acquisition and a temporary construction easement was required on the parcel. While the property is currently vacant, it is crucial to engage with the property owner early in the process to ensure that the proposed acquisition does not impact future development plans for the parcel.

RELEVANT PROJECT EXAMPLE

The initial review of the **McKinley Street Alternative 2 Connector Road Option** – loop connector road design element, revealed a striking similarity to the Puente Avenue Grade Separation Project and the Nogales Street at Valley Blvd. Grade Separation Project Paragon Partners has successfully completed for the Alameda Corridor East Construction Authority (ACE). The design for Puente Avenue also had a loop connector. This project required the acquisition of 26 parcels and the relocation of 9 businesses and 5 residences. More importantly, special considerations were made for the businesses that remained in the Project location while the Project was under construction. Similarly, the McKinley Street project alternative shows that the Outback and Denny's restaurants will remain while other surrounding businesses are demolished to facilitate construction of the loop connector road. Paragon will work closely with businesses to thoroughly understand their particular operational and essential aspects (signage, visibility, access, etc.) for the purpose of developing customized solutions to Project impacts. Paragon has a wealth of experience in dealing with these very issues. Specifically, Paragon has been wholly responsible for full service right of way for over a dozen grade separation projects in Southern California. The **Nogales Street at Valley Blvd. Grade Separation Project** also included a loop connector road. Numerous established businesses were adversely impacted and needed to be relocated. Namely, there was a faith based church, a liquor store,

a gasoline service station, a bar, along with other commercial enterprises. Paragon negotiators acquired requisite real and personal property rights and managed the careful, timely, and successful relocation of all the impacted commercial enterprises. Paragon has assembled a team which has worked together on the completion of many grade separations, from preliminary engineering through construction management and the ultimate marketing and sale of excess remnant land. The Paragon team has the title experts, MAI appraisers, and specialty appraisers including Railroad, Fixtures & Equipment, Leasehold Bonus Value, Improvements Pertaining to the Realty, and Business Goodwill. Our management team works diligently and cohesively through the valuation, acquisition, relocation, and property management real estate phases with a thorough understanding and immense experience with grade separations – with Caltrans oversight.



Nogales Street at Valley Blvd. Grade Separation Featuring the Loop Connector Street Transition



Puente Avenue Grade Separation which Included a Connector Road and Preserved a Viable Long Standing Business

RELOCATION UNDERSTANDING

As previously noted, the project requires the acquisition of a commercial strip center property and the five commercial businesses that occupy it. Paragon performed a site visit on January 13, 2026, and identified the following occupants: Kwik Stop Liquor & Market, Louisiana Famous Fried Chicken, Lee's Hair Boutique, Expert Textile Restoration & Dry-Cleaners Inc., and Diamond's Beauty Supply. Three of these businesses will require substantial time, coordination and collaboration in order to successfully relocate the businesses and minimize potential loss of business goodwill claims and litigation.

Kwik Stop Liquor & Market is fully licensed liquor store that is allowed to sell all types of alcoholic beverages for off-site consumption (Type 21) and therefore encounters many challenges, starting with available sites. Typically liquor stores do not move or go out of business, so there is a high probability that once a replacement site is located, the business will need to secure a Conditional Use Permit from the Palmdale Planning Department. The relocation of the business will also require obtaining a premise-to-premise transfer from the California Department of Alcoholic Beverage Control.

Louisiana Famous Fried Chicken is franchise restaurant. The relocation of this business will need to conform to franchise contracts. In many instances the franchise agreements limit the areas of operation which will add a layer of complexity to selecting a location. The business will need to secure permits from the Palmdale Planning Department and Los Angeles County Department of Public Health – Environmental Health Division.

Expert Textile Restoration & Dry Cleaners Inc. is a dry-cleaning business. Dry cleaning businesses require zoning clearance as well as environmental permits from the local Air Quality Management District and the Los Angeles County Sanitation District. Depending on the age of dry-cleaning equipment there may be a need to modify or substitute the equipment to comply with current Airborne Toxic Control Measures.



Kwik Stop Liquor 3

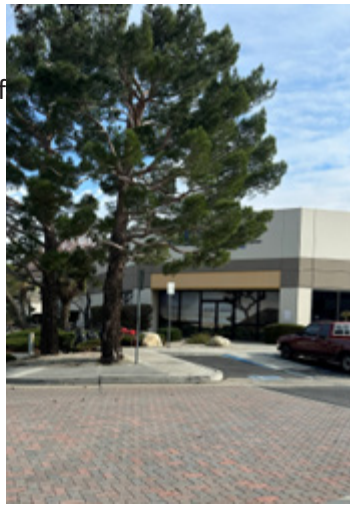


Louisiana Famous Fried Chicken, Expert Textile Restoration, and Dry-Cleaners Inc.

SPECIAL ISSUES AND POTENTIAL MITIGATIONS

Paragon has researched project information, examined right of way exhibits and has visited the project area to understand potential issues that, if not adequately planned for and addressed, could surface as concerns when dealing with the property owners and tenants of impacted properties. Paragon's team prepared a preliminary assessment of the properties impacted by the Rancho Vista Boulevard Grade Separation. We have studied the 40 parcels and 8 businesses that are anticipated to be impacted along with possible issues that may be addressed by the property owners and tenants.

Driveway Access or Ingress/Egress Limitations: For more than one of the Project impacted parcels, property acquisitions and construction may impact the ingress/egress (driveway aprons), thus having an adverse impact on the flow of automobiles and trucks to and from businesses along Rancho Vista Boulevard. While the scope of work identifies these parcels as requiring a Temporary Construction Easement only, there will still be limited impacts to the businesses for the construction duration. Alternative construction hours so driveway access can be maintained during general business hours to allow for continued access to the property. If normal business activity includes truck deliveries at night, protocols can be established to assure site access to the business. Driveways can be trenched and covered with steel plates, engineered to support the weight of trucks including semi-trailer trucks.



APN:3022-011-016 – View of Driveway and Temporary Construction Easement Area

ORGANIZATIONAL CHART

Our proposed right-of-way professionals have extensive industry experience and represent all disciplines involved in real estate right-of-way consulting. **Mark Mendoza will serve as Principal-in-Charge,** providing executive oversight and strategic guidance for the project. He will ensure quality, compliance, and alignment with client objectives while supporting the team and facilitating timely decision-making. **Colin Valles will serve as Project Manager,** leading a skilled team of professionals who will leverage their extensive experience and expertise to ensure the successful delivery of this contract. **Colin will be the City's main point of contact.** Resumes of key staff are included on the following pages.

*KEY TEAM MEMBERS

*** PRINCIPAL AND CORPORATE BROKER**
MARK T. MENDOZA, MRED

*** PROJECT MANAGER**
COLIN VALLES

*** QA/QC MANAGER**
CHERYL DEMUCCI, SR/WA, R/W-RAC

ROW/ACQUISITION	RELOCATION	TITLE
*** DAN AKINS, MRED** Principal Acquisition Agent	*** DIONISIO MARQUEZ, R/W- RAC** Relocation Manager	**BRETT BROWN** Title Agent
WALT D. LAUDERDALE, JR. Principal Acquisition Agent	**LAURA MASCARENAS** Relocation Agent	**ROB HARDIN** Title Agent

PROJECT COORDINATOR/CONTROLS/PUBLIC OUTREACH

VICKI JONES Project Coordinator	**JOYCE MONACO** Project Controls	**ROBBY RIGGS** Public Outreach Coordinator

SUBCONSULTANTS

APPRAISAL THOMPSON &THOMPSON	**ROW ENGINEER** PARSONS	**ENVIRONMENTAL** TERRACON
APPRAISAL REVIEW SCOTT ENTERPRISES APPRAISAL	**SURVEY** D. WOOLLEY & ASSOCIATES	**TITLE REPORTS** COMMONWEALTH LAND TITLE
FF&E APPRAISAL DMA		**UTILITY COORDINATION** EPIC LAND SOLUTIONS



MARK T. MENDOZA, MRED
PRINCIPAL/CORPORATE BROKER

Mark Mendoza has 40 years of practical experience in real estate program management, real estate acquisition, relocation assistance, public infrastructure projects, real estate administration, and public policy. As a Southern California native, he started his real estate career working for the County of Los Angeles, then went on to work as a Principal Negotiator for LA Metro Real Estate and Joint Development Department (formerly known as LACTC), and led the Real Property department for the Metropolitan Water District of Southern California before joining Paragon. As Senior Vice President, Mark manages and directs a varied set of challenging right-of-way public projects in California.

EDUCATION

Master of Science, Real Estate Development (MRED), University of Southern California, School of Urban Planning & Development

Bachelor of Science, Business Administration, concentration in Real Estate Finance and Urban Economics, University of Southern California

CERTIFICATIONS & LICENSES

Licensed California Real Estate Broker, No. 01445764

PROFESSIONAL AFFILIATIONS

Commissioner, County of Los Angeles Citizens Redistricting Commission - Resides in 5th District

Alameda Corridor Transportation Authority (ACTA) Relocation Appeals Board, Panel Member

National Association of Realtors, Member

Orange County Association of Realtors, Member

40
YEARS OF EXPERIENCE

RELATED EXPERIENCE

CALIFORNIA HIGH SPEED RAIL AUTHORITY | HIGH SPEED RAIL PROJECT

Mark was the project director, overseeing Paragon's right-of-way acquisition services for multiple segments of the project. He provided leadership to the team and identified and overcame project constraints in order to meet the project established goals, following compliance with state and federal regulations.

SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY | WEST VALLEY CONNECTOR, BRT PROJECT

Mark is overseeing the right-of-way acquisition, relocation, property management and demolition of Segment 3 of the Bus Rapid Transit Project. He provided mitigation strategies to best manage the Agency's financial resources and lessen impacts to property owners. Mark ensures that Paragon's team follows FTA circulars and California state regulations.

ORANGE COUNTY SANITATION DISTRICT (OCSD) | RIGHT-OF-WAY AND PROPERTY MANAGEMENT SERVICES

Paragon provides right-of-way management to OCSD to improve the monitoring of its properties, better manage risk, maximize license and lease revenues, and reduce costs. Mark managed the rights analysis for over 400 miles of OCSD trunk lines. He worked with Paragon's title department to review all interests owned by OCSD for pipeline, trunk systems, pump stations, sewers, easement grants, railroad crossings, flood control permits, Caltrans encroachment permits, and rights pursuant to the State of California Health and Safety Code Section 6518.

ALAMEDA CORRIDOR–EAST CONSTRUCTION AUTHORITY (ACE) | GATEWAY TO AMERICA PROJECT

Mark is the real estate program director responsible for the planning, coordination, and supervision of turn-key right-of-way services for the Alameda Corridor-East (ACE) Construction Authority for the "Gateway to America" Project. In his role, he managed 14 grade separations and rail improvements at 55 Union Pacific Railroad grade crossings from East Los Angeles to the City of Pomona. He managed a team that provided appraisal, acquisition, relocation, title/escrow, and property management services, in addition to obtaining Caltrans Right-of-way Certification of all projects.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS | ON CALL REAL ESTATE AND PROPERTY MANAGEMENT SERVICES

As Right-of-way Project Director. Mark provided the County with as-needed real estate services for more than 17 years. He worked with the County of Los Angeles Chief Executive Office to provide Property Management/Lease Negotiation Services for more than 100 properties for the County's Department of Public Works. He managed a team which coordinated with the Leasing

MARK T. MENDOZA | PAGE 2

Section Chief, determined and confirmed if the Departments should remain in their current locations, prepared Broker's opinion of values, and proposed lease terms and rental rates. Mark managed a team which provide real estate services for the acquisition of a new location for the County's Fleet and Workforce Support Division operating at the Hollydale Yard facility. Paragon's team coordinated with the County staff to identify site and operational requirements for a replacement facility. His team developed a scope of work, divided into phases, and established a project timeline with milestones for key deliverables.

JURUPA COMMUNITY SERVICES | WATER FACILITY EXPANSION | PROJECT DIRECTOR

Mark is the project director, overseeing projects for the Jurupa Community Services water expansion projects. He is working the agency in providing oversight of title research, valuation services and acquisition services.

CITY OF FONTANA | SIERRA AVENUE WIDENING PROJECT

As Project Director, Mark provided oversight for Paragon's services for the acquisition of 77 parcels impacted by this project. In his role, he worked with the City to identify cost-saving strategies and implement structured approaches to acquisition and negotiation, including obtaining cost-saving waiver valuations for properties with minimal impacts.

CITY OF CORONA | MCKINLEY STREET GRADE SEPARATION PROJECT

As Right-of-way Program Director, Mark directed the real estate efforts for this project. His team provided right-of-way project management, including obtaining title reports and appraisal reports, and providing acquisition, relocation, and property management services. In addition to his supervisory activities, Mark worked with the design engineer to minimize property acquisition to impacted parcels.

CITY OF HIGHLAND | SAFE ROUTES TO SCHOOL PROJECTS

As Right-of-way Program Manager, Mark managed a team to acquire 40 temporary construction easements for the construction of new curb and gutters, sidewalks and driveway approaches for two federally funded safe routes to school projects. Mark recognized an alternative acquisition strategy that would compensate property owners as well as save money for the city. Paragon prepared the Right-of-way Certification and worked with Caltrans District 8 to obtain approved certification for both projects within three months.

LOS ANGELES UNIFIED SCHOOL DISTRICT

Right-of-way Project Director. Mark provided professional consultation services and real property acquisition services for residential and commercial properties for future school sites. The following projects represent his extensive experience with LAUSD: Gratts Primary Center, Central Region Elementary Schools No. 14 & 17, and Hooper New Primary Center.

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA LOS ANGELES

As Real Estate Manager, prior to joining Paragon, Mark was department manager for MWD. His responsibilities included planning, coordination, and supervision of MWD's Real Estate Services Department. The department consisted of staff members, including the appraisal and cost studies division, the real property acquisition and relocation assistance division, the property management/ asset management division, and the property annexation division. He supervised division managers, and established project budgets.

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

Real Estate Principal Negotiator. Prior to joining Paragon, Mark served as a principal negotiator for the acquisition of real estate, business, and personal property for Metro Rail Construction Corporation and Southern California Regional Rail Authority (SCRRA) joint projects. He was responsible for the acquisition and relocation of displaced businesses, homeowners, and tenants. He also prepared special reports and recommendations for the board of supervisors.



COLIN VALLES
PROJECT MANAGER

Colin Valles has 8 years of experience on a wide variety of projects in the public and private sectors. A licensed California real estate agent, he is skilled in obtaining the rights for public and private properties. Colin is detail oriented, with strong QA/QC skills, and is often called upon to review acquisition documents. He specializes in working with property owners to advance the progress on projects. Colin is proficient in Uniform Act and Caltrans regulations. His assignments have included managing schedules; preparing reports and offer packages; coordinating with appraisers, lenders, attorneys, and title and escrow agents; negotiating with tenants and property owners; researching market conditions and comparables; notarizing easements as a commissioned Notary; and providing high-quality relocation advisory services. Colin is a highly organized and versatile professional who can switch gears from complex communications to process-oriented deadlines easily.

EDUCATION

Bachelor of Science, Urban Planning, Arizona State University

CERTIFICATIONS & LICENSES

Licensed California Real Estate Salesperson No. 02160823

Public Notary, California

PROFESSIONAL AFFILIATIONS

International Right-of-way Association, Member

8
YEARS OF EXPERIENCE

RELATED EXPERIENCE

CITY OF PALMDALE | AVENUE P (RANCHO VISTA BOULEVARD) AT SIERRA HIGHWAY RAILROAD CROSSING IMPROVEMENT PROJECT

Paragon is currently providing right-of-way support services to the Parsons and the City of Palmdale for the Avenue P (Rancho Vista Boulevard) at Sierra Highway Railroad Crossing Improvement Project. Colin is responsible for acquiring permanent and temporary property interests from UPRR, Metro and Metrolink, and one private owner. The City is proposing to improve the intersection at Avenue P and Sierra Highway. Colin is responsible for securing appraisals, preparing offer letters and corresponding documents, and negotiating with the respective property owners.

CITY OF PALMDALE | SR-138 5TH STREET EAST TO 10TH STREET EAST PHASE 1 PROJECT

The California Department of Transportation, District 7, in cooperation with the City of Palmdale widened both Palmdale Boulevard (SR-138) and Sierra Highway from two lanes to three lanes in each direction. As project coordinator, Colin was responsible for preparing offer packages, quality control of plats and legal descriptions, coordinating meetings with property owners, and contacting property owners for follow up.

CITY OF IRVINE | IRVINE BUSINESS COMPLEX (IBC) SIDEWALK IMPROVEMENT PROJECT PHASES I & II

The project involves the construction of sidewalks, driveways, curbs, and gutters throughout the Irvine Business Complex. To accomplish this, the Paragon team is obtaining permanent and temporary construction easements from property owners, primarily of commercial ownership. Colin as the acquisition agent, meets with property owners, conducts negotiations, and secures signed documents.

CITY OF DOWNEY | LAKEWOOD IMPERIAL IMPROVEMENT

Paragon is providing right-of-way acquisition of temporary construction easements and partial property fee acquisitions from 6 property owners for roadway improvements project at the intersection of Lakewood and Imperial. As project coordinator, Colin is overseeing the coordination of appraisals, negotiations with property owners, coordination of escrow, and coordination with the City.

CITY OF LAKE FOREST | BAKE PARKWAY AT TRABUCO ROAD/IRVINE BOULEVARD

Paragon is performing right-of-way appraisal and acquisition services for a single property take along Bake Parkway from SCE ownership. Colin is responsible for communications and document control.

COLIN VALLES | PAGE 2

CITY OF LAKE FOREST | EL TORO RD AT PORTOLA PARKWAY

Colin performed a central role in the project coordination of Paragon's work obtaining preliminary title reports, coordinating appraisal reports, preparing offer packages and documents necessary for acquisition, and assisting in moving escrow towards file closure.

CITY OF LAKE FOREST | JERONIMO ROAD WIDENING

Colin is responsible for coordinating with the appraiser, negotiating with property owners, and providing escrow support. The City of Lake Forest is constructing road improvements on El Toro Road and Paragon is providing right-of-way support for the project.

SAN BERNARDINO COUNTY TRANSIT AUTHORITY (SBCTA) | WEST VALLEY CONNECTOR

The West Valley Connector Project is a 35-mile bus rapid transit corridor project running in the Counties of Los Angeles and San Bernardino. The scope of work includes full takes and partial takes, temporary construction easements, in addition to commercial and residential relocations, property management, and demolition. Colin has responsibility for coordinating with the lead and asbestos survey crews, as well as the demolition crews to ensure that buildings are demolished prior to the launch of the scheduled construction.

FEDERAL BUREAU OF RECLAMATION | SAN JOAQUIN RIVER RESTORATION PROGRAM

The San Joaquin River Restoration Program is a comprehensive, long-term effort to restore flows to the San Joaquin River from Friant Dam to the confluence of Merced River and to restore a self-sustaining Chinook salmon fishery in the river while reducing or avoiding adverse water supply impacts from restoration flows. Colin is responsible for assisting with the development of the land rights acquisition plan, scheduling meetings, preparing meeting minutes, and maintaining and updating the Microsoft Teams channels.

CITY OF INDUSTRY PUBLIC UTILITIES (IPU) | 4TH AVENUE TO TRAILSIDE DRIVE

Paragon provides right-of-way support to IPU, a municipal electric system for the City, to secure easements from several property owners. The project involves connecting a waterline from 4th Avenue to Trailside Drive in unincorporated Los Angeles County. Colin oversees the coordination of appraisals, negotiation process with property owners, escrow process, and navigates the IPU department procedures and policies.

CITY OF LONG BEACH | SR-22/STUDEBAKER ROAD INTERCHANGE

The City of Long Beach is proposing improvements to the on/off ramps near the SR-22/Studebaker Road Interchange. Paragon provides support related to the PS&E phase of the project as well as the decertification of property that is owned by Caltrans. Colin is responsible for document preparation and coordination with Caltrans for the decertification process.

CITY OF ROSEVILLE | DRY CREEK GREENWAY EAST TRAIL PROJECT, PHASE II

Paragon provided right-of-way services to the City for construction of the trail project. Colin coordinated the notices to property owners, right-of-way exhibits, and appraisal reports. He also prepared status report updates for the city to review discussions and negotiation progress with property owners.

CITY OF WHEATLAND | SOUTH YUBA REGIONAL SEWER DESIGN PROJECT

Colin provided project support for the right-of-way route analysis including obtaining right of entry permits from property owners for feasibility testing (survey and environmental) on their properties to determine selected route by engineering design team and city. He coordinated obtaining title reports, preparation of plat maps and legal descriptions and appraisal reports. He also assisted the team in obtaining required interests of 22 properties for pump stations, laydown areas and pipeline alignment.

CITY OF SANTA CLARITA | SIERRA HIGHWAY BRIDGES OVER SANTA CLARA RIVER

Paragon is providing right-of-way support to Santa Clarita for the Sierra Highway Bridge Project. Colin is responsible for communications with property owners regarding the acquisition of property rights in support of the project. He manages



CHERYL DEMUCCI, SR/WA, R/W-RAC

QA/QC MANAGER

Cheryl DeMucci is an accomplished and dynamic project manager with extensive experience overseeing the full spectrum of right-of-way project delivery—from cost estimating and appraisal coordination to acquisition, relocation, title, and escrow services. She is well-versed in the Uniform Act, Caltrans procedures, FTA Circulars and the requirements for Right of Way Certification. Cheryl is known for building effective partnerships with property owners, business onwers, tenants, developers, and community stakeholders, ensuring projects advance smoothly and collaboratively. Her strong communication and leadership abilities, paired with deep practical expertise in project management, property valuation, acquisition strategies, title research, relocation assistance, construction coordination, and local land-use processes, consistently support successful outcomes for clients.

EDUCATION

Bachelor's Degree, Journalism, University of Wisconsin

CERTIFICATIONS & LICENSES

California Real Estate Sales License, No. 01885792

IRWA, SR/WA IRWA, R/W-RAC

PROFESSIONAL AFFILIATIONS

Railway Association of Southern California, former President

Project Management Institute, Los Angeles, Member

International Right of Way Association, Los Angeles, Member

American Public Works Association, Member

Women's Transportation Seminar, Member

20
YEARS OF EXPERIENCE

RELATED EXPERIENCE

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY | CRENSHAW/LAX TRANSIT CORRIDOR

As the project manager, Cheryl managed over 70 acquisitions and over 50 residential and business relocations for this light rail project. She prepared all property impact statements for Metro certification. Some of her tasks for this project included obtaining and reviewing property appraisals, goodwill, fixture and equipment appraisals, and preparing offer packages. Cheryl drafted the project's relocation plan, which was approved by the project management oversight committee for the Federal Transit Authority. She prepared all relocation notices, researched referrals, prepared claim forms for residential and non-residential tenants. Additionally, she conducted negotiations for critical path acquisition cases. In addition, she provided title, escrow coordination, and condemnation support, while helping secure right of entry from property owners for environmental testing. She displayed excellent management skills coordinating with design-build contractors, as well as outreach to property owners.

CALIFORNIA HIGH SPEED RAIL AUTHORITY | CHSR PALMDALE TO BURBANK SEGMENT PROJECT

Cheryl provided right of way support for the supplemental alternatives analysis for this segment. This involved participating in community open house meetings and community working groups to inform the public and gather feedback for detailed analysis of proposed routes. In addition, Cheryl met with property owners to answer questions about permits to enter, real estate acquisition, relocation assistance, and the eminent domain process.

CITY OF PALMDALE| PALMDALE AIRPORT TERMINAL APPRAISAL

Cheryl provide appraisal coordination and anlaysis for the Palmdale Regional Airport at Air Force Plant 42 to establish a basis for a rental rate. The high-security, government owned-contractor operated facility for the research, development, production and test of high performance military aircraft. It is the only one of its kind in the U.S.

CHERYL DEMUCCI | PAGE 2

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY |AIRPORT METRO CONNECTOR

As the project manager, Cheryl managed the relocation assistance for Hertz Corporation's LAX facility and a Clean Energy fueling station. She worked with LAWA in securing property leases for temporary move of buses and vehicles during the phased process of possession of the 11 acre site by Metro. She managed the site search and feasibility studies performed for potential locations. She facilitated the coordination of a new bus wash system at the Hertz replacement site as well as the other construction related changes required for the operations of the business.

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY | WILLOWBROOK/ROSA PARKS STATION IMPROVEMENT

The project involved construction of infrastructure to improve safety and security at the station. Paragon provided relocation assistance for three businesses impacted by the partial acquisition property impacted by the project. Cheryl performed negotiation of fixture and equipment with business owners and the property owner.

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY | PEPPERMILL BRT ; RENO CONSOLIDATED PROJECT; PECKHAM LANE REHABILITATION PROJECT; SKY VISTA WIDENING REHABILITATION PROJECT; SPARKS BOULEVARD CAPACITY IMPROVEMENT PROJECT; TRUCKEE RIVER SHARED USE PATH PROJECT; MILL STREET COMPLETE STREETS PROJECT

Cheryl managed the valuation and acquisition services for a number of RTC projects listed above. Paragon services for these contracts have include preparation of land use compendiums, waiver valuations, preparation of offer packages, negotiations, preparation of administrative settlements, obtaining lender consents, and close-out processes.

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA | ON CALL REAL ESTATE ACQUISITION, RELOCATION AND PROPERTY MANAGEMENT

Cheryl manages the on call contract which includes providing appraisal and valuation services, relocation assistance and property management. She prepared a construction mitigation report for the Second Lower Feeder Line and Pure Water projects.

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY | WILLOWBROOK/ROSA PARKS STATION IMPROVEMENT

The project involved construction of infrastructure to improve safety and security at the station. Paragon provided relocation assistance for three businesses impacted by the partial acquisition property impacted by the project. Cheryl performed negotiation of fixture and equipment with business owners and the property owner.

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY | BLUE LINE TRACK IMPROVEMENT AND SAFETY ENHANCEMENT

This improvement project required acquisition of one property. As Project Manager, Cheryl supervised right of way services including negotiations with tenants and the property owner for fixture and equipment, and providing relocation assistance to tenants, which included a manufacturing business and a billboard company.

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY | WESTSIDE (PURPLE LINE) EXTENSION PROJECT

Cheryl managed a team providing business relocation assistance services for a portion of the light rail project. She obtained and reviewed fixture and equipment appraisals. In addition, she reviewed and submitted relocation claims, supported the processing of payments, and provided file maintenance.

SACRAMENTO REGIONAL TRANSIT DISTRICT (SACRT) | L STREET LOW BUS FLOOR

Cheryl managed the acquisition services for the District which included preparing waiver valuation reports and securing agreements for construction.



DIONISIO MARQUEZ, R/W-RAC
RELOCATION MANAGER

Dionisio Marquez has 30 years of residential and commercial acquisition and relocation experience, serving numerous public agency clients. He has managed large-scale acquisition and relocation projects with aggressive schedules and closely managed budgets, providing exceptional service to both the displacees and agencies. He has also designed, implemented, and administered projects with FHWA, FTA, FAA, HUD, Caltrans, TXDOT, Community Development Block Grants, HOME, and the 104D guidelines. Dionisio is also bilingual (English, Spanish).

EDUCATION

Bachelor of Arts, Architecture, University of California, Berkeley

CERTIFICATIONS & LICENSES

Licensed California Real Estate Salesperson, No. 01147072

PROFESSIONAL AFFILIATIONS

International Right-of-Way Association, Member

IRWA Chapter 1, Relocation Chair, 2008-2014

DISCIPLINARY COURSES

FHWA-NHI: Real Estate Acquisition under the Uniform Act

30
YEARS OF EXPERIENCE

RELATED EXPERIENCE

SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY | WEST VALLEY CONNECTOR

The West Valley Connector project is the second 100% zero emission, Bus Rapid Transit project in San Bernardino. As Relocation Manager Dionisio assists and supervises 2 Relocation Agents and one subcontractor with the relocation implementation of 25 businesses and 2 residential cases. Businesses include a liquor store, appliance store, bakery, restaurant, and several other businesses.

SAN JOAQUIN REGIONAL RAIL COMMISSION | NATOMAS/ SACRAMENTO AIRPORT STATION

The Natomas/ Sacramento Airport Station project will construct a passenger rail station and layover track in the community of Natomas as part of Valley Rail Sacramento Extension Program. As Relocation Manager Dionisio and the Paragon team are implementing the relocation program for 15 automobile related businesses.

CITY OF FONTANA | SIERRA AVENUE WIDENING

As Relocation Manager, Dionisio was responsible for preparing the relocation plan and successfully relocating the 4 displaced residential tenants associated with the partial and full acquisition of impacted parcels.

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY | EXPO PHASE II LIGHT RAIL PROJECT

Dionisio's responsibilities as the Relocation Manager included overseeing and supervising the relocation of 26 businesses as part of the light rail project in the City of Santa Monica.

LOS ANGELES WORLD AIRPORTS | VOLUNTARY RESIDENTIAL ACQUISITION AND RELOCATION PROGRAM

Dionisio served as Project Manager supervising a team of two relocation agents and led the delivery of the required relocation of 179 residential tenants.

ALAMEDA CORRIDOR EAST CONSTRUCTION AUTHORITY | SAN GABRIEL VALLEY TRENCH

Dionisio served as Relocation Manager and was responsible for overseeing the relocation planning and implementation of the relocation of residential and business tenants.

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES | KODAK THEATER (HOLLYWOOD & HIGHLAND)

Dionisio managed the relocation program for the TrizecHahn Academy Awards Theatre and Promenade Project. The program consisted of the relocation of various businesses in compliance with relocation regulations with a completion of time frame of 88 days.

DIONISIO MARQUEZ | PAGE 2

ECONOMIC DEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO

Dionisio served as the project manager of one single family residence, 60 four-plex dwellings, nine vacant lots, and one burned-out four-plex building. He accomplished successful voluntary acquisitions.

PORT OF CORPUS CHRISTI, TX | HILLCREST ACQUISITION AND RELOCATION PROGRAM

As part of the US Highway 181 Harbor Bridge Replacement Project, and requiring the acquisition of 304 residential and commercial parcels over 4-years, Relocation Manager Dionisio supervised a team of 10 professionals responsible for relocating 150 residential owners, 156 residential tenants, 3 churches, a barber shop, and a convenience store. He managed the project which included QA/QC and reporting to the Port of Corpus Christi, TxDOT, and FHWA.

NEVADA DEPARTMENT OF TRANSPORTATION | NEON PROJECT

The project extends 3.7 miles along I-15 from Sahara Avenue to the US95/I-15 Interchange. It consists of a High Occupancy Vehicle (HOV) connector between US95 and I-15, direct HOV access ramps at Wall Street, reconstruction of the Charleston Blvd. Interchange and Grand Central parkway connector. Dionisio managed their relocation assistance program for over 100 residential cases.

CALIFORNIA HIGH-SPEED RAIL AUTHORITY | CALIFORNIA HIGH – SPEED RAIL PROJECT

The California High-Speed Rail Project is the first high-speed rail project in the nation. It will eventually provide rail transportation from Southern California to Northern California. The project requires the partial and full acquisition of commercial, residential, agricultural, and vacant parcels. As Senior Relocation Agent, Dionisio was specifically assigned to implement the High-Speed Rail Authority's relocation program on a variety of parcels consisting of a motel with 49 long-term tenants, self-storage facility with 23 tenants, and two vehicle repairs businesses.



DAN AKINS, MRED

PRINCIPAL ACQUISITION AGENT

Dan Akins is a highly accomplished professional with 29 years of industry experience managing right-of-way and real estate projects throughout Southern California. He has demonstrated ability to lead teams and to manage projects from inception to completion and possesses proven ability to identify and value high-potential property acquisition opportunities supported by rigorous quantitative analysis and qualitative insights. Dan has a strong track record of facilitating partnerships between property owners, investors, developers, and community stakeholders. He additionally has exceptional communication and leadership skills and advanced understanding and applied knowledge of market research, financial modeling, project management, property valuation, land acquisition, construction, entitlements, and local land use regulations.

EDUCATION

Master of Real Estate Development (MRED), University of Southern California

B.S., City and Regional Planning, California Polytechnic State University, San Luis Obispo

CERTIFICATIONS & LICENSES

Licensed California Real Estate Broker No. 1338651

29
YEARS OF EXPERIENCE

RELATED EXPERIENCE

SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (FORMERLY ALAMEDA CORRIDOR-EAST CONSTRUCTION AUTHORITY (ACE)) | GATEWAY TO AMERICA

Dan as Senior Acquisition Agent was responsible for right-of-way acquisition services for the $1.7 billion Alameda Corridor-East (ACE) Construction Authority for the “Gateway to America” Project. The Project comprises a mix of transportation and rail improvements at 55 Union Pacific Railroad grade crossings from East Los Angeles to the City of Pomona, a distance of 35 miles. Dan provides oversight of subconsultants and interfaces with the Project client, as well as multiple San Gabriel Valley elected and appointed officials. He is also providing disposition of surplus property services for the Puente Avenue, San Gabriel Avenue Trench, Reservoir Road and Nogales Street grade separation projects.

ACE | FULLERTON AVENUE GRADE SEPARATION

Paragon provided right-of-way cost estimation, value analysis, sale of surplus property, Caltrans right-of-way certification, project management, and performed 20 acquisitions, two commercial relocations, utility relocation coordination, and obtained encroachment permits. As a result of the grade separation project, the City required additional pedestrian and safety improvements. Dan worked with property owners and tenants and the design team to create new access points to properties along Fullerton Road.

ACE | PUENTE AVENUE GRADE SEPARATION

Dan provided staff oversight of relocation activity and was involved in relocation case work with commercial uses. His duties included coordination with ACE and its stakeholders, owners, tenants, and appraisers and other subconsultants. He also provided asset and property management of multi-tenant industrial buildings comprised of the following tenant types: paper wholesale and distribution, sports apparel shipping and receiving, metal fabrication, cabinet fabrication, data processing, and lawnmower repair and sales. Additionally, Dan provided construction management services, including concrete flat-work construction for residential property owner on behalf of ACE.

ACE | FAIRWAY GRADE SEPARATION

In support of this project, Dan managed relocation and property management services, obtained cost estimates & bids, prepared contracts, met with vendors, coordinated with tenants, and conducted property inspections. Asset and property management was provided for a multi-tenant industrial park and a 699-unit self-storage facility.

ACE | SAN GABRIEL TRENCH

Dan managed the acquisition and relocation of self-storage units and a residential unit.

DAN AKINS | PAGE 2

Additionally, Dan was responsible for the acquisition of temporary rights from various commercial/industrial property owners for a roadway repaving project on behalf of ACE.

CALIFORNIA HIGH- SPEED RAIL AUTHORITY | RIGHT-OF-WAY ACQUISITION SERVICES

As Acquisition Manager, from 2021-2022, Dan directed and coordinated activities for this project to ensure that the objectives of each task were accomplished within set schedules and budgets. Dan managed scope, out-of-scope work requests, forecasting, resources, resource constraints, and project risks associated with the acquisition of permanent and temporary real property rights from more than 50 parcels.

CITY OF SAN BERNARDINO | 40TH STREET WIDENING

Dan serves as the project manager for the City's 40th Street Widening. The project requires right-of-way project management, appraisal, acquisition, and relocation assistance for 20 impacted parcels consisting of residential, commercial, and vacant properties.

ORANGE COUNTY TRANSPORTATION AUTHORITY | SR-55 IMPROVEMENT PROJECT

Dan is managing acquisition services for the widening of SR-55 SB. The project impacts 15 properties. Dan is working with OCTA to minimize right-of-way acquisitions, analyzing improvements to be appraised, and developing acquisition agreements to comply with Caltrans incentive payment program. Dan has developed innovative solutions to several challenges involved in executing this project, including working with multiple ownerships, tenant/owner coordination, and obtaining agreements within a constricted schedule.

CITY OF HESPERIA | RANCHERO ROAD CORRIDOR WIDENING AND AQUEDUCT PROJECTS

Dan served as Paragon's project manager for the project, as the final phase of a large, three-phased corridor improvement project that widens Ranchero Road along I-15 to four lanes in order to alleviate growing traffic congestion. Dan managed the acquisition of full and partial takes and temporary construction easements of 34 properties for the City's improvement projects. The work has involved expedited appraisal and appraisal reviews and Dan worked closely with agents to secure fully executed agreements for the project, along with obtaining right-of-way certification, which is early on the critical path of the project schedule.

CITY OF EL MONTE | RAMONA AND VALLEY BOULEVARD INTERSECTION IMPROVEMENTS

This project involved improvements to the intersection such as construction of landscaped medians, left-turn lanes, right-turn lane pockets, and bus turnouts. Dan supervised Paragon's work coordinating valuation of property, negotiating with property owners, and coordinating with escrow to finalize the sale and transfer of the property rights to the City.

PROJECT MANAGER/DEVELOPMENT SPECIALIST, CITY OF INGLEWOOD REDEVELOPMENT AGENCY, INGLEWOOD, CA

Dan managed the completion of 114 residential units and 50,000 square feet of industrial warehouse/R&D development. Coordinated entitlements for retail, industrial and residential (multi-family and single-family) redevelopment projects. Prepared, reviewed, and analyzed proformas to determine the amount of redevelopment assistance for commercial and residential projects. Managed a team of consultants providing legal and economic review, relocation, and environmental assessment and cleanup services for a wide range of redevelopment and economic development projects. Researched and identified land acquisition opportunities for commercial and affordable housing projects. Prepared and presented staff reports for redevelopment projects to the City Council and Redevelopment Agency Board Members. Solicited and managed the selection of development teams for commercial and affordable housing projects.

QA/QC PROCEDURES

Paragon is committed to delivering work products that meet the highest professional standards and comply with all applicable federal, state, and local regulations, including Caltrans and Uniform Relocation Assistance (URA) requirements. Our approach to QA/QC for the Rancho Vista Boulevard Grade Separation Project is structured around a Project-Specific Quality Control Plan that ensures accuracy, completeness, and certification readiness for every deliverable.

MAJOR ELEMENTS OF OUR QA/QC PROGRAM:



Project-Specific QA/QC Plan Development

At project initiation, Paragon will prepare a tailored QA/QC plan outlining review protocols, responsibilities, and documentation standards for all tasks and deliverables.

Multi-Level Review Process

Each deliverable will undergo a systematic review process:

- Engineering Design Review: Verification of technical accuracy, compliance with design standards, and integration with ROW requirements.
- Constructability Review: Assessment of feasibility and identification of potential conflicts or risks.
- Coordination Review: Cross-checking with utility coordination, appraisal, and acquisition teams to ensure consistency and completeness.
- QA/QC Control Review: Final validation by senior staff prior to submission to the City.

Compliance and Regulatory Assurance

All work products will be checked against Caltrans and URA guidelines to ensure readiness for ROW certification and funding agency audits.

Documentation and Tracking

QA/QC checklists for title review, survey, offer packages, acquisition files, escrow, relocation files, Right of Way Certification, will be maintained for each deliverable, documenting review comments, resolutions, and approvals. This ensures transparency and traceability throughout the project lifecycle.

Continuous Communication

Paragon will coordinate closely with City staff and stakeholders to address issues promptly and incorporate feedback into subsequent deliverables.

Outcome

This structured QA/QC approach minimizes errors, ensures regulatory compliance, and supports timely certification, enabling the City to meet project milestones and funding requirements.

SCHEDULE CONTROL

Paragon's Project Team understands the importance of keeping a project on schedule. We have prepared a project schedule to illustrate the representative tasks necessary complete this project. Each milestone and delivery date has been evaluated in detail to ensure a realistic approach and provide right-of-way prior to the City's construction date. Right-of-way tasks are often on the critical path of schedules. Therefore, we prioritize high risk matters and itemize any action items into smaller tasks. In the event of schedule slippage, Paragon's Project Manager will create workable solutions with the City to accelerate the schedule, such as providing additional staff or working additional hours. Where appropriate, we also rearrange project tasks to be completed in parallel instead of in sequence. By doing this, we can accelerate work on current tasks to get back on track for future tasks. In addition, we can identify future tasks that can be started earlier to make up for time.

PREVIOUS EXPERIENCE

Paragon has successfully completed numerous sewer easement projects, including the **Durfee Avenue Grade Separation in the City of Pico Rivera, for the Alameda Corridor-East Construction Authority.** The project required an innovative approach to mitigating the impact of constructing critical components of the grade separation, specifically, a series of sewer lines. For nearly 25 years, in the City of Pico Rivera, Fiesta Hall has been a landmark business serving Pico Rivera and adjacent communities. Located at 4754 Durfee Avenue, the property was originally identified as a full-take acquisition and relocation in order to allow for the necessary construction of several sewer lines and other above and below ground utilities. After various meetings with the property/business owners, it became clear to the project team that the business owners strongly opposed relocating their business. By assembling the key project stakeholders - the client, the project engineering firm, the City of Pico Rivera, and the owners of Fiesta Hall - Paragon prompted a collaborative effort to redesign the entry/access to the banquet hall property, a re-route of the sewer line easements, electrical lines, and water lines, and a modification of the on-site parking and circulation. The result was an improved overall project design with efforts redirected toward partial acquisitions in lieu of a full acquisition, which allowed Fiesta Hall to continue to serve the community and keep their staff fully employed. The result of this shift in plan direction achieved a $1.5 million savings in acquisition and relocation cost for the client and minimized the impact to the property owner and the community.





CERTIFICATION OF PROPOSAL

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PALMDALE:

The undersigned, as Consultant, declares that: (1) this proposal is made without collusion with any other person and that the only persons or parties interested as principals are those named herein; (2) the undersigned has carefully examined the Contract Documents (including all Addenda) and the Project site; and (3) the undersigned has investigated and is satisfied as to the conditions to be encountered, the character, quality and quantities of Work to be performed, and the materials to be furnished. Furthermore, the undersigned agrees that submission of this proposal shall be conclusive evidence that such examination and investigation have been made and agrees, in the event the Contract be awarded to it, to execute the Contract with the City of Palmdale to perform the Project in accordance with the Contract Documents in the time and manner therein prescribed, and to furnish or provide all materials, labor, tools, equipment, apparatus and other means necessary so to do, except as may otherwise be furnished or provided under the terms of the Contract Documents.

Consultant acknowledges receipt of all addenda, as follows:

Addendum No.	1	Date:	January 20, 2026
Addendum No.	2	Date:	February 2, 2026
Addendum No.	3	Date:	Febuary 10, 2026
Addendum No.		Date:	

Additionally, the undersigned, as Consultant, declares that: (1) Consultant has a full-time service office in Southern California; (2) Consultant has five or more years of experience performing similar work; (3) Consultant will self-perform the majority of the work; and (4) Consultant has three or more excellent references.

Consultant's Name: Paragon Partners Consultants, Inc

Signature: _____ Title: VICE PRESIDENT/CORPORATE SECRETARY Date: 02/16/25

Signature: _____ Title: _____ Date: _____

RESPONDENT'S ACKNOWLEDGMENT OF LIABILITY INSURANCE REQUIREMENTS

THE CONSULTANT ACKNOWLEDGES THAT HE/SHE HAS READ LIABILITY INSURANCE REQUIREMENTS OF SECTION 11 OF THE SAMPLE AGREEMENT AND AGREES TO COMPLY WITH ALL THE LIABILITY INSURANCE PROVISIONS AND REQUIREMENTS. FAILURE OF THE RESPONDENT TO OBTAIN THE REQUIRED LIABILITY INSURANCE AFTER THE AWARD OF CONTRACT MAY CONSTITUTE A FAILURE TO EXECUTE THE CONTRACT AND SHALL RESULT IN THE FORFEITURE OF THE SECURITY OF THE RESPONDENT.

As the Consultant's representative, I understand and agree to comply with all provisions of the Liability Insurance as required under the Sample Agreement.

Signature: William McCauley Title: Vice President/CFO Date: 2/3/2026

Signature: _____ Title: _____ Date: _____

NONCOLLUSION DECLARATION FORM
[Public Contract Code Section 7106]

The undersigned declares:

I am the Vice Pres./CFO *(Title)* of Paragon Partners Consultants, Inc. *(Firm)*, the party making the foregoing Proposal.

The Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Proposal is genuine and not collusive or sham. The Respondent has not directly or indirectly induced or solicited any other Respondent to put in a false or sham Proposal. The Respondent has not directly or indirectly colluded, conspired, connived, or agreed with any Respondent or anyone else to put in a sham Proposal, or to refrain from Proposalding. The Respondent has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Proposal price of the Respondent or any other Respondent or to fix any overhead, profit, or cost element of the Proposal price, or of that of any other Respondent. All statements contained in the Proposal are true. The Respondent has not, directly or indirectly, submitted his or her Proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, Proposal depository, or to any member or agent thereof, to effectuate a collusive or sham Proposal, and has not paid, and will not pay, any Person or entity for such purpose.

Any person executing this declaration on behalf of a Respondent that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Respondent.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 2/3/2026 *(Date)*, at Cypress, CA *(City, State)*

Signature: William McCawley

Printed Name: William McCawley

Date: 2/3/2026

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Byrd Anti-Lobbying Amendment Certification
CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

(To be submitted with each bid or offer exceeding $100,000)

The undersigned [Consultant] certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative Agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative Agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to 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 this Federal contract, grant, loan, or cooperative Agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, *et seq.*)]

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative Agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. § 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such expenditure or failure.]

The Consultant, Paragon Partners Consultants, Inc., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Consultant understands and agrees that the provisions of 31 U.S.C. A 3801, *et seq., apply* to this certification and disclosure, if any.

Signature of Consultant's Authorized Official William McCawley

Name of Consultant's Authorized Official William McCawley

Title of Consultant's Authorized Official Vice President/CFO

Date 2/3/2026

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Certification for Suspension and Debarment
CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY and VOLUNTARY EXCLUSION
LOWER TIER COVERED TRANSACTION

(To be submitted with all bids exceeding $25,000)

(1) The prospective lower tier participant (Bidder/Consultant) certifies, by submission of this bid or proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) The prospective Bidder/Consultant also certifies by submission of this bid or proposal that all subcontractors and suppliers (this requirement flows down to all subcontracts at all levels) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(3) Where the prospective lower tier participant (Bidder/Consultant) is unable to certify any of the statements in this certification, such prospective participant shall attach an explanation to this bid or proposal.

The lower tier participant (Bidder/Consultant), Paragon Partners Consultants, Inc., certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

Signature of Consultant's Authorized Official William McCawley

Name of Consultant's Authorized Official William McCawley

Title of Consultant's Authorized Official Vice President/CFO

Date 2/3/2026

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CITY OF PALMDALE

REQUEST FOR PROPOSAL (RFP)

RIGHT OF WAY ENGINEERING SERVICES

FOR

PROJECT NO. 527A

RANCHO VISTA BOULEVARD GRADE SEPARATION

ADDENDUM No.1

Issued: January 20, 2026

Dear Bidders:

The following addendum is hereby made as part of the Request for Proposal for the Right of Way Engineering Services. This Addendum No. 1 includes Pages 1 through 2 and its attachments.

1. Extend Q&A Deadline and Proposal Due Date

   SOLICITATION NUMBER: PN 914
   SOLICITATION RELEASE DATE: DECEMBER 18, 2025
   Q&A DEADLINE: ~~JANUARY 15, 2026, at 2:00 P.M.~~ **February 5, 2026, 2:00 P.M.** (PST) by the electronic clock in PlanetBids (PB™).
   PROPOSAL TYPE: Electronic (E-Proposal) through PlanetBids (PB™)
   PROPOSAL DUE DATE: ~~JANUARY 29, 2026, at 2:00 P.M.~~ **February 19, 2026, 2:00 P.M.** (PST) by the electronic clock in PlanetBids (PB™)

2. Add "Attachment D – FHWA Required Federal Provisions and Certifications" to the RFP and Page 2, "Table of Contents"

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3. Replace Section 2-2 Project Funding with the following:

   - Financial assistance for the services described in this RFP will be partially provided using funds from the FHWA. Any contract and subcontract to provide the services described in this RFP will be subject to all applicable "FHWA Required Federal Provisions and Certifications" as described in Attachment D. Firms shall complete and submit all certifications provided in this attachment with their proposals.

     The City, 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.

4. Add to Page 11, Section 3-1 Proposal Content:

   - i) Include a completed and signed "Certification for Suspension and Debarment" and "Byrd Anti-Lobbying Amendment Certification". Refer to Attachment D.
   - j) Unique Entity Identifier (UEI). Provide the Consultant's UEI. No entity may receive a subaward until the entity has provided its UEI to the City.

5. Add to Page 15, "Checklist for Respondents", with the following:

   - Certification for Suspension and Debarment
   - Byrd Anti-Lobbying Amendment Certification"

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Sincerely,

Lee Torres, P.E.
Director of Public Works

I/we Mark Mendoza, acknowledge receipt of this addendum.

Signature

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CITY OF PALMDALE

REQUEST FOR PROPOSAL (RFP)

RIGHT OF WAY ENGINEERING SERVICES

FOR

PROJECT NO. 527A

RANCHO VISTA BOULEVARD GRADE SEPARATION

ADDENDUM No.2

Issued: February 2, 2026

Dear Bidders:

The following addendum is hereby made as part of the Request for Proposal for the Right of Way Engineering Services. This Addendum No. 2 includes Pages 1 through 2 and its attachments.

1. Update RFP Schedule, Page 9, RFP

	Milestone	Date/Time
1.	Invitation to Submit Proposals	December 18, 2025
2.	Requests for Clarifications Deadline (Q&A)	**February 5, 2026, 2:00 P.M.** (PST) by the electronic clock in PlanetBids (PB™). ~~January 15, 2026 @ 2:00 PM~~
3.	Final Addenda Issued (if required)	February 12, 2026 ~~January 22 ,2026~~
4.	Proposal Deadline	**February 19, 2026, 2:00 P.M.** (PST) by the electronic clock in PlanetBids (PB™) ~~January 29, 2026 @ 2:00 PM~~
5.	Interviews	March 9-12, 2026 ~~February16-19, 2026~~
6.	Notification of Award of Contract	April 2026
7.	City Council Award	April 2026

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2. Add to Page 11, Section 3-1 Proposal Content:

   k) DEVIATIONS and/or EXPECTIONS FORM, Exhibit E

Sincerely,

Lee Torres, P.E.
Director of Public Works

I/we Mark Mendoza, acknowledge receipt of this addendum.

Company Name
Paragon Partners Consultants, Inc.

Proposer's Legal Name
Paragon Partners Consultants, Inc.

Proposer's Legal Signature

Title Principal/Corporate Broker

5660 Katella Avenue, Suite 100, Cypress, CA 90630
Street Address

February 16, 2026
Date

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CITY OF PALMDALE

REQUEST FOR PROPOSAL (RFP)

RIGHT OF WAY ENGINEERING SERVICES

FOR

PROJECT NO. 527A

RANCHO VISTA BOULEVARD GRADE SEPARATION

ADDENDUM No.3

Issued: February 10, 2026

Dear Bidders:

The following addendum is hereby made as part of Proposal for the Right of Way Engineering Services. This addendum 3 includes the following:

1. A separate Fee Proposal is required and should be uploaded under General Attachments.
2. Revised Q&A list, including all responses updated on 2/10/2026. (Attached)

Sincerely,

Leonardo Torres, P.E.
Director of Public Works

I/we Mark Mendoza, acknowledge receipt of this addendum.

Signature

DEVIATIONS and/or EXCEPTIONS FORM

Exhibit E

[ ] Specifications and/or Requirements

[X] Contract for Services Provisions (No exceptions and/or deviations to insurance requirements allowed)

All deviations and/or exceptions to the requirements of this solicitation must be noted below. The City will consider any deviations and/or exceptions indicated in its award decisions. The City reserves the right to accept or reject any and all responses based on any deviation and/or exception indicated on this form. Respondents are cautioned that by taking any exception they may be materially deviating from the RFP. **Please do not attach a company letterhead in lieu of any entry on the section below.** In the absence of any entry on the section below, the bidder assures the City of their full compliance with the specification and conditions as listed in this solicitation. The page number, paragraph, and item number should be referenced when deviating from the specification and must be included.

The City reserves the right to reject any or all cost proposals as a result of this RFP and to waive any informality or irregularity in any bid proposal received and to be the sole judge of the merits of the respective cost proposals received, and to accept or further negotiate cost, terms, or conditions of any cost proposal determined by the City to be in the best interest of the City even though not the lowest cost proposal. **This form may be duplicated if additional pages are needed.**

Reference No. **Description**

1. **Indemnification Clause (Pg. 4, Sec. 10) – Replace with:**
    a. **"Consultant shall indemnify and defend the City, its officers, employees, agents, and boards, but only to the extent any claim, loss, damage, liability, or expense arises out of the negligent acts, errors, omissions, or willful misconduct of the Consultant or its contractors or subcontractors in the performance of this Agreement. Consultant shall not be responsible for indemnifying the City for claims arising from the negligence or willful misconduct of the City or any other indemnified party."**
2. **Satisfaction Clause (Pg. 7, Sec. 13.1) – Replace with:**
    a. **"Consultant shall correct the deficiencies in a manner consistent with applicable professional standards and commercially reasonable expectations."**
3. **Dispute Resolution Clause (Pg. 8, Sec. 14) – Replace with:**
    a. **"All claims, disputes, and other matters in question between the City and Consultant arising out of or relating to this Contract shall, to the extent reasonably feasible, be resolved through good faith negotiations. For purposes of this section, 'good faith negotiations' means that each party will participate in timely discussions, exchange relevant information reasonably necessary to evaluate the dispute, and designate representatives with authority to settle the matter."**

Paragon Partners Consultants, Inc.
Company Name

Brian C. Koeppen, Director, Legal Services
Printed Name and Title

Brian Koeppen
Authorized Signature

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Certification for Suspension and Debarment
CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY and VOLUNTARY EXCLUSION
LOWER TIER COVERED TRANSACTION

(To be submitted with all bids exceeding $25,000)

(1) The prospective lower tier participant (Bidder/Consultant) certifies, by submission of this bid or proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) The prospective Bidder/Consultant also certifies by submission of this bid or proposal that all subcontractors and suppliers (this requirement flows down to all subcontracts at all levels) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(3) Where the prospective lower tier participant (Bidder/Consultant) is unable to certify any of the statements in this certification, such prospective participant shall attach an explanation to this bid or proposal.

The lower tier participant (Bidder/Consultant), Commonwealth Land Title Comapny, certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

Signature of Consultant's Authorized Official _____

Name of Consultant's Authorized Official Griffin Wayne

Title of Consultant's Authorized Official Vice President

Date 2/17/2026

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Byrd Anti-Lobbying Amendment Certification
CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

(To be submitted with each bid or offer exceeding $100,000)

The undersigned [Consultant] certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative Agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative Agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to 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 this Federal contract, grant, loan, or cooperative Agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, *et seq.*)]

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative Agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. § 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such expenditure or failure.]

The Consultant, D. Woolley & Associates, Inc., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Consultant understands and agrees that the provisions of 31 U.S.C. A 3801, *et seq., apply* to this certification and disclosure, if any.

Signature of Consultant's Authorized Official _____

Name of Consultant's Authorized Official David E. Woolley

Title of Consultant's Authorized Official President/Owner

Date 2/17/2026

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Certification for Suspension and Debarment

CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY and VOLUNTARY EXCLUSION
LOWER TIER COVERED TRANSACTION

(To be submitted with all bids exceeding $25,000)

(1) The prospective lower tier participant (Bidder/Consultant) certifies, by submission of this bid or proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) The prospective Bidder/Consultant also certifies by submission of this bid or proposal that all subcontractors and suppliers (this requirement flows down to all subcontracts at all levels) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(3) Where the prospective lower tier participant (Bidder/Consultant) is unable to certify any of the statements in this certification, such prospective participant shall attach an explanation to this bid or proposal.

The lower tier participant (Bidder/Consultant), D. Woolley & Associates, Inc., certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

Signature of Consultant's Authorized Official 

Name of Consultant's Authorized Official David E. Woolley

Title of Consultant's Authorized Official President/Owner

Date 2/17/2026

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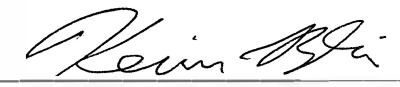
(To be submitted with all bids exceeding $25,000)

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(3) Where the prospective lower tier participant (Bidder/Consultant) is unable to certify any of the statements in this certification, such prospective participant shall attach an explanation to this bid or proposal.

The lower tier participant (Bidder/Consultant), Desmond, Marcello & Amster, LLC, certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

Signature of Consultant's Authorized Official 

Name of Consultant's Authorized Official Kevin Blair

Title of Consultant's Authorized Official Partner

Date 2/12/2026

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Certification for Suspension and Debarment
CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
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(3) Where the prospective lower tier participant (Bidder/Consultant) is unable to certify any of the statements in this certification, such prospective participant shall attach an explanation to this bid or proposal.

The lower tier participant (Bidder/Consultant), Epic Land Solutions, Inc., certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

Signature of Consultant's Authorized Official Signed by: Kevin Romito 2F21AD2D454D46E...

Name of Consultant's Authorized Official Kevin Romito

Title of Consultant's Authorized Official Chief Financial Officer

Date 2/13/2026 | 12:34:20 PM CST

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Certification for Suspension and Debarment
CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY and VOLUNTARY EXCLUSION
LOWER TIER COVERED TRANSACTION

(To be submitted with all bids exceeding $25,000)

(1) The prospective lower tier participant (Bidder/Consultant) certifies, by submission of this bid or proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) The prospective Bidder/Consultant also certifies by submission of this bid or proposal that all subcontractors and suppliers (this requirement flows down to all subcontracts at all levels) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(3) Where the prospective lower tier participant (Bidder/Consultant) is unable to certify any of the statements in this certification, such prospective participant shall attach an explanation to this bid or proposal.

The lower tier participant (Bidder/Consultant), Scott Enterprise Appraisal & Consulting, Inc., certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

Signature of Consultant's Authorized Official Janet Scott

Name of Consultant's Authorized Official Janet Scott

Title of Consultant's Authorized Official President

Date 2/17/26

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Certification for Suspension and Debarment

CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY and VOLUNTARY EXCLUSION
LOWER TIER COVERED TRANSACTION

(To be submitted with all bids exceeding $25,000)

(1) The prospective lower tier participant (Bidder/Consultant) certifies, by submission of this bid or proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) The prospective Bidder/Consultant also certifies by submission of this bid or proposal that all subcontractors and suppliers (this requirement flows down to all subcontracts at all levels) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(3) Where the prospective lower tier participant (Bidder/Consultant) is unable to certify any of the statements in this certification, such prospective participant shall attach an explanation to this bid or proposal.

The lower tier participant (Bidder/Consultant), Thompson & Thompson, certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

Signature of Consultant's Authorized Official Bradford Thompson

Name of Consultant's Authorized Official Bradford Thompson

Title of Consultant's Authorized Official President

Date 2/17/2026

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Certification for Suspension and Debarment

CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY and VOLUNTARY EXCLUSION
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(2) The prospective Bidder/Consultant also certifies by submission of this bid or proposal that all subcontractors and suppliers (this requirement flows down to all subcontracts at all levels) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(3) Where the prospective lower tier participant (Bidder/Consultant) is unable to certify any of the statements in this certification, such prospective participant shall attach an explanation to this bid or proposal.

The lower tier participant (Bidder/Consultant), Terracon Consultants, Inc., certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

Signature of Consultant's Authorized Official _____

Name of Consultant's Authorized Official Sami Noaman

Title of Consultant's Authorized Official Principal/Regional Environmental Services Manager

Date 2/17/2026

PARAGON
A CLS COMPANY

Task	Project Director/Corporate Broker	Project Manager	QA/QC Manager	Relocation Manager	Title Agent	Principal Acquisition Agent	Sr. Relocation Agent	Project Control Specialist	Outreach/ Coordinator	Subconsultant Team	Total Fees
Hourly Rate	$240	$140	$195	$160	$125	$140	$95	$105	$85		
Task 1 - Project Coordination and Management	36	55	12	8	6	18	18	32	24		**$ 30,340**
Task 2 - Right of Way Mapping and Exhibits	6	8	10	0	8	8	0	4	16		**$ 187,110**
Wooley & Associates - 59 Plat Maps and 59 Legal Descriptions										$ 165,000	
Parsons Transportation Group										$ 13,700	
Task 3 - Preliminary Title Reports and Property Research	8	15	8	0	45	12	2	2	24		**$ 35,325**
Commonwealth Land Title Company - 37 (Larger Parcel) Title Reports										$ 20,000	
Task 4 - Appraisal and Valuation Coordination	24	50	16	0	0	32	12	2	24		**$ 160,000**
Appraisal: Thompson & Thompson - 23 Larger Parcels covering 26 parcels										$ 80,500	
Appraisal Review: Scott Enterprises Appraisal & Consulting - 23 Appraisal Review Reports										$ 28,750	
Fixtures & Equipment Appraisals (F&E): DMA - 5 Appraisal Reports for Displaced Buisnesses										$ 27,000	
Task 5 - Acquisition and Negotiation Support	32	65	28	24	4	370	28	12	60		**$ 87,400**
Task 6 - Relocation Assistance (If applicable)	10	12	16	90	0	60	180	8	55		**$ 52,615**
Task 7 - Utility Coordination	8	10	5	0	4	6	0	8	12		**$ 52,867**
Epic Land Solutions										$ 45,372	
Task 8 - ROW Certification Support	10	12	15	8	2	10	15	8	18		**$ 13,730**
Subtotal	**134**	**227**	**110**	**130**	**69**	**516**	**255**	**76**	**233**		**$ 619,387**
ODC's (mileage, postage, etc.)										$ 380,322	**$3,800**
										Total Fee	**$ 623,187**

Additional Services if Required

1.) 2 Phase I Environmental Site Assessments (Terracon)	$ 5,000
2.) 5 Business Goodwill Appraisals (Desmond, Marcello, & Amster)	$ 60,500

Assumptions

1.) 40 parcels requiring either partial fee simple acquisition, permanent easement, temporary construction easement, or a combination thereof
2.) Paragon to procure narrative appraisal reports and review appraisal reports for 23 "Larger Parcels" (Common ownership, contiguity, and common use), covering 26 parcels.
3.) Waiver Valuations will be prepared for 14 temporary construction easement acquisitions as they are deemed uncomplicated and are estimated to fall below the $15,000 value threshold - consistent with Caltrans guidelines.
4.) Right of Way acquisitions are deemed "Strip-takes", which will not result in impacts giving rise to severance damages requiring "a before and after analysis" by the appraiser.
5.) One property will require permanent relocation assistance of five (5) non-residential displacees.
6.) Condemnation support is not included but can be provided for an additional fee.
7.) Coordination activity with UPRR/Metro and Metrolink is embedded in Paragon's Task: 1 Project Coordination and Management.
8.) Phase 1 Environmental Site Assessment services are noted as it may be associated with the two full fee acquisitions.
9.) Outreach/Coordinator will be principally responsible for Project outreach and implementation at the direction of City staff.



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DISCLAIMER: CONFIDENTIALITY NOTICE.

THE CITY OF PALMDALE HAS MADE EVERY EFFORT TO ENSURE THAT THIS MAP IS CORRECT; NEVERTHELESS, SOME INFORMATION MAY NOT BE ENTIRELY ACCURATE.

THE CITY OF PALMDALE ASSUMES NO LIABILITY FOR DAMAGES THAT MAY ARISE FROM THE USE OF INFORMATION RETRIEVED FROM THIS MAP. THE MAP AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS, OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE PUBLIC SHOULD NOT MAKE BUSINESS OR PERSONAL DECISIONS BASED ON THE MAP BEFORE VALIDATING DATA WITH THE CITY OF PALMDALE OR OTHER LOCAL, COUNTY, STATE OR FEDERAL AGENCIES.

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **3, 4, 5**

SUBJECT: **APPROVE CONSTRUCTION AGREEMENT WITH VANCE CORPORATION FOR PN 917A, AVENUE R FROM 25TH STREET EAST TO TACKSTEM AVENUE, FOR A TOTAL NOT TO EXCEED AMOUNT OF $12,777,832 FOR A TERM OF 120 WORKING DAYS FROM THE DATE OF THE NOTICE TO PROCEED**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Construction Agreement No. A-9799 with Vance Corporation for PN 917A, Avenue R from 25th Street East to Tackstem Avenue (Project), for a total not to exceed amount of $12,777,832, which includes a contract amount of $11,616,210, plus a 10% contingency amount of $1,161,622 for a term of 120 working days from the date of the Notice to Proceed;

2. Authorize the City Manager or his designee to execute Agreement No. A-9799 with Vance Corporation, including minimal and/or non-substantial changes; and,

3. Authorize the City Manager or his designee to approve change orders for additional or changed scopes of work up to the 10% contingency amount approved by the Council.

BACKGROUND

As part of the Citywide Annual Pavement Maintenance Program, this Project prioritizes roadway resurfacing to boost structural integrity and pedestrian/motorist safety. The segment along with Avenue R was selected based on the last available Pavement Management Program for having a PCI lower than 50 and a continuation of the recently completed Avenue R Complete Street Project. The project is to address the deficiencies and provide a smoother, safer ride to the motorists, and enhance safety for pedestrians and cyclists.

The Project scope includes full-depth reclamation, pulverizing 18 inches of existing asphalt and underlying base, followed by pavement replacement (base and surface courses). Additional work includes reconstructing curb ramps to meet ADA requirements, replacing traffic signal detectors, installing high-visibility crosswalks, modifying bicycle video detection, and installing new pavement markings/signage.

Local paving companies were contacted during the bidding process to raise awareness among local businesses in bidding on the job.

Construction is anticipated to take approximately one hundred twenty (120) working days from the date the City issues the Notice to Proceed.

Public Outreach

The selected Construction Management Team, Z&K Consultants, will take the lead and implement all public outreach efforts to ensure communications are accurate, timely, and aligned with project phasing and traffic control activities. Public outreach will include, but not be limited to, mailers, virtual meetings, and website or social media updates. All notifications distributed will be bilingual.

Outreach efforts will be coordinated with construction activities to ensure that residents, businesses, and schools receive advance notice of construction schedules, lane closures, and access impacts. Special attention will be given to coordination with nearby schools to avoid peak drop-off and pick-up periods and ensure safe pedestrian access.

DISCUSSION

The Project was advertised for construction bids via the PlanetBids electronic platform on March 18, 2026. Six (6) bids were received on April 20, 2026, and are listed below:

Bidder	Location	Amount
1. Vance Corporation	Beaumont, CA	$11,616,210.62
2. Hardy & Harper	Lake Forest, CA	$12,650,000.00
3. Calmex Engineering Inc.	Bloomington, CA	$12,713,435.67
4. C.A. Rasmussen, Inc.	Valencia, CA	$13,527,002.58
5. Sully-Miller Contracting Co.	Brea, CA	$13,697,891.73
6. Security Paving Company, Inc.	Westlake Village, CA	$13,887,320.30

The item was scheduled to go before the Council on May 5, 2026. On that day, the City Clerk received a letter of protest from the second-low bidder alleging unfair business practices and collusion. Out of an abundance of caution, Public Works staff decided to

defer the award until a thorough review could be conducted to fully investigate the alleged impropriety. After a comprehensive review by staff and the City Attorney's office, there is no evidence that there is an unfair advantage to the low bidder. Every potential bidder had equal access to the civil designer and the Plans, Specifications, and Addenda. The City found no evidence of collusion, bid rigging, or improper coordination between Vance Corporation and any City consultant or employee. The protest was rejected.

Based on the bid analysis, Vance Corporation submitted the lowest responsive bid and secured the required 10% bid bond. References have been checked, and staff recommend that the City Council award Project No. 917A to Vance Corporation in the amount of $11,616,210, with a 10% contingency.

Vance Corporation has completed successful projects for agencies such as the City of Cathedral City, County of Riverside, and City of Chino Hills.

FISCAL IMPACT

$12,777,832; Sufficient funds are budgeted and available using SB1, Prop C Local, and Measure R Local funding sources.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone

Prepared by:	Leonardo Torres, P.E., Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-9799 with Vance Corporation
Bid Schedule
Location Map

AGREEMENT NO. A- 9799
CONSTRUCTION CONTRACT
BETWEEN THE CITY OF PALMDALE AND VANCE CORPORATION

THIS CONTRACT (“Contract”) is made and entered into by and between City of Palmdale, a public entity ("City"), and VANCE CORPORATION, a California General Contractor ("Contractor"). Contractor and City are collectively referred to herein as the “parties.” This Contract shall become effective on the date of the last signatory.

1 Scope of Work

Contractor shall complete the Project in accordance with this Contract. Contractor shall furnish all materials and perform all work required for the completion of the following Project:

PN 917A, Avenue R Phase 1 from 25th Street East to Tackstem Avenue (Project)

Project scope includes full-depth reclamation, pulverizing 18 inches of existing asphalt and underlying base, followed by pavement replacement (base and surface courses). Additional work includes reconstructing curb ramps to meet ADA requirements, replacing traffic signal detectors, installing high-visibility crosswalks, modifying bicycle video detection, and installing new pavement markings/signage.

Construction is anticipated to take approximately one hundred twenty (120) working days from the date the City issues the Notice to Proceed.

CONTRACTOR's Proposal attached as Exhibit "A".

2 Standard Specifications

Standard Specifications for City projects are those contained in the 2024 Greenbook edition of the "Standard Specifications for Public Works Construction" (the "Greenbook"). Except as otherwise expressly provided herein, the Standard Specifications shall control the general provisions, construction materials, and construction methods for this Contract (except as amended by the Plans for the Project), the General Specifications for the Project, the Special Provisions for the Project, any technical specifications for the Project, and any other contract documents.

Should it apply, the Successor Community Workforce Agreement policies and procedures must be followed as outlined in the attached agreement.

3 Compensation

City shall pay Contractor the total, all-inclusive, NOT-TO-EXCEED amount of ELEVEN MILLION, SIX HUNDRED and SIXTEEN THOUSAND, TWO HUNDRED and TEN Dollars ($11616210) for the construction of the Project. This amount shall cover all expenses for labor, materials, and any and all other costs incurred by Contractor to satisfactorily construct the Project. Unless otherwise provided in the bid

documents or agreed upon by the parties, Contractor shall submit detailed, monthly invoices for work actually performed.

4 Completion Date

The construction of the Project shall commence upon Contractor being given a written notice to proceed, and shall be completed within 120 working days of said notice.

5 Payment and Performance Bonds; Guaranty

Unless otherwise expressly provided in the bid documents, prior to commencing work, Contractor shall provide a payment bond and performance bond, each in an amount equal to 100% of the projected annual recurring services price for each year of the term of the contract. Contractor shall submit all bonds electronically through Surety 2000. Pursuant to the bid documents for this Project, the Contractor is required to provide a written guaranty of Contractor's work. In furtherance thereof, Contractor shall execute the written form of Guaranty attached hereto and incorporated by reference herein.

6 Licenses

At all times during the term of this Contract, Contractor shall possess a valid and current Class A Contractor's License to perform the required work ("Work"). Contractor's DIR registration number is 1000008103. Contractor hereby certifies that it holds the required license(s).

CONTRACTOR shall maintain in current status all Federal, State, and local licenses and permits required for the operation of the business conducted by the CONTRACTOR as applicable to this contract.

CONTRACTOR shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

7 Subcontracting

Subject to any self-performance requirements herein, Contractor may subcontract any portion of the work required by this Contract to other persons or firms, and Contractor submitted with its bid a list of those subcontractors who will perform work in an amount in excess of one-half of one percent (1%) of the Contractor's total bid, in compliance with the Subletting and Subcontracting Fair Practices Act, California Public Contract Code § 4100, et seq. Only such listed subcontractors may perform on this Project.

8 Non-Assignability

Neither this Contract nor any rights, title, interest, duties or obligations under this Contract may be assigned, transferred, conveyed or otherwise disposed of by Contractor without the prior written consent of City.

9 Administration

This Contract will be administered by the PUBLIC WORKS Department of the City. The DIRECTOR of PUBLIC WORKS or his or her designee shall be considered the Project Administrator and shall have the authority to act for the City under this Contract.

10 Indemnification

To the maximum extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless the City, its Board of Director, the City's officers, employees, agents, volunteers, and representatives ("Indemnitees") with respect to any and all claims, suits, actions, stop notices, liabilities and/or damages, including related expenses, attorney's fees and costs, based on, arising out of, or in any way related to the work undertaken by Contractor pursuant to this Contract, and in connection with the Project.

11 Insurance

11.1 Without limiting Contractor's indemnification of City, as described in paragraph 10, and unless modified by City, Contractor shall obtain, provide and maintain, at its own expense, during the term of this Contract, a policy or policies of insurance, satisfactory to the City, from insurance carriers admitted to do business in the State of California and rated in A.M. Best's Insurance Guide with a rating of A:VII or better, which contain the coverage described below.

11.1.1 Commercial General Liability
- ~ $5,000,000.00 limit on a per occurrence basis
- ~ $10,000,000.00 general aggregate limit

11.1.2 Commercial Automobile Liability
- ~ $5,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

11.1.3 Workers' Compensation and Employer's Liability
- ~ Workers' Compensation -- coverage as required by the State of California
- ~ Employer's Liability --
  $1,000,000.00 each accident
  $1,000,000.00 policy limit bodily injury
  $1,000,000.00 each employee bodily injury by disease

11.1.4 Pollution/Environmental Liability*
- \- $2,000,000.00 limit on a per occurrence basis

11.1.5 Professional Liability (Errors and Omissions)*

- $2,000,000.00 limit on a per occurrence basis

11.2 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificates shall state: “The City of Palmdale, Successor Agency to the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Housing Authority, Industrial Development Authority, Airport Authority, their officers, agents, employees and volunteers are named as additional insured”.

B. “Severability of Interest” Clause.

11.3 Promptly upon execution of this Contract, and prior to commencement of any work, CONTRACTOR shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONTRACTOR has the required coverage and showing the required named insured. Within five (5) days of written request from CITY, CONTRACTOR shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

11.4 Said Certificates of Insurance shall provide that thirty (30) days’ prior written notice of cancellation shall be given to the City in the event of cancellation and/or reduction in coverage of any nature.

11.5 The required policies of insurance shall be endorsed to waive all rights of subrogation. Contractors waives all rights of subrogation.

11.6 Acceptable Proof of Insurance:

A. ACORD Certificate of Insurance listing all coverage, limits, deductibles and insured; and endorsements for all applicable coverage if agent has authority to issue it; or additional insured Form CG20100704 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

B. Binders of insurance for all coverage. Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements and a corresponding Certificate of Insurance listing all insurers and coverage must be submitted to the City Attorney.

C. *When pollution/environmental liability coverage and/or professional liability (errors and omissions) is provided on a “claims made basis”, CONTRACTOR will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same

coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR, or its officers, employees, or agents during the time this Agreement was in effect.

11.7 The requirements as to the types and limits of insurance to be maintained by CONTRACTOR are not intended to and shall not in any manner limit or qualify CONTRACTOR's liabilities and obligations under this Contract.

11.8 Any policy or policies of insurance that CONTRACTOR elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer's right of subrogation against CITY.

11.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONTRACTOR fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

11.10 CONTRACTOR shall require any and all subcontractors working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONTRACTOR shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONTRACTOR's sole risk. CONTRACTOR's insurance requirements in Section 11 will not be impacted and/or limited by such deviation.

12 State Labor Code

12.1 This Contract calls for work to be performed constituting public works. Contractor and all subcontractors shall pay the general prevailing rate of per diem wages as determined and as published by the State Director of the Department of Industrial Relations pursuant to Article 2 of Chapter 1 of Part 7, of Division 2 of the State Labor Code, including, but not limited to, Sections 1770, 1771, 1773, 1773.2 and 1774.

12.2 This is a public work and requires the payment of prevailing wages for the work or craft in which the worker is employed for any public work done under the contract by Contractor or by any subcontractor pursuant to Section 1771 of the Labor Code. Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the City has obtained the general prevailing rate of per diem wages and the general rate for holiday and overtime work in this locality for each craft, classification, or type of workman needed to execute this contract from the Director of the Department of Industrial Relations. These rates are on file with the City or may be obtained at http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm.

Contractor shall post a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates as a minimum. Contractor shall comply with the provisions of Sections 1775, 1776, 1777.5, 1777.6, and 1813 of the Labor

Code. Pursuant to the provisions of 1775 of the Labor Code, Contractor shall forfeit to the City, as a penalty, not more than $200.00 for each calendar day, or portion thereof, for each laborer, worker, or mechanic employed, paid less than the stipulated prevailing rates for any work done under this Contract, by him or by any subcontractor under him, in violation of the provisions of this Agreement.

12.3 Contractors and subcontractors who are ineligible to bid for work on, or be awarded, a public works project pursuant to Labor Code Sections 1777.1 and 1777.7 are prohibited from bidding on, being awarded, or performing work as a subcontractor, on this Project pursuant to Public Contract Code Section 6109.

12.4 Contractor's attention is directed to the provisions in Sections 1774, 1775, 1776, 1777.5 and 1777.6 of the Labor Code. Contractor shall comply with the provisions in these Sections. The statutory provisions for penalties for failure to comply with the State's wage and hours laws will be enforced. Pursuant to Section 1775 of the Labor Code, the Contractor and any subcontractors, shall, as a penalty to the City forfeit the prescribed amounts per calendar day, or portion thereof, for each worker paid less than the prevailing wage rates.

12.5 Pursuant to Labor Code Section 1771.4, the Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations.

12.6 Each Contractor and subcontractor shall furnish the records specified in Labor Code Section 1776 directly to the State Labor Commissioner at least monthly in the format prescribed by the State Labor Commissioner.

12.7 Sections 1774 and 1775 require the Contractor and all subcontractors to pay not less than the prevailing wage rates to all workmen employed in the execution of the Contract and specify forfeitures and penalties for failure to do so. The minimum wages to be paid are those determined by the State Director of the Department of Industrial Relations. Section 1776 requires the Contractor and all subcontractors to keep accurate payroll records, specifies the contents thereof, their inspection and duplication procedures and certain notices required of the Contractor pertaining to their location.

12.8 Section 1777.5 of the Labor Code requires Contractor or subcontractor employing workers in any apprenticeable occupation to apply to the Joint Apprenticeship Committee nearest the site of the public works project, which administers the apprenticeship program in that trade for a certificate of approval. The certificate will also fix the ratio of apprentices to journeymen to be used in the performance of the Contract. The Contractor is required to make contributions to funds established for the administration of apprenticeship programs if he employs registered apprentices or journeymen in any apprenticeable trade and if other contractors on the public works site are making such contributions. Information relative to apprenticeship standards, contributions, wage schedules and other requirements may be obtained from the State Director of Industrial Relations or from the Division of Apprenticeship Standards. Section 1777.6 of the Labor Code provides that it shall be unlawful to refuse to accept otherwise qualified employees as

registered apprentices solely on the grounds of race, religious creed, color, national origin, ancestry, sex, or age.

12.9 Eight hours labor constitutes a legal day's work, as set forth in Labor Code Section 1810. The statutory provisions for penalties for failure to comply with the State's wage and hour laws will be enforced as set forth in Labor Code Section 1813.

13 Antitrust Claims

In entering into this Agreement, Contractor offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the California Business and Professions Code) arising from purchases of goods, services, or materials pursuant to the Agreement. This assignment shall be made and become effective at the time the City tenders final payment to Contractor without further acknowledgment by the parties.

14 Trenching and Excavations

Pursuant to Public Contract Code Section 7104, if the Project involves trenching more than four (4) feet deep, Contractor shall promptly and before the following conditions are disturbed notify the City in writing of any:

14.1 Material that Contractor believes may be material that is hazardous waste, as defined in California Health and Safety Code Section 25117, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law; and/or

14.2 Subsurface or latent physical conditions at the site differing from those indicated; and/or

14.3 Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract.

14.4 As required by Labor Code Section 6705 and in addition thereto, whenever work under the Contract that involves an estimated expenditure in excess of twenty-five thousand dollars ($25,000) for the excavation of any trench or trenches five (5) feet or more in depth, Contractor shall submit for acceptance by City in advance of excavation, a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation, of such trench or trenches. If such plan varies from the shoring system standards established by the Construction Safety Orders of the Division of Industrial Safety, the plan shall be prepared by a registered civil or structural engineer employed by Contractor, and all costs therefor shall be included in the price of the Contract. Nothing in this provision shall be deemed to allow the use of a shoring, sloping, or other protective system less effective than that required by the Construction Safety Orders. Nothing in this provision shall be construed to impose

tort liability on the City or on any City officer, agent, consultant, representative, or employee. All plans, processing and shoring costs are Contractor's responsibility and must be included in Contractor's bid.

15 Location of Existing Elements

Pursuant to Government Code Sections 4216 to 4216.9, the methods used and costs involved to locate existing elements, points of connection and all construction methods are Contractor's sole responsibility. Accuracy of information furnished, as to existing conditions, is not guaranteed. Contractor, at its sole expense, must make all investigations necessary to determine locations of existing elements, which may include, without limitation, contacting U.S.A. alert and other private underground locating firm(s), and/or utilizing potholes, specialized locating equipment and/or hand trenching.

16 Third Party Claims

Pursuant to Public Contract Code Section 9201, the City has full authority to compromise or otherwise settle any claim relating to this Contract at any time. The City shall timely notify Contractor of the receipt of any third-party claim relating to the Contract. The City shall be entitled to recover its reasonable costs incurred in providing the notification required by Public Contract Code Section 9201(b).

17 Non-Collusion

Contractor hereby certifies that this bid is genuine and not a sham or collusive, or made in the interest or on behalf of any person or business not herein named. Contractor further certifies that Contractor has not directly or indirectly induced or solicited any other bidder to furnish a sham bid, or any other person or business to refrain from bidding, and Contractor has not in any manner sought by collusion to secure itself an advantage over any other bidder. Contractor also affirms that it has signed and submitted with its bid to the City a Non-collusion Declaration as required by Public Contract Code Section 7106.

18 Conflicts of Interest

Contractor agrees not to accept any employment or representation during the term of this Contract or within twelve (12) months after completion of the work under this Contract which is or may likely make Contractor "financially interested," as provided in Government Code Section 1090 and 87100, in any decisions made by City on any matter in connection with which Contractor has been retained pursuant to this Contract.

19 Audit

The City or its representative shall have the option of inspecting and/or auditing all records and other written materials used by Contractor in preparing its billings to the City as a condition precedent to any payment to Contractor. Contractor will promptly furnish documents requested by the City. Additionally, pursuant to Government Code Section 8546.7, if this Contract involves the expenditure of public funds in excess of ten thousand dollars ($10,000), Contractor shall be subject to State Auditor

examination and audit at the request of the City or as part of any audit of the City, for a period of three (3) years after final payment under this Contract.

20 Substitute Security

Pursuant to Public Contract Code Section 22300, the substitution of securities for any moneys withheld by the City to ensure performance under a contract is permitted, except where financing will be provided by the Farmers Home Administration of the United States Department of Agriculture pursuant to the Consolidated Farm and Rural Development Act (7 U.S.C. Sec. 1921 *et seq*.) or where federal regulations or policies, or both, do not allow the substitution of securities. At the request and expense of Contractor, securities equivalent to the amount withheld shall be deposited with the City, or with a state or federally chartered bank in the State of California as the escrow agent, that shall then pay those moneys to Contractor. Upon satisfactory completion of the Contract, the securities shall be returned to Contractor.

Alternatively, Contractor may request and the City shall make payment of retentions earned directly to the escrow agent at the expense of Contractor. At the expense of Contractor, Contractor may direct the investment of the payments into securities, and Contractor shall receive the interest earned on the investments upon the same terms provided for securities deposited by Contractor. Upon satisfactory completion of the Contract, Contractor shall receive from the escrow agent all securities, interest, and payments received by the escrow agent from the City, pursuant to the terms of this section.

Securities eligible for investment shall include those listed in California Government Code Section 16430, bank or savings and loan certificates of deposit, interest-bearing demand deposit accounts, standby letters of credit, or any other security to which Contractor and the City agree in writing. Contractor shall be the beneficial owner of any securities substituted for moneys withheld and shall receive any interest thereon.

If Contractor elects to receive interest on moneys withheld in retention by the City, it shall, at the request of any subcontractor performing more than five percent (5%) of Contractor's total bid, make that option available to the subcontractor regarding any moneys withheld in retention by Contractor from the subcontractor. If Contractor elects to receive interest on any moneys withheld in retention by the City, then the subcontractor shall receive the identical rate of interest received by Contractor on any retention moneys withheld from the subcontractor by Contractor, less any actual pro rata costs associated with administering and calculating that interest. In the event that the interest rate is a fluctuating rate, the rate for the subcontractor shall be determined by calculating the interest rate paid during the time that retentions were withheld from the subcontractor. If Contractor elects to substitute securities in lieu of retention, then, by mutual consent of Contractor and its subcontractor, the subcontractor may substitute securities in exchange for the release of moneys held in retention by Contractor. No Contractor shall require any subcontractor to waive any provision of this paragraph.

The escrow agreement for security deposits in lieu of retention shall be substantially similar to the form provided in Public Contract Code Section 22300(f).

21 Claims Dispute Resolution

In the event of any dispute or controversy with the City over any matter whatsoever, the Contractor shall not cause any delay or cessation in or of Work, but shall proceed with the performance of the Work in dispute. The Contractor shall retain any and all rights provided that pertain to the resolution of disputes and protests between the parties. The Disputed Work will be categorized as an "unresolved dispute" and payment, if any, shall be as later determined by mutual agreement or a court of law. The Contractor shall keep accurate, detailed records of all Disputed Work, claims and other disputed matters.

All claims arising out of or related to the Contract documents or this Project, and the consideration and payment of such claims, are subject to the Government Claims Act (Government Code Section 810 et seq.) with regard to filing claims. All such claims are also subject to Public Contract Code Section 9204 and Public Contract Code Section 20104 et seq. (Article 1.5), where applicable. This Contract hereby incorporates those provisions as though fully set forth herein. Thus, the Contractor or any Subcontractor must file a claim in accordance with the Government Claims Act as a prerequisite to filing a construction claim in compliance with Section 9204 and Article 1.5 (if applicable), and must then adhere to Section 9204 and Article 1.5 (as applicable), pursuant to the definition of "claim" as individually defined therein.

22 OWNERSHIP AND DELIVERY OF WORK PRODUCT

All documents, data, reports, studies, analyses, field notes, investigations, plans, specifications, software, programs, manuals, instructions, and other materials of any nature, whether complete or incomplete, that are prepared, developed, or produced by CONTRACTOR or Contractor's subcontractors in the performance of this Agreement (collectively, "Work Product") shall be the exclusive property of the CITY.

All Work Product shall be delivered to or left with the CITY upon completion, expiration, or termination of this Agreement. Upon request, CONTRACTOR shall provide the CITY with originals and reproducible and electronic copies of all Work Product. Electronic copies shall be provided in an unprotected format that allows the CITY to copy, reproduce, modify, and use the Work Product without restriction.

23 OWNERSHIP OF INTELLECTUAL PROPERTY

The Work Product and all intellectual property rights therein shall be deemed "works made for hire" under the United States Copyright Act (17 U.S.C. § 101 et seq.), and the CITY shall be deemed the author and exclusive owner thereof, in perpetuity and worldwide.

To the extent any Work Product does not qualify as a work made for hire, CONTRACTOR hereby irrevocably assigns, transfers, and conveys to the CITY all right, title, and interest in and to such Work Product, including all copyrights, trademarks, patents, and other proprietary rights. CONTRACTOR consents to the use of CONTRACTOR's name in conjunction with the sale, use, performance, and distribution of Work Product, for any purpose and in any medium.

CONTRACTOR agrees to execute any documents and take any actions reasonably requested by the CITY to confirm or perfect the CITY'S ownership of such rights.

CONTRACTOR waives any and all moral rights or similar rights under California Civil Code section 980 or any other applicable law to the extent permitted by law.

24 Non-discrimination and Equal Employment Opportunity

24.1 In performance of this Contract, CONTRACTOR shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, age, gender, gender identity, gender expression, genetic information, or military and veteran status. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, age, gender, gender identity, gender expression, genetic information, or military and veteran status . Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

25 SB 1383 COMPLIANCE

CONTRACTOR shall comply with all applicable requirements of California Senate Bill 1383 (SB 1383) and related regulations concerning the reduction of organic waste, diversion from landfills, and edible food recovery.

26 Integration

This Contract supersedes any and all agreements, either oral or written, between the parties hereto with respect to the construction of the Project by Contractor for City and contains all of the covenants and agreements between the parties with respect to the construction of the Project. Each party to this Contract acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made with regard to the construction of the Project by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise regarding work not contained in this Contract shall be valid or binding. Any modification or amendment of this Contract will be effective only if it is in writing and signed by the parties to this Contract. Any changes to the work required by this Contract will be by change order signed by the parties.

27 Debarment and Suspension Certification

Title 2, Code of Federal Regulations, Part §180.300
The bidder, under penalty of perjury, certifies that, except as noted in a separate document, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, or manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

28 Governing Law

This Contract will be governed by and construed in accordance with the laws of the State of California without reference to change of venue laws. Any legal action in which enforcement of the terms and conditions of this Contract is requested, or in which it is alleged that a breach of this Contract has taken place, shall be filed and prosecuted in the County of Los Angeles, California.

29 HEALTH AND SAFETY PROVISIONS

A. CONTRACTOR and all subcontractors shall abide by all health and safety mandates issued by federal, state, county, City of Palmdale, and/or public health officers, and worksite-specific mandates. If multiple mandates exist, the CONTRACTOR and subcontractors shall abide by the most restrictive mandate.

B. Costs associated with adhering to health and safety mandates are the responsibility of the CONTRACTOR. CONTRACTOR is responsible for the tracking and compliance of health and safety mandates and may be audited upon request.

30 NOTIFICATION AND ACCESS REVOCATION

The CONTRACTOR shall notify the CITY in writing prior to or no later than twenty-four (24) hours after, the termination, expiration, suspension, reassignment, or removal of any Contractor Personnel with access to the Project or Owner Resources. For Contractor Personnel with Information Technology access, notification must be immediate, or the CITY may consider the CONTRACTOR to be in breach of contract. Notice shall include the individual’s name, role, effective date and time of termination or removal, and systems or resources accessed.

The CITY reserves the right, in its sole discretion, to immediately suspend or revoke access for any Contractor Personnel upon receipt of notice or upon CITY'S determination that such access is no longer required or appropriate.

31 FORCE MAJEURE

Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement (other than payment obligations) if such failure or delay is caused by an event or circumstance beyond the reasonable control of the affected Party (“Force Majeure Event”). Force Majeure Events include, but are not limited to, acts of God; flood; fire; earthquake; explosion; war; terrorism; civil disturbance; epidemic or pandemic; quarantine; governmental actions or orders; or other similar events beyond the control of the affected Party.

The affected Party shall provide written notice to the other Party within ten (10) calendar days of the occurrence of the Force Majeure Event, describing the nature, expected duration, and anticipated impact on performance. The Party shall use all diligent efforts to mitigate the effects of the event and resume performance as soon as practicable.

When CONTRACTOR is the sole cause of the delay to the commissioning and substantial completion and delay is not caused by an event of Force Majeure or by the CITY'S failure to make payments in accordance with the Contract or to provide required information to CONTRACTOR when contemplated in the Contract, CITY shall be entitled to liquidated damages in the sum at the daily rate of $1,000.00, beginning at zero (0) days from written notice given by CITY up to a maximum liquidated damage aggregate of ten percent (10%) of the contract price of the equipment delayed.

32 Successors and Assigns

The terms and conditions of this Contract shall be binding on the successors and assigns of the parties to this Contract.

33 Exhibits

The exhibits and attachments referenced in this Contract are attached hereto and incorporated herein by this reference as though set forth in full in the Contract.

34 Authority to Sign

The person or persons executing this Contract on behalf of the Contractor warrant and represent that they have the authority to execute this Contract on behalf of the Contractor and have the authority to bind Contractor to the construction of the Project.

35 Time is of the Essence

Time is of the essence in every provision of this Agreement in which time to perform is a factor.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE	VANCE CORPORATION
Salvador Mendez Date City Manager	Robert Erautt Date Vice President
Lee Torres Apr 29, 2026, 3:52 PM PDT	
ADDRESS FOR NOTICE: CITY OF PALMDALE 38250 Sierra Highway Palmdale, CA 93550	ADDRESS FOR NOTICE: VANCE CORPORATION PO Box 575 Beaumont, CA 92223
APPROVE AS TO FORM:	
Alexandra Severino City Attorney	
ATTEST:	ATTEST: If Corporation
Rochelle Scott City Clerk	Secretary

[Signatures of contractor on bond(s) must be notarized. Obtain two corporate signatures if contractor is a corporation.]

---------- INTERNAL USE ONLY ----------

□Certificate(s) and Endorsement(s) attached
□Confirmed business name on contract with certificate(s)
□Attached notarized bond(s), Worker's Compensation Certificate, and Guaranty
■Attached Agreement Checklist and met all requirements
□2 CFR 200 Checklist (if federally funded)

Record of Signing

For City of Palmdale
Name Leonardo Torres
Title



Signed on Apr 29, 2026 3:52 PM PDT

Secured by Concord™
DocumentID: 0338GHSkxdvKuZlszLLguu
SigningID: 0338GHSYa5HxPxtjW6YFT5
UTC Signing time: 2026-04-29 22:52:08 UTC
IP Address: 206.171.111.149
Email: ltorres@cityofpalmdaleca.gov

concord™
Where agreements happen.

Signed with https://www.concord.app/

BID SHEET

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PALMDALE:

In compliance with the Notice Inviting Bids, the undersigned hereby agrees to execute the Contract to furnish all labor, materials, equipment, and supplies for the Project in accordance with the Contract Documents to the satisfaction and under the direction of the City Engineer, at the following price:

Item No.	Description	Unit	Estimate Quantity	Unit Price	Extended Amount
1	Mobilization/Demobilization	LS	1	$ 11,000.00	11,000.00
2	Surveying and Construction Staking	LS	1	$ 88,193.00	$88,193.00
3	Develop and Implement Storm Water Pollution Prevention Plan	LS	1	$ 28,775.00	$28,775.00
4	Prove As-Built Plans	LS	1	$ 3,866.00	$3,866.00
5	Traffic Control and Pedestrian Control	LS	1	$ 142,202.00	$142,202.00
6	Pulverize 18" Asphalt Concrete Surfacing	SF	1,179,914	$ 0.67	$790,542.38
7	Cement Stabilization 14" Subgrade	TON	~~64,699~~ 2,409	$ 478.00	$1,151,542.38
8	Cold Plane Asphalt Concrete and Overlay	SF	9,630	$ 2.33	$22,437.90
9	PG-64-16 ARHM-GG-C	TON	53,465	$ 144.00	$7,698,960.00
10	Type D1-8 Asphalt Concrete Curb	LF	26	$ 25.00	$650.00
11	Remove and Replace AC Pavement	SF	98,080	$ 4.42	$433,513.60
12	Design, Remove and Replace ADA Ramp	EA	37	$ 9,804.00	$362,748.00
13	Redwood Header (2"x4"x16")	LF	1,340	$ 13.50	$18,090.00
14	Adjust Manhole to Grade	EA	69	$ 1,226.00	$84,594.00
15	Adjust Valve to Grade	EA	82	$ 213.00	$17,466.00
16	Adjust Monument to Grade	EA	6	$ 2,041.00	$12,246.00
17	Replace Traffic Signal Detectors	LS	1	$ 29,825.00	$29,825.00
18	Modify/Reprogram Existing Detection Processor for Bicycle Detection	LS	1	$ 6,000.00	6,000.00
19	Detectable Warning Surface	EA	38	$ 828.00	$31,464.00
20	Striping Removal	LF	1,150	$ 14.00	$16,100.00
21	Thermoplastic Striping	LF	83,900	$ 1.07	$79,773.00
22	Green Striping	SF	25,000	$ 7.16	$179,000.00

23	Thermoplastic Markings	SF	18,900	$4.91	$92,799.00
24	Pavement Markers	EA	2,800	$5.47	$15,316.00
25	Traffic Signs	LS	1	$3,308.00	$3,308

Total Bid Price in Digits: $11,430,370.88

Total Bid Price in Words: ELEVEN MILLION FOUR HUNDRED THIRTY THOUSAND THREE HUNDRED SEVENTY DOLLARS AND EIGHT EIGHT CENTS.

Note: Items and quantities are provided in the City's electronic bid management system, PlanetBids (PB™). Unit and extended prices shall be provided by Bidder in the electronic bid management system and shall equal the total bid price indicated here. In the case of any discrepancy between words and digits, the words shall prevail.

Items may not be adjusted or deleted. Therefore, regardless of total actual volume (percentage) compared to estimated quantities, the unit prices provided above by the Bidder shall be applied to the final quantity when payment is calculated for these items. No adjustment in the unit prices will be allowed. The City reserves the right to not use any of the estimated quantities; and if this right is exercised, the Contractor will not be entitled to any additional compensation. Cost of all export of material shall be included in the above unit costs; no additional compensation will be granted for such expenses.

Attached hereto is bidder's security in the following form:

- [ ] Cash deposit
- [ ] Certified check, payable to Owner
- [ ] Cashier's check, payable to Owner
- [x] Bid bond executed by an admitted surety insurer, payable to Owner

In the amount of:

_____ DOLLARS ($ _____)

Said amount being not less than ten percent (10%) of the amount of bid.

Signature: _____ Title: VICE PRESIDENT Date: 04/20/2026

Signature: _____ Title: SECRETARY Date: 04/20/2026

RICK

24501 Town Center Drive
Suite 103
Santa Clarita, CA 91355
661-855-4001

Project: PalmdaleEastAveR-StreetImp
Job No: 20165-A
Date: 4/14/2026
By: James Lee

Pavement Rehabilitation Project PN 917A Palmdale East Avenue R

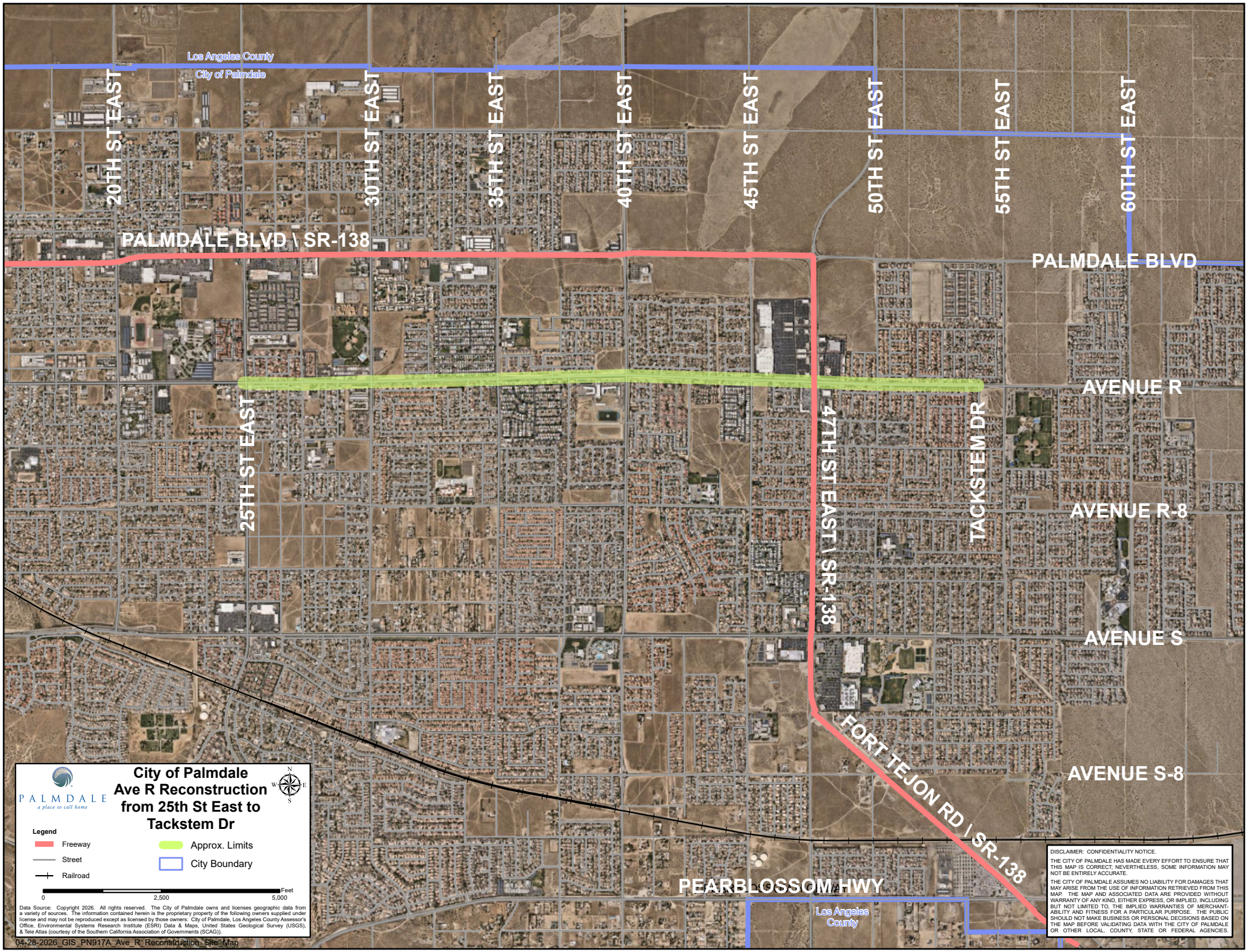
Engineer's Estimate/Bid Schedule

ITEM NO.	ITEM DESCRIPTION	UNIT	APPROX. QTY	UNIT PRICE	TOTAL ITEM PRICE
	SCHEDULE A - GENERAL WORK ITEMS				
1	Mobilization/Demobilization	LS	1	111,000.00	111,000.00
2	Surveying and Construction Staking	LS	1	88,193.00	88,193.00
3	Develop and Implement Storm Water Pollution Prevention Plan	LS	1	28,775.00	28,775.00
4	Prove As-Built Plans	LS	1	3,866.00	3,866.00
5	Traffic Control and Pedestrian Control	LS	1	142,202.00	142,202.00
6	Pulverize 18" Asphalt Concrete Surfacing	SF	1,179,914	0.67	790,542.38
7	Cement Stabilization 14" Subgrade	TON	2,409	478.00	1,151,502.00
8	Cold Plane Asphalt Concrete and Overlay	SF	9,630	2.33	22,437.90
9	PG-64-16 ARHM-GG-C	TON	53,465	144.00	7,698,960.00
10	Type D1-8 Asphalt Concrete Curb	LF	26	25.00	650.00
11	Remove and Replace AC Pavement	SF	98,080	4.42	433,513.60
12	Design, Remove and Replace ADA Ramp	EA	37	9,804.00	362,748.00
13	Redwood Header (2"x4"x16")	LF	1,340	13.50	18,090.00
14	Adjust Manhole to Grade	EA	69	1,226.00	84,594.00
15	Adjust Valve to Grade	EA	82	213.00	17,466.00
16	Adjust Monument to Grade	EA	6	2,041.00	12,246.00
17	Replace Traffic Signal Detectors	LS	1	29,825.00	29,825.00
18	Modify/Reprogram Existing Detection Processor for Bicycle Detection	LS	1	6,000.00	6,000.00
19	Detectable Warning Surface	EA	38	820.00	31,464.00
				SCHEDULE A SUBTOTAL =	$ 11,066,736.88
	SCHEDULE B - SIGNAGE AND STRIPING				
20	Striping Removal	LF	1,150	14.00	16,100.00
21	Thermoplastic Striping	LF	83,900	1.07	89,773.00
22	Green Striping	SF	25,000	7.16	179,000.00
23	Thermoplastic Markings	SF	18,900	4.91	92,799.00
24	Pavement Markers	EA	2,800	5.47	15,316.00
25	Traffic Signs	LS	1	3,308.00	3,308.00
				SCHEDULE B SUBTOTAL =	$ 396,296.00

TOTAL ESTIMATE

	ADD ALTERNATE 1				
2	Surveying and Construction Staking	LS	1	3,038.00	3,038.00
8	Cold Plane Asphalt Concrete and Overlay	SF	162	2.33	377.46
9	PG-64-16 ARHM-GG-C	TON	181	144.00	26,064.00
10	Type D1-8 Asphalt Concrete Curb	LF	687	25.00	17,175.00
13	Redwood Header (2"x4"x16")	LF	691	13.50	9,328.50
19	Detectable Warning Surface	EA	2	828.00	1,656.00
21	Thermoplastic Striping	LF	2,065	1.07	2,209.55
23	Thermoplastic Markings	SF	10	4.91	49.10
24	Pavement Markers	EA	70	5.47	382.90
25	Traffic Signs	LS	1	20,953.00	20,953.00
26	Clearing and Grubbing	LS	1	13,964.00	13,964.00
27	Geotechnical Report and Engineered Drawings	LS	1	40,319.00	40,319.00
28	Crushed Aggregate Base	CY	370	99.00	36,630.00
29	Non-Woven Geotextile	SY	739	8.57	6,333.23
30	Remove Asphalt Concrete Pavement	SF	460	16.00	7,360.00
				ADD ALTERNATE SUBTOTAL =	$ 185,839.74
				SCHEDULE A&B SUBTOTAL =	$ 11,463,032.88

TOTAL ESTIMATE


Los Angeles County
City of Palmdale
20TH ST EAST
30TH ST EAST
35TH ST EAST
40TH ST EAST
45TH ST EAST
50TH ST EAST
55TH ST EAST
60TH ST EAST
PALMDALE BLVD \ SR-138
PALMDALE BLVD
AVENUE R
25TH ST EAST
47TH ST EAST \ SR-138
TACKSTEM DR
AVENUE R-8
AVENUE S
FORT TEJON RD \ SR-138
AVENUE S-8
PEARBLOSSOM HWY
Los Angeles County
PALMDALE
a place to call home
City of Palmdale
Ave R Reconstruction
from 25th St East to
Tackstem Dr
N
W
E
S
Legend
Freeway
Street
Railroad
Approx. Limits
City Boundary
0
2,500
5,000
Feet
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04-28-2026_GIS_PN917A_Ave_R_Reconstruction_Site_Map

MINUTES
CITY COUNCIL/SA/HA/PAA/PFA
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
MAY 5, 2026
5:00 PM

1) CALL MEETING TO ORDER

Mayor Ohlsen called the meeting to order at 5:05 pm.

Note: All City Council memberships are reflected in their City Council titles.

2) ROLL CALL MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN COMMISSIONERS FRAGA-SAENZ, BETTS
PRESENT: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón, Christina Fraga-Saenz, Dianne Betts.
ABSENT: None.

3) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Ohlsen led the pledge of allegiance.

4) PRESENTATIONS

4.1) City of Palmdale Veteran of the Year Award.

Council and representatives from the offices of Congressman Whitesides, Senator Valladares, and Assemblyman Carrillo presented a proclamation and certificates recognizing Mayra Duarte.

Ms. Duarte expressed her appreciation for the recognition and spoke words of encouragement to the community.

4.2) Commendation to Sophia Reyes in honor of her retirement from the City of Palmdale.

Councilmember Bettencourt read the commendation, and Council recognized Sophia Reyes for 30 years of service with the City of Palmdale.

Ms. Reyes spoke about her 30 years of service working for the City of Palmdale.

5) NON-AGENDA PUBLIC COMMENTS

The following individuals provided public input: Sandy Carpenter discussed the AV Edge contract, and the Multi-Agency Regional Resilience Center. Eugene Hernandez commented on the Lancaster investigation and spoke in opposition to the AV Edge contract. Dr. Coronado spoke regarding transparency, the city sales tax Measures AV and PD, and city leadership. Bahman Tamjidi discussed a zoning change involving property he owns. Roger Soderstedt commented regarding the K-rails at Arnie Quinones Park. Michelley Benitez spoke regarding the 11.25% tax, city roads, and a directly elected mayor. Rich Gallego spoke about the recent Supreme Court ruling in Louisiana v. Callais and called on the Council to pass an ordinance abolishing the current districts in Palmdale and providing the opportunity for the voters to decide if they want districts on an at-large situation. Marcos Alvarez provided the history of Cinco de Mayo. An unidentified man spoke regarding an at-large mayor, the AV Edge contract, and the 11.25% tax increase. An unidentified woman commented regarding tax dollars, potholes, and the winter shelter and services for the homeless. Mark Maldonado commented regarding 11.25% tax and the concerns of the people, and bringing smoke shop businesses to Palmdale. Chuck Murphy spoke his Music and Kids program and working with the school district.

Mayor Ohlsen discussed his opposition to Measure ER and the importance of protecting tax revenue for the City of Palmdale.

Councilmember Loa discussed the benefits of Measure PD, local control, and demonstrating results from the funding.

Councilmember Alarcón read her statement opposing Measure PD when it was originally proposed. She requested that a draft resolution be brought back to Council for further consideration. She read the resolution into the record and introduced the following motion.

Motion that the Council instructs the City Attorney to:

1. Draft a resolution ordering that an ordinance to fully repeal Measure PD be submitted to the voters at the General Municipal Election to be held on November 3, 2026;
2. Draft a resolution to defer the implementation and collection of the full amount of the Measure PD sales tax increase. This deferral shall remain in effect until November 3, 2026 election results are certified; and
3. Both the forementioned resolutions be drafted and brought back to the Council for consideration and action at its next regularly scheduled CC meeting.

Councilmember Alarcón stated that she was requesting the item be placed on a future agenda so the Council could fully discuss it. The motion was seconded by Councilmember Bettencourt.

Mayor Ohlsen stated that he did not want to consider repealing Measure PD if doing so would open up more of the sales tax cap. He suggested that, if voters reject Measure ER, Council should revisit the discussion. However, if voters approve Measure ER, Council may need Measure PD as a tool for potential litigation to stop implementation of the tax in Palmdale.

Mayor Pro Tem Bishop spoke about his opposition to Measure AV in 2020. He further discussed Measure PD in 2024 and spoke about protecting our local tax dollars.

Councilmember Bettencourt discussed a meeting that her and Councilmember Loa had with HDL regarding the possible tax benefits for storefront cannabis. She also mentioned that her and Councilmember Alarcón have repeatedly demanded accountability from AV Edge for city funds that were provided.

Councilmember Alarcón asked for a second to bring back the motion for discussion.

Motion: Bring the motion back to the next meeting for further discussion.
Moved by Andrea Alarcón, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

City Manager Mendez requested that 7.9, 7.10, and 9.3 be brought back to a future meeting.

6) HOUSING AUTHORITY CONSENT CALENDAR

6.1) Approve the minutes from the previous meeting.

Motion: Approve the Housing Authority Consent Calendar.
Moved by Christina Fraga-Saenz, seconded by Dianne Betts.

Vote: Motion carried (7-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón, Christina Fraga-Saenz, Dianne Betts.

7) CONSENT CALENDAR

The following items were pulled by the Council for discussion: Items 7.6, 7.7, and 7.17.

7.1) Waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

7.2) Receive and file the monthly and quarterly investment activity reports for March 2026.

7.3) Adopt Resolution No. CC 2026-026, a Resolution of the City Council of the City of Palmdale designating by title and name those officials who are authorized to sign checks and warrants, and repealing Resolution No. CC 2025-045; and adopt Resolution No. SA 2026-003, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale, designating by title and name those officials who are authorized to sign checks and warrants, and repealing Resolution No. SA 2025-002.

7.4) Approve Agreement with TK Elevator Corporation for elevator modernization services for a total not to exceed amount of $162,435 for a term of one year.

7.5) Approve Construction Agreement with CEM Construction Corporation for PN 796, 45th Street East Sewer, Storm Drain, and Street Improvement Project, for a total not to exceed amount of $10,995,022 for a term of 251 working days from the date of the Notice to Proceed.

7.6) Approve Agreement with Willdan Engineering for Construction Management and Observation Services for PN 796, 45th Street East Sewer, Storm Drain, and Street Improvement Project, for a total not to exceed amount of $877,190 for a term of 251 working days from the date of the Notice to Proceed.

Director Torres presented the staff report.

Councilmember Alarcón spoke about the pattern of awarding contracts to this specific contractor. Director Torres answered questions regarding the contract. There was further discussion among Council regarding the qualifications of the contractor, urgency of approving the agreement, continuing the item, and percentage of contracts with this specific vendor.

City Manager Mendez spoke about the item being continued.

Mayor Ohlsen made a motion to approve the item, and Mayor Pro Tem Bishop seconded the motion.

Councilmember Loa made a substitute motion to continue this item to the June 2, 2026 meeting.

Motion: Continue this item to the June 2, 2026 meeting.
Moved by Richard J. Loa, seconded by Andrea Alarcón.

Vote: Motion carried (3-1)
Yes: Richard J. Loa, Laura Bettencourt, Andrea Alarcón.
No: Eric Ohlsen.
Abstain: Austin Bishop.

7.7) Approve Construction Agreement with RG General Engineering, Inc., for PN 839, McAdam Park Improvement Project, for a total not to exceed amount of $8,048,897 for a term of 250 working days from the date of the Notice to Proceed.

Director Torres presented the staff report.

Councilmember Alarcón spoke in support of the of the renovations at McAdam Park and discussed the Community Workforce Agreement requirement.

Motion: Approve Construction Agreement with RG General Engineering, Inc., for PN 839, McAdam Park Improvement Project, for a total not to exceed amount of $8,048,897 for a term of 250 working days from the date of the Notice to Proceed.
Moved by Andrea Alarcón, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea

Alarcón.

7.8) Approve Construction Agreement with Coast Construction Group for PN 854, Palmdale Playhouse ADA Project, for a total not to exceed amount of $264,373.80 for a term of 50 working days from the date of the Notice to Proceed.

7.9) Approve Agreement with Paragon Partners Consultants, Inc., for Right-of-Way Engineering Services, for PN 914, Rancho Vista Blvd. Grade Separation Project, for a total not to exceed amount of $691,006 for a term of two years from the date of the Notice to Proceed.

This item was pulled to bring at a future date.

7.10) Approve Construction Agreement with Vance Corporation for PN 917A, Avenue R Phase I from 25th Street East to Tackstem Avenue, for a total not to exceed amount of $12,777,831.62 for a term of 120 working days from the date of the Notice to Proceed.

This item was pulled to bring at a future date.

7.11) Approve Agreement with Z&K Consultants for Construction Management and Observation Services for PN 917A, Avenue R from 25th Street East to Tackstem Avenue Project, for a total not to exceed amount of $559,257.60 for a term of 365 calendar days from the date of the Notice to Proceed.

7.12) Approve Project Authorization Agreement with NBS Government Finance Group for Annual Assessment and Special District Levy Administration Services for a total not to exceed amount of $531,450 for a term of thirty-eight (38) months.

7.13) Approve Construction Agreement with Calmex Engineering, Inc., for PN 869-A, Arterial Road Rehabilitation Project at Palmdale Blvd. for a total not to exceed amount of $4,581,216 for a term of 60 working days from the date of the Notice to Proceed.

7.14) Approve Requisition with Plumber's Depot, Inc., for a GapVax Combination Truck for a total not to exceed amount of $932,482; and approve Requisition with National Auto Fleet for a Ford F-600 Dump Truck for a total not to exceed amount of $133,358.

7.15) Adopt Resolution No. CC 2026-019, a Resolution of the City Council of the City of Palmdale, adopting a list of projects for Fiscal Year 2026-27 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017.

7.16) Adopt Resolution No. CC 2026-020, a Resolution of the City Council of the City of Palmdale, approving the application for local streets and roads funds authorized under Article 8 of the Transportation Development Act.

7.17) Adopt Resolution No. CC 2026-021, a Resolution of the City Council of the City of Palmdale, California, calling for the holding of a General Municipal

Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the City of Palmdale Charter; Adopt Resolution No. CC 2026-022, a Resolution of the City Council of the City of Palmdale, California, requesting the Board of Supervisors of the County of Los Angeles to consolidate a General Municipal Election to be held on Tuesday, November 3, 2026, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the Elections Code; and, Adopt Resolution No. CC 2026-024, a Resolution of the City Council of the City of Palmdale, California, adopting regulations for Candidates for Elective Office pertaining to Candidate Statements submitted to the voters at the General Municipal Election to be held on Tuesday, November 3, 2026.

Councilmember Loa asked the City Attorney if the Supreme Court case, Louisiana v. Callais would affect California. City Attorney Severino responded.

Mayor Ohlsen suggested moving forward with adopting the item.

Councilmember Loa made a motion to continue the item to the June 2, 2026 meeting. Councilmember Loa's motion died for lack of a second.

Councilmember Bettencourt requested that City Attorney Severino research whether the Supreme Court's decision in Louisiana v. Callais would allow the City of Palmdale to return to a directly elected mayor. Mayor Ohlsen suggested obtaining a legal analysis. There was further discussion regarding a directly elected mayor.

Motion: Adopt Resolution No. CC 2026-021, CC 2026-022, CC 2026-024
Moved by Eric Ohlsen, seconded by Austin Bishop.

Vote: Motion carried (4-1)
Yes: Eric Ohlsen, Austin Bishop, Laura Bettencourt, Andrea Alarcón.
No: Richard J. Loa.

7.18) Approve the minutes from the previous meeting.

Motion: Approve the Consent Calendar except for 7.6, 7.7, and 7.17.
Moved by Austin Bishop, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

8) PUBLIC HEARING

8.1) Adopt Resolution No. CC 2026-027, a Resolution of the City Council of the City of Palmdale, approving the Fiscal Year 2026-27 Annual Action Plan for use of Community Development Block Grant (CDBG) and HOME Entitlement Funds.

City Clerk Scott read the title of the resolution.

Interim Housing Manager LeNoue provided details during her PowerPoint presentation.

Councilmember Loa asked about the number of units for the Linc Housing project, and Interim Housing Manager LeNoue responded that it would include 73 units.

Councilmember Alarcón, on behalf of herself and Councilmember Bettencourt, asked a question and stated that they were both advocates for a domestic violence or emergency transitional housing in Palmdale. She suggested setting aside future Affordable Housing funds specifically for domestic violence housing.

Councilmember Bettencourt asked whether the American Dream Housing Counseling Agency would be located in Palmdale and staffed by local employees. Interim Housing Manager LeNoue stated that the office would be located in Lancaster, but services would be provided in Palmdale. Councilmember Bettencourt suggested that the office be located in Palmdale.

The following individuals provided public input: Kevin Dillard of American Dream Housing Counseling Agency confirmed that an office will be opened in Palmdale. Mark Maldonado spoke in support of domestic violence housing. Ms. Moran discussed her program, “Let It Out,” as well as domestic violence and drug addiction. Michelley asked about funds allocated to parks vs housing. Roger Soderstedt spoke in support of domestic violence housing.

Mayor Ohlsen closed the public comments.

There was discussion among Councilmember Alarcón and Interim Housing Manager LeNoue regarding identifying funds for a domestic violence housing. Interim Housing Manager LeNoue stated the motion should be to adopt the annual action plan as amended.

Motion: Adopt Resolution No. CC 2026-027 and approve staff recommendation with the amendment of future affordable housing amount of $226,837.35 be designated towards the development of domestic violence housing.
Moved by Andrea Alarcón, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

Mayor Ohlsen called for a recess at 7:11 pm - 7:19 pm.

82) Adopt Resolution No. CC 2026-025, a Resolution of the City Council of the City of Palmdale approving MOD 26-0010 amending a previously approved density bonus agreement 25-0003 (A-9355), to facilitate the construction of 272-Unit multi-family residential development on two vacant parcels totaling approximately 9.8 acres located at the northwest corner of East Avenue Q and 25th Street East, and authorize the City Manager or his designee to exercise the option to amend the agreement as necessary, including minimal and /or non substantive changes (APNS: 3022-012-036 and -037).

Mayor Ohlsen opened the Public Hearing.

City Clerk Scott read the title of the resolution.

Interim Deputy Director Magana presented the staff report and spoke about the concessions provided to the applicant.

There was Council, applicant, and staff discussion regarding the project and the concessions.

Mayor Ohlsen called for public comments.

Public Comments: None.

Mayor Ohlsen closed the public hearing.

Motion: Adopt Resolution No. CC 2026-025, a Resolution of the City Council of the City of Palmdale approving MOD 26-0010 amending a previously approved density bonus agreement 25-0003 (A-9355), to facilitate the construction of a 272-unit multi-family residential development on two vacant parcels totaling approximately 9.8 acres located at the northwest corner of East Avenue Q and 25th Street East
Moved by Andrea Alarcón, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

8.3) Adopt Ordinance No. 1667, an Ordinance of the City Council of the City of Palmdale approving Zoning Ordinance Amendment 26-0002 to modify requirements related to Accessory Dwelling Units and Junior Accessory Dwelling Units to ensure compliance with state law and find the amendment is exempt from environmental review.

Mayor Ohlsen opened the Public Hearing.

City Clerk Scott read the title of the ordinance.

Interim Deputy Director Magana presented the staff report.

Mayor Ohlsen called for public comments.

Public Comments: None.

Mayor Ohlsen closed the public comments.

A unanimous motion was approved to introduce Ordinance No. 1667.

Motion: Adopt Ordinance No. 1667, an Ordinance of the City Council of the City of Palmdale approving Zoning Ordinance Amendment 26-0002 to modify requirements related to Accessory Dwelling Units and Junior Accessory Dwelling Units to ensure compliance with state law and find the amendment is exempt from environmental review.
Moved by Laura Bettencourt, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

8.4) Adopt Resolution No. CC 2026-023, a Resolution of the City Council of the City of Palmdale approving the issuance of tax-exempt and/or taxable revenue obligations by the California Enterprise Development Authority (CEDA) in an aggregate principal amount not to exceed $2,300,000 for the purpose of financing, refinancing and/or reimbursing the cost of acquisition, construction, installation, furnishing and equipping of healthcare facilities for the benefit of Bartz-Altadonna Community Health Center and/or a related successor entity.

City Clerk Scott read the title of the resolution.

Deputy City Manager Samson presented that staff report.

Councilmember Bettencourt asked whether the City had any funding obligation related to this item, and Deputy City Manager Samson confirmed that the City has no funding obligations.

Mayor Ohlsen called for public comments.

Public Comments: None.

Mayor Ohlsen closed the public hearing.

Motion: Adopt Resolution No. CC 2026-023, a Resolution of the City Council of the City of Palmdale approving the issuance of tax-exempt and/or taxable revenue obligations by the California Enterprise Development Authority (CEDA) in an aggregate principal amount not to exceed $2,300,000 for the purpose of financing, refinancing and/or reimbursing the cost of acquisition, construction, installation, furnishing and equipping of healthcare facilities for the benefit of Bartz-Altadonna Community Health Center and/or a related successor entity. Moved by Andrea Alarcón, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

9) NEW BUSINESS CC/SA - Now is the time for public participation.

9.1) Adopt Resolution No. CC 2026-016, a Resolution of the City Council of the City of Palmdale approving the Five-Year Public Art Work Plan for projects in the City of Palmdale in accordance with Chapter 15.01 of the Palmdale Municipal Code.

City Clerk Scott read the title of the Resolution.

Public Art Program Manager Davis provided a PowerPoint presentation on completed projects, pending art installations, and proposed projects.

Council spoke in support of the projects.

Mayor Ohlsen called for public comments.

Public Art Coordinator Davis acknowledged that five emails were received in support of the Public Art Program.

The following individuals provided public comments: Patty of the Palmdale Woman's Club, Chelsea Williams, and Josh Jimenez spoke in support of the program. Eugene Hernandez spoke about honoring Chicano Heritage through public art.

Motion: Adopt Resolution No. CC 2026-016, a Resolution of the City Council of the City of Palmdale approving the Five-Year Public Art Work Plan for projects in the City of Palmdale in accordance with Chapter 15.01 of the Palmdale Municipal Code.
Moved by Andrea Alarcón, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

9.2) Pavement Management Plan (PMP).

Deputy Director Livingston provided a PowerPoint presentation on the Pavement Management Program.

There was Council and staff discussion regarding cost of paving the roads and trucks damaging the roads. Council spoke in support of the program.

The following individuals provided public comments: Mark Maldonado spoke about the damage that potholes cause to vehicles and in support of the program, Colleen expressed concerns about a speed bump on 40th Street at the railroad crossing, and an unnamed woman spoke regarding cleaning the area around 47th Street East at Four Points.

Motion: Approve the presentation of the Pavement Management Plan.
Moved by Andrea Alarcón, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

9.3) Receive and file the City of Palmdale's 2026-31 Five-Year Capital Improvement Plan.

This item was pulled to bring at a future date.

9.4) Adopt Resolution No. SA 2026-004, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale authorizing the issuance and sale of tax allocation bonds to refund obligations of the former Community Redevelopment Agency of the City of Palmdale, and approving related documents and actions.

City Clerk Scott read the title of the resolution.

Deputy City Manager Samson presented the staff report.

Councilmember Loa asked how the City saves money through refinancing bonds, and Deputy City Manager Samson explained that, by refunding the bonds, the City is able to take advantage of lower interest rates.

Motion: Adopt Resolution No. SA 2026-004, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale authorizing the issuance and sale of tax allocation bonds to refund obligations of the former Community Redevelopment Agency of the City of Palmdale, and approving related documents and actions.
Moved by Richard J. Loa, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

10) JOINT NEW BUSINESS CC/SA/HA/IDA/PAA/PFA - Now is the time for public participation.

10.1) Presentation of the City of Palmdale Draft Budget for Fiscal Year 2026-27.

City Manager Mendez announced that this was the first reading of the budget and provided an opportunity for Council feedback.

Deputy City Manager Samson provided a PowerPoint presentation on the FY 2026-27 budget.

Councilmember Alarcón asked questions regarding a portion of the Measure AV budget, specifically Economic Development. She suggested that the City not exercise the option to extend the AV Edge contract and reconsider some of the Auto Mall funding. She also requested information regarding the increase in the City Attorney budget and the underlying schedules for contract services, operating expenses, and other expenditures.

Councilmember Bettencourt and Mayor Pro Tem Bishop spoke in support of the balanced budget.

The following individual provided public input: Roger Soderstedt inquired about whom he should contact regarding the K-rails at Arnie Quinones Park.

Mayor Ohlsen closed the public comments.

City Manager Mendez announced that public outreach had been conducted to gather input on the budget.

11) CITY MANAGER'S REPORT

City Manager Salvador provided an update on several upcoming events, including the Stamp Out Hunger Food Drive led by local postal workers on May 9 at the post office annex located at 38917 20th Street East; the AV Children's Choir presentation of "Americana: Singing Stories of America" on May 16 at the Palmdale Playhouse; A

Tribute to the King: Scott Bruce as Elvis on May 23 at the Palmdale Playhouse; the opening day of the season for DryTown Water Park on May 23; West Coast Classical presents Sounds 2 Beautiful on May 30 at the Palmdale Playhouse; West Coast Classical presents Symphony of Strings on May 31 at the Palmdale Playhouse; and the High Desert Beer and Wine Festival on June 20 at the Amphitheater.

City Manager Salvador also announced that Council is accepting applications for the Mobile Home Rental Review Board, the Board of Library Trustees, and the Enhanced Infrastructure Financing District (EIFD) Public Financing Authority. In addition, the Farmers Market is held Fridays at Sam Yellen Park.

12) COUNCIL REPORTS, ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS

Councilmember Loa requested a future agenda item for the June meeting on the financing program and agreements that were developed by the sub-committee and the Auto Mall.

City Attorney Severino asked for clarification on the motion whether it should go on as an action item to the proposed loan agreement or a discussion item to discuss appropriate options to address. Councilmember Loa proposed an action item.

Motion: Add a future action agenda item for the June meeting related to the financing program and agreements developed out of the meetings with the sub-committee and the auto mall.
Moved by Richard J. Loa, seconded by Eric Ohlsen.

Vote: Motion carried (3-0)
Yes: Eric Ohlsen, Richard J. Loa, Andrea Alarcón.

Councilmember Bettencourt requested a future agenda item regarding the City logo and rebranding.

Mayor Pro Tem Bishop discussed proposed County Measure ER. He requested a press release or proclamation opposing the measure. He discussed the possibility of Measure ER overriding the intent of Measure PD and asked for Council consensus on opposing Measure ER. There was further discussion among the Council about adopting a resolution at a Special Meeting.

Motion: Bring back a special meeting to discuss Measure ER and adopt a resolution to oppose the measure.
Moved by Eric Ohlsen, seconded by Andrea Alarcón.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

Councilmember Alarcón requested a presentation regarding the status of the Multi-Agency Regional Resilience Center (MARRC) and its protocols for use. She also requested a list of City-sponsored events and the process for obtaining sponsorship. In addition, she requested an agenda item to determine whether or not an ad hoc committee should be formed to review the special events and cultural events policies.

Motion: Request to add two future agenda items:
1) Presentation to provide the status of the Multi-Agency Regional Resilience Center (MARRC) and its protocols for use; and
2) Discussion item on whether an ad hoc committee should be created to review the special events and cultural events policies.
Moved by Andrea Alarcón, seconded by Eric Ohlsen.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

Councilmember Alarcón announced an eviction protection event would be held on May 12 in Poncitlan Square.

Councilmember Bettencourt announced the District 3 Neighborhood Watch event on May 12 at Oasis Park

13) CLOSED SESSION

PRESENTATION BY CITY ATTORNEY

Public Comments: None.

City Attorney Severino confirmed the items would be heard as listed and recommended the recusal of Councilmember Loa and Councilmember Alarcón from one of the items on 13.3.

13.1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Concerning CV Communities, LLC v. Antelope Valley-East Kern Water Agency, et al.
Los Angeles Superior Court 20STCV10953
This closed session is being held pursuant to the authority of California Government Code Section 54956.9(d)(1).

13.2) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Ricky Thorstensen v. City of Palmdale, et al.
Los Angeles Superior Court 22STCV29463
This closed session is being held pursuant to the authority of California Government Code Section 54956.9(d)(1).

13.3) CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
Initiation of litigation: (3 cases)
This closed session is being held pursuant to the authority of California Government Code Section 54956.9, paragraph (4) of subdivision (d).

13.4) CONFERENCE WITH LABOR NEGOTIATORS
Agency designated representatives: Salvador Mendez, City Manager, and Linda Daube, Special Counsel, Janelle Samson, Deputy City Manager, and Yvette Barrios, Director of Human Resources
Employee organization: Teamsters Local 986
This closed session is being held pursuant to the authority of California Government Code Section 54957.6.

13.5) PUBLIC EMPLOYMENT
Title: City Attorney Recruitment
This closed session is being held pursuant to the authority of California Government Code Section 54957.

14) ANNOUNCEMENT BY CITY ATTORNEY

Closed Session was held from 9:30 pm - 11:45 pm.

City Attorney Severino announced the following:
13.1 – There was no reportable action.

13.2 – There was no reportable action.

13.3 – There was no reportable action.

13.4 - There was no reportable action.

City Manager Mendez announced the following:

13.5 – There was no reportable action.

15) ADJOURN

Mayor Ohlsen adjourned the meeting at 11:45 pm to June 2, 2026, at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

PASSED, APPROVED, and ADOPTED this 2nd day of June, 2026.

_____
Eric Ohlsen, Mayor

ATTEST:

_____
Rochelle Scott, City Clerk

MINUTES
CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
MAY 11, 2026
12:00 PM

1) CALL MEETING TO ORDER

Mayor Ohlsen called the meeting to order at 12:05 pm.

Note: All City Council memberships are reflected in their City Council titles.

2) ROLL CALL MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN

PRESENT: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.
ABSENT: None.

3) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Ohlsen led the pledge of allegiance.

4) NEW BUSINESS - Now is the time for public participation.

4.1) Adopt Resolution No. CC 2026-029, a Resolution of the City Council of the City of Palmdale expressing the City Council's opposition to Measure ER, a Los Angeles Countywide initiative, on the June 2026 statewide ballot.

City Clerk Scott read the title of the resolution.

City Attorney Severino presented the staff report.

Public Comments: None.

There was Council discussion regarding the proposed resolution.

Councilmember Loa moved that Council strike the first sentence of the eighth "Whereas" clause, while Councilmember Alarcón recommended and moved that Council strike the fifth "Whereas" clause and Section 1 of the proposed resolution.

Further discussion followed regarding Council opposition to the passage of Measure ER, the effect the sales tax may have on Palmdale, an informational campaign about Measure ER to educate residents, potential litigation if passed to stop implementation of the tax in Palmdale, and advocating for State legislators to specifically grant Palmdale an exemption or establish a statewide

sales tax cap of 11.25%.

Motion: Adopt Resolution No. CC 2026-029, a Resolution of the City Council of the City of Palmdale expressing the City Council's opposition to Measure ER, a Los Angeles Countywide initiative, on the June 2026 statewide ballot as amended, and direct staff to continue legal analysis and intergovernmental coordination related to Countywide tax policy and local fiscal autonomy.
Moved by Andrea Alarcón, seconded by Eric Ohlsen.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

5) ADJOURN

Mayor Ohlsen adjourned the meeting at 12:26 pm.

PASSED, APPROVED, and ADOPTED this 2nd day of June 2026.

_____
Eric Ohlsen, Mayor

ATTEST:

_____
Rochelle Scott, City Clerk

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER DEPARTMENT**
CITY CLERK DIVISION

DISTRICT: **1, 3 and 4**

SUBJECT: **APPROVE PLANNING COMMISSION REAPPOINTMENTS FOR DISTRICTS 1, 3, and 4**

RECOMMENDATION

Approve the Planning Commission reappointments of David Lujan (District 1), Mateo Olivarez (District 3), and Getro Elize (District 4) for new terms expiring on June 30, 2028.

BACKGROUND

Planning Commission appointments are made in accordance with Section 2.46.030 of the Palmdale Municipal Code (PMC). The Planning Commission shall consist of five commissioners, each appointed from a Planning Commission district. All commissioners shall be voting members of the Planning Commission. To be appointed, each commissioner must be a resident of the district from which they are appointed. Commissioners serve two-year terms.

DISCUSSION

Commissioners Lujan, Olivarez, and Elize's terms expire on June 30, 2026. Mayor Pro Tem Bishop (District 1), Councilmember Bettencourt (District 3), and Mayor Ohlsen (District 4) requested that their current Commissioners be reappointed. In addition, Commissioners Lujan, Olivarez, and Elize expressed a desire to continue serving on the Planning Commission for an additional two-year term, which expires on June 30, 2028.

FISCAL IMPACT

$3,500; Commissioners receive $100 per meeting, and the Chair receives $150. Funds are budgeted in the General City Salaries Part-time. Meetings are held on the second Thursday of the month

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Goal IV: Maintain a desirable community where everyone wants to live, work and play.

B. Provide inclusive access to a variety of supportive services that build a resilient and healthy community.

Prepared by:	Rochelle Scott, City Clerk
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS:

None

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER DEPARTMENT**
CITY CLERK DIVISION

DISTRICT: **ALL**

SUBJECT: **NOMINATE AND APPOINT ONE PUBLIC MEMBER TO THE PALMDALE ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) PUBLIC FINANCING AUTHORITY (PFA) TO SERVE THE REMAINDER OF A TWO-YEAR TERM SET TO EXPIRE JUNE 30, 2027**

RECOMMENDATION

Staff recommend that the City Council:

1. Nominate and appoint one public member to the Palmdale EIFD PFA to serve the remainder of a two-year term set to expire June 30, 2027.

BACKGROUND

The Palmdale EIFD and PFA were established on June 1, 2021, by Resolution No. CC 2021-044. The primary goal of the Palmdale EIFD is to implement the Palmdale Enhanced Infrastructure Financing Plan to attract new private sector investment, accelerate development in key areas of the City, stimulate job creation, expand housing opportunities, and strengthen local and regional transportation options for the region.

The PFA is a separate body that oversees the Palmdale EIFD. The PFA includes two members of the City Council, a public member selected by the Council, one County member, and a public member selected by the County.

Meetings are held on an as-needed basis in the Council Chamber, 38300 Sierra Highway, Suite B, Palmdale, CA.

DISCUSSION

Board Member Gordon resigned on January 15, 2026, creating a vacancy. Due to the resignation, this action allows the City Council to nominate and appoint one public member to fill the vacancy.

The recruitment was announced to the public via a press release, which included the application submission deadline. The classified ad and the application were available on the City's website as well as in the Office of the City Clerk. The application period was open from February 5, 2026, to February 26, 2026.

Council continued this item from the April 7, 2026, meeting. Staff were directed to reopen the recruitment, which was extended to May 7, 2026.

Staff received three applications for the vacancy. The table below lists the applicants. District information is included for reference only.

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5
Mayor Pro Tem Bishop	Councilmember Loa	Councilmember Bettencourt	Mayor Ohlsen	Councilmember Alarcon
None	Gene Yang Jessica Joseph	Ricky Jeffords	None	None

FISCAL IMPACT

$0; There is no fiscal impact related to this item. Member positions are not compensated for their service.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Rochelle Scott, City Clerk
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandria Severino, City Attorney

ATTACHMENTS

Apps

From: noreply@civicplus.com
To: City Clerk
Subject: [EXTERNAL] Online Form Submittal: Palmdale Enhanced Infrastructure Financing District (EIFD)/Volunteer Application
Date: Thursday, February 12, 2026 11:01:56 AM

CAUTION: This email originated from outside of the organization.

Palmdale Enhanced Infrastructure Financing District (EIFD)/Volunteer Application

Office of the City Clerk
38300 Sierra Hwy. Suite C
Palmdale, CA 93550
661-267-5151

Palmdale Enhanced Infrastructure Financing District (EIFD)/Volunteer Application

The City of Palmdale is an equal opportunity employer and does not discriminate in hiring or employment upon any basis prohibited by law, including race, color, creed, religion, age, sex (including pregnancy, childbirth and related medical conditions), cancer, national origin, genetic characteristics, genetic information, ancestry, sexual orientation, gender, gender identity, gender expression, marital status, veteran status, disability, or any other basis protected by applicable law. None of the questions or information sought in this application are intended to discriminate based upon any status protected by law. If you need reasonable accommodation in completing this application, or in any other part of the application process, please contact the City Clerk's Office at 661-267-5151.

Palmdale Enhanced Infrastructure Financing District Information:

District 3

Name	Ricky Jeffords
Date:	2/11/2026
Business Telephone	[redacted]
Home Telephone	*Field not completed.*
Cell Phone	[redacted]
Email:	[redacted]

Possession of a valid California driver's license and the ability to be insured with the City's insurance carrier is required.

Present Address	[redacted]
City	Palmdale
State	CA
Zip Code	93552
Permanent Address if different from present address	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*

(Section Break)

Personal Information

(Please attach additional sheets, if necessary.)

Are you currently serving as an elected city or county official? If yes, please explain. If no, type N/A	No
Do you or any members of your immediate family own any interest in any enterprise which does or might do business with the City and/or the Board/Commission?	No
Do you or any members of your immediate family have any interests or associations which might present a conflict of interest?	No
	No

Have you ever been disciplined or cited for a breach of ethics or unprofessional conduct by a board, committee, or other professional group? If yes, please explain.	
Do you have any previous experience serving on a board or commission? If yes, Board or Commission served, purpose of board or organization, length of time, and if currently serving on Board.	Yes
Describe the strengths you would bring to the Palmdale EIFD Public Financing Authority.	My strengths lie in my enthusiasm and eagerness to serve my community. I am equipped with the skill set and business acumen to add value to the EIFD. This stems from 20 years of banking and financial services experience. I currently serve as a treasurer for Help 4 Heroes a non-profit organization dedicated to helping veterans and first responders. Volunteering to enhance my community is near and dear to my heart. I Also serve as a director on the Antelope Valley Hispanic Chamber of Commerce.
	(Section Break)

Education, Training and Experience

High School

Name	North Hollywood
Address	5231 Colfax Ave, North Hollywood CA 91601
Number of Years Completed	4
Did you Graduate?	Yes
Degree or Diploma	Yes, HS Diploma
GPA (i.e., A=4.0)	3.2

College/University

Name	University of Phoenix
Address	*Field not completed.*
Number of Years Completed	4
Did you graduate?	Yes
Degree or Diploma	Bachelors in Business Science
GPA (i.e., A=4.0)	*Field not completed.*

Vocational

Name	*Field not completed.*
Address	*Field not completed.*
Number of Years Completed	*Field not completed.*
Did you graduate?	*Field not completed.*
Degree or Diploma	*Field not completed.*
GPA (i.e., A=4.0)	*Field not completed.*
Other	*Field not completed.*

(Section Break)

Employment History

List below all present and past employment for the last ten (10) years starting with your most recent employer. Account for all periods of unemployment. You must complete this section even if attaching a resume.

Name of Employer	Mission Bank
Address	43830 20th St. West
Type of Business	Business / Commercial Banking
Telephone Number	661-949-9038

Your Supervisor's Name	Jeff Johnson
Your Position and Duties	Business Banker Lead (Manager) Oversee risk mitigation and operations of the bank. Reach out to the community business owners to help them grow their business. Coach and develop my staff.
Major Accomplishments	My banker made presidents club. My branch connected with many non-profits in our area to help with financing.
Dates of Employment	
From	5/1/2023
To	2/11/2026
Reason for Leaving	present
Upon leaving, were you eligible for rehire?	*Field not completed.*
	(Section Break)
Name of Employer	Thrivent Financial
Address	42305 10th St. W
Type of Business	Financial Services
Telephone Number	661-209-1036
Your Supervisor's Name	Geroge Andrews
Your Position and Duties	Financial Advisor, Help families plan for their financial future.
Major Accomplishments	.
Dates of Employment	
From	1/1/2022
To	5/1/2023
Reason for Leaving	Wanted to be in a team environment.
Upon leaving, were you	Yes

eligible for rehire?	
(Section Break)	
Name of Employer	Self Employed Real Estate Broker
Address	[redacted]
Type of Business	Real Estate
Telephone Number	[redacted]
Your Supervisor's Name	*Field not completed.*
Your Position and Duties	Broker
Major Accomplishments	*Field not completed.*
Dates of Employment	
From	1/1/2016
To	1/1/2022
Reason for Leaving	*Field not completed.*
Upon leaving, were you eligible for rehire?	Yes
(Section Break)	

References

List below three persons not related to you who have knowledge of your civic activity within the last three years.

Name	Chirstian Scott
Address	[redacted]
City	[redacted]
State	[redacted]
Zip Code	[redacted]

Occupation	Palmdale Sherrif Sergeant
Telephone Number	[redacted]
Number of Years Acquainted	1.5

(Section Break)

Name	Angelo Campano
Address	[redacted]
City	[redacted]
State	[redacted]
Zip Code	[redacted]
Occupation	Lawyer
Telephone Number	[redacted]
Number of Years Acquainted	3

(Section Break)

Name	Sylvia Duarte
Address	[redacted]
City	[redacted]
State	[redacted]
Zip Code	[redacted]
Occupation	Antelope Valley Hispanic Chamber of Commerce President
Telephone Number	[redacted]
Number of Years Acquainted	1.5

(Section Break)

Please read carefully, initial each paragraph and sign below:

I hereby certify that the answers given by me on this application are true and correct to the best of my knowledge, and that I have not withheld any information that might adversely affect my chances for appointment. I understand that any misstatement or omission of fact on this application or any documents used to obtain an appointment may result in rejection of this application or immediate discharge if I am appointed, regardless of the time elapsed before discovery of the misstatement or omission. I further certify that I, the applicant, have personally completed this application.

Initials RJ

I hereby authorize the City of Palmdale to investigate my references, prior employers, work record, education, and other matters related to my suitability for appointment and further, authorize the references I have listed, all prior employers, and all educational institutions attended, to disclose to the City of Palmdale any and all letters, reports, and other information related to my records, including, but not limited to, my performance reviews and evaluations, discipline, commendations, awards, and all other employment information, without giving me prior notice of such disclosure. By providing this page of the application to the references, prior employers, and educational institutions attended, I release them, to the fullest extent permitted by law, from any and all claims, demands, fees, and liabilities for providing the City of Palmdale with all information. I release the City of Palmdale, its agents, employees, and representatives, to the fullest extent permitted by law, from any and all claims, demands, fees, and liabilities that may result from any use or disclosure of such information by the City of Palmdale, or any of its agents, employees, and representatives.

Initials RJ

I further understand and agree that as a condition to being appointed to the Planning Commission, I will be required to agree to conduct myself in accordance with the City of Palmdale's personnel practices and policies as set forth in the Human Resources Rules, the Brown Act, the Public Records Act, and the EIFD Rules of Procedures, copies of which I will be provided and will review prior to accepting an appointment to the EIFD. To the fullest extent permitted by law, I expressly consent to and I waive any rights of privacy I might otherwise have in connection with the City's Human Resources Rules in general and the above-described sections in particular.

Initials RJ

I understand that as part of the final selection process, I will be required to pass a livescan fingerprint scan submission via the California Department of Justice. I understand that information collected during this background check will be limited to that appropriate to determining my suitability for this EIFD position and that such information collected during the check will be kept confidential.

Initials	RJ

(Section Break)

Volunteer Information

REASONABLE ACCOMMODATIONS	No
Foreign Language	Spanish
Do you?	Speak, Read , Write
Foreign Language	*Field not completed.*
Do you?	*Field not completed.*
Specialized training/skills:	*Field not completed.*
Computer Skills	Word, PowerPoint

(Section Break)

In Case of Emergency

Whom should we notify?

Name	[redacted]
Relationship to Applicant	[redacted]
Home Phone	[redacted]
Work Phone	*Field not completed.*

Physician's Name	*Field not completed.*
Phone:	*Field not completed.*
Do you have any medical history that we should be aware of in the event of an emergency? (Allergies, medications, etc.)	No

(Section Break)

AUTHORIZATION AND RELEASE

I voluntarily agree to participate in this program. I hereby waive, release, and hold harmless from any liability or claims for damages for personal injury, including death, as well as from claims for property damage which may arise in connection with the above-named activity, against the supervisor, the City of Palmdale and its elected and appointed officials, agents, and employees.

I hereby agree to the Authorization and Release set forth on this day	2/11/2026
Electronic Signature Agreement	I agree.
Electronic Signature	Ricky Jeffords
Applicants are encouraged to attach a resume.	*Field not completed.*

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: City Clerk
Subject: [EXTERNAL] Online Form Submittal: Palmdale Enhanced Infrastructure Financing District (EIFD)/Volunteer Application
Date: Wednesday, February 11, 2026 8:32:58 PM

CAUTION: This email originated from outside of the organization.

Palmdale Enhanced Infrastructure Financing District (EIFD)/Volunteer Application

Office of the City Clerk
38300 Sierra Hwy. Suite C
Palmdale, CA 93550
661-267-5151

Palmdale Enhanced Infrastructure Financing District (EIFD)/Volunteer Application

The City of Palmdale is an equal opportunity employer and does not discriminate in hiring or employment upon any basis prohibited by law, including race, color, creed, religion, age, sex (including pregnancy, childbirth and related medical conditions), cancer, national origin, genetic characteristics, genetic information, ancestry, sexual orientation, gender, gender identity, gender expression, marital status, veteran status, disability, or any other basis protected by applicable law. None of the questions or information sought in this application are intended to discriminate based upon any status protected by law. If you need reasonable accommodation in completing this application, or in any other part of the application process, please contact the City Clerk's Office at 661-267-5151.

Palmdale Enhanced Infrastructure Financing District Information:

District 2

Name	Gene Wonsuk Yang
Date:	2/11/2026
Business Telephone	*Field not completed.*
Home Telephone	*Field not completed.*
Cell Phone	[redacted]
Email:	[redacted]

Possession of a valid California driver's license and the ability to be insured with the City's insurance carrier is required.

Present Address	[redacted]
City	Palmdale
State	CA
Zip Code	93551
Permanent Address if different from present address	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*

(Section Break)

Personal Information

(Please attach additional sheets, if necessary.)

Are you currently serving as an elected city or county official? If yes, please explain. If no, type N/A	No
Do you or any members of your immediate family own any interest in any enterprise which does or might do business with the City and/or the Board/Commission?	No
Do you or any members of your immediate family have any interests or associations which might present a conflict of interest?	No
	No

Have you ever been disciplined or cited for a breach of ethics or unprofessional conduct by a board, committee, or other professional group? If yes, please explain.	
Do you have any previous experience serving on a board or commission? If yes, Board or Commission served, purpose of board or organization, length of time, and if currently serving on Board.	No
Describe the strengths you would bring to the Palmdale EIFD Public Financing Authority.	I grew up in Palmdale, having attended Quartz Hill Elementary, transferring to Rancho Vista Elementary, then moving through Hillview Middle School and Quartz Hill High School. I moved back to Palmdale in 2021 to be closer to my parents and my wife now works locally as a pulmonary and critical care physician at Palmdale Regional Medical Center. I would love the chance to contribute to my community. I recently joined the medical faculty at Palmdale Regional Medical Center where my wife is also faculty and am eager to find additional ways to make Palmdale better for my neighbors as well as drawing more people to live here. While I do not have direct experience with infrastructure, I have a background as a defense contractor and have an MBA that I believe has overlapping skills regarding planning, strategy, fiscal leadership, and effective budgeting. I am also the Medical Director of Clinical Informatics for my health system. We currently operate in 22 locations across 10 states, where I am responsible for our overarching technology strategy. This role requires balancing competing priorities and resources and maintaining strong relationships with all stakeholders, given the impacts my actions will have on staff and patients. I am also involved in fundraiser via our foundation. I believe that I can provide an out-of-the-box perspective for the Authority that could benefit the city.
(Section Break)	

Education, Training and Experience

High School

Name	Quartz Hill High School
Address	6040 W Ave L, Lancaster, CA 93536
Number of Years Completed	4
Did you Graduate?	Yes
Degree or Diploma	HS Diploma
GPA (i.e., A=4.0)	5.01 out of 4.0

College/University

Name	University of Pennsylvania
Address	3451 Walnut Street, Philadelphia, PA 19104
Number of Years Completed	3
Did you graduate?	Yes
Degree or Diploma	BA
GPA (i.e., A=4.0)	3.25 out of 4.0

Vocational

Name	*Field not completed.*
Address	*Field not completed.*
Number of Years Completed	*Field not completed.*
Did you graduate?	*Field not completed.*
Degree or Diploma	*Field not completed.*
GPA (i.e., A=4.0)	*Field not completed.*

Other	University of Rochester School of Medicine & Dentistry, 4 years, graduated, Medical Doctor (MD), no GPA, 601 Elmwood Ave, Rochester, NY 14642; University of Rochester Simon Business School, graduated, 1 year, Master of Business Administration (MBA), no GPA, 300 Wilson Blvd, Rochester, NY 14620

(Section Break)

Employment History

List below all present and past employment for the last ten (10) years starting with your most recent employer. Account for all periods of unemployment. You must complete this section even if attaching a resume.

Name of Employer	Rogers Behavioral Health
Address	34700 Valley Rd, Oconomowoc, WI 53066 (main location, I am a remote worker based in Palmdale)
Type of Business	Healthcare/Hospital System
Telephone Number	(262) 646-4411
Your Supervisor's Name	Dr. Jerry Halverson
Your Position and Duties	Medical Director of Clinical Informatics: Inaugural Medical Director of Clinical Informatics, fulfilling an unmet need for physician leadership in technology development and integration. Reporting to the Chief Strategy Officer, this role includes evaluating the technological landscape and developing strategies for implementing technologies to achieve Rogers strategic goals focusing on decreasing staff burnout, increasing efficiency, and increasing system revenue. This role is also the primary point of contact for any concerns/requests from both internal and external sources regarding medical informatics and clinical technologies and has decision-making capacity for the organization via steering committees. Child, Adolescent, & Adult Psychiatrist, Regional Services As an attending psychiatrist, this position includes evaluating and managing child, adolescent, and adult patients in partial hospitalization (PHP) and intensive outpatient (IOP) programs via telemedicine. This includes the design and execution of treatment plans, prescribing medications, and managing interdisciplinary teams to deliver quality patient care. All Rogers programs are within scope, to include OCD/Anxiety, depression recovery, general behavioral health, eating disorders, and addiction recovery. Responsible for supervision and coordination

	of care across multiple levels of providers, to include behavior specialists, therapists, and nurses. Additional responsibilities include supervision for collaborating nurse practitioners and responding to media requests.
Major Accomplishments	Led and implemented system changes in the electronic medical record; incorporated AI into clinical workflows to improve documentation accuracy and staff burden; maintaining regulatory requirements of all clinical technology systems; selected and deployed technology tools to allow for hybrid programming; see CV for additional details
Dates of Employment	
From	10/1/2018
To	2/11/2026
Reason for Leaving	Still employed here
Upon leaving, were you eligible for rehire?	Yes
	(Section Break)
Name of Employer	University of Wisconsin School of Medicine & Public Health, UW Health
Address	750 Highland Ave, Madison, WI 53726
Type of Business	University Hospital System
Telephone Number	(608) 263-4900
Your Supervisor's Name	Dr. Art Walaszek
Your Position and Duties	Psychiatry Resident (physician training) Child and Adolescent Psychiatry Fellow (advanced physician training)
Major Accomplishments	COVID-19 Response: Provider Forms and Documentation Workflow Working Group. Provided clinical and Epic EMR expertise for deploying remote document management/signing for the department due to the rapid transition to virtual work. UW Health Physician Working Group on Managing Bias in Patient Experience Survey Data. This was an institutional response to a system-wide issue regarding racial bias in patient experience surveys and resulting staff inequities. UW Health Secure Chat Project. This group was tasked with deploying a secure chat capability throughout the health system

	that was compatible with Epic EMR and aligned with security protocols for both institutional and BYO devices. UW GME Superuser. Responsible for being the first point of contact for the Department of Psychiatry regarding the Epic EMR, creating department-wide solutions, and providing education. UW Health Medical Records Committee - GME Representative. Represented Graduate Medical Education stakeholders regarding strategy and decision-making about all aspects of clinical documentation. Madison, WI Veterans Administration Hospital: Used knowledge of CPRS and clinical workflows to develop and institute an EMR driven hand-off for inpatient and consultation-liaison psychiatry at the Madison VA Hospital.
Dates of Employment	
From	6/17/2015
To	6/30/2020
Reason for Leaving	Graduated from the training program.
Upon leaving, were you eligible for rehire?	Yes
	(Section Break)
Name of Employer	*Field not completed.*
Address	*Field not completed.*
Type of Business	*Field not completed.*
Telephone Number	*Field not completed.*
Your Supervisor's Name	*Field not completed.*
Your Position and Duties	*Field not completed.*
Major Accomplishments	*Field not completed.*
Dates of Employment	
From	*Field not completed.*
To	*Field not completed.*

Reason for Leaving	*Field not completed.*
Upon leaving, were you eligible for rehire?	Yes

(Section Break)

References

List below three persons not related to you who have knowledge of your civic activity within the last three years.

Name	Dr. Jerry Halverson
Address	[redacted]
City	[redacted]
State	[redacted]
Zip Code	[redacted]
Occupation	Chief Medical Officer, Rogers Behavioral Health
Telephone Number	[redacted]
Number of Years Acquainted	10

(Section Break)

Name	Dr. Brian Lewis
Address	[redacted]
City	[redacted]
State	[redacted]
Zip Code	[redacted]
Occupation	Chief Medical Officer, Twin Cities Physicians
Telephone Number	[redacted]
Number of Years Acquainted	10

(Section Break)

Name	Dr. Sabrina Reed
Address	[redacted]
City	[redacted]
State	[redacted]
Zip Code	[redacted]
Occupation	Associate Vice Chair of Education, Department of Psychiatry, UCLA David Geffen School of Medicine
Telephone Number	[redacted]
Number of Years Acquainted	10

(Section Break)

Please read carefully, initial each paragraph and sign below:

I hereby certify that the answers given by me on this application are true and correct to the best of my knowledge, and that I have not withheld any information that might adversely affect my chances for appointment. I understand that any misstatement or omission of fact on this application or any documents used to obtain an appointment may result in rejection of this application or immediate discharge if I am appointed, regardless of the time elapsed before discovery of the misstatement or omission. I further certify that I, the applicant, have personally completed this application.

Initials	GWY

I hereby authorize the City of Palmdale to investigate my references, prior employers, work record, education, and other matters related to my suitability for appointment and further, authorize the references I have listed, all prior employers, and all educational institutions attended, to disclose to the City of Palmdale any and all letters, reports, and other information related to my records, including, but not limited to, my performance reviews and evaluations, discipline, commendations, awards, and all other employment information, without giving me prior notice of such disclosure. By providing this page of the application to the references, prior employers, and educational institutions attended, I release them, to the fullest extent permitted by law, from any and all claims, demands,

fees, and liabilities for providing the City of Palmdale with all information. I release the City of Palmdale, its agents, employees, and representatives, to the fullest extent permitted by law, from any and all claims, demands, fees, and liabilities that may result from any use or disclosure of such information by the City of Palmdale, or any of its agents, employees, and representatives.

Initials	GWY

I further understand and agree that as a condition to being appointed to the Planning Commission, I will be required to agree to conduct myself in accordance with the City of Palmdale's personnel practices and policies as set forth in the Human Resources Rules, the Brown Act, the Public Records Act, and the EIFD Rules of Procedures, copies of which I will be provided and will review prior to accepting an appointment to the EIFD. To the fullest extent permitted by law, I expressly consent to and I waive any rights of privacy I might otherwise have in connection with the City's Human Resources Rules in general and the above-described sections in particular.

Initials	GWY

I understand that as part of the final selection process, I will be required to pass a livescan fingerprint scan submission via the California Department of Justice. I understand that information collected during this background check will be limited to that appropriate to determining my suitability for this EIFD position and that such information collected during the check will be kept confidential.

Initials	GWY

(Section Break)

Volunteer Information

REASONABLE ACCOMMODATIONS	No
Foreign Language	Korean
Do you?	Speak, Read , Write
Foreign Language	*Field not completed.*
	Field not completed.

Do you?	
Specialized training/skills:	See attached CV Board Certified Physician in clinical informatics, psychiatry, and child & adolescent psychiatry AI Startup Advisor - Fundraising, strategy, market analysis, product development Certified Firefighter I, serving 16 years in various volunteer and part-time departments Past DoD certifications in basic combat medicine, carbine, and pistol. Certified Volunteer Administrator (DAVA)
Computer Skills	Word, Excel, PowerPoint, Other
Other	Miro, Asana, Jira, ServiceNow, Workday, SQL (limited)
	(Section Break)

In Case of Emergency

Whom should we notify?

Name	[redacted]
Relationship to Applicant	[redacted]
Home Phone	[redacted]
Work Phone	*Field not completed.*
Physician's Name	[redacted]
Phone:	[redacted]
Do you have any medical history that we should be aware of in the event of an emergency? (Allergies, medications, etc.)	[redacted]
	(Section Break)

AUTHORIZATION AND RELEASE

I voluntarily agree to participate in this program. I hereby waive, release, and hold harmless from any liability or claims for damages for personal injury, including death, as well as from claims for property damage which may arise in connection with the above-named activity, against the supervisor, the City of Palmdale and its elected and appointed officials, agents, and employees.

I hereby agree to the Authorization and Release set forth on this day	2/11/2026
Electronic Signature Agreement	I agree.
Electronic Signature	Gene W. Yang
Applicants are encouraged to attach a resume.	[redacted]

Email not displaying correctly? View it in your browser.

Gene W. Yang, MD, MBA, FAPA

Rogers Behavioral Health
420 N. Wiget Lane, Building 2
Walnut Creek, CA 94598

[redacted]

Office: p: (925) 266-8800 f: (925) 266-8801
Personal c: [redacted]

[redacted]

Experience

Oct 2025 - Present
Southwest Healthcare Medical Education Consortium - Palmdale, CA
Internal Medicine Residency Faculty
Primary faculty addressing internal medicine resident education on behavioral health, ethics, quality improvement, and health informatics at the Palmdale Regional Medical Center training location.

- Jan 2026: Assisted in addressing hospital-wide concerns regarding poor adherence with internal communication standards. Presented relevant faculty development lectures and Grand Rounds. Coordinated with UHS HIM to increase program adherence with IT policy standards.

Sept 2023 - Present
Phenoml, Inc. - Wexton, MA
Advisor
Advising this startup on science, design, product roadmap, and growth. Guided the transition from a DTC mental health product to the current solution that provides a novel ability for healthcare organizations and practices to easily integrate powerful AI tools for communicating between back-end software architecture as well as support CDS and utilization management. Achieving increasing MRR and DAU/MAU.

Apr 2025 - Present
Rogers Behavioral Health (RBH) - Multiple Locations Nationwide
Medical Director of Clinical Informatics, System Leadership
Inaugural Medical Director of Clinical Informatics, fulfilling an unmet need for physician leadership in technology development and integration. Reporting to the Chief Strategy Officer, this role includes evaluating the technological landscape and developing strategies for implementing technologies to achieve Rogers strategic goals focusing on decreasing staff burnout, increasing efficiency, and increasing system revenue. This role is also the primary point of contact for any concerns/requests from both internal and external sources regarding medical informatics and clinical technologies and has decision-making capacity for the organization via steering committees.

July 2020 - Present **Child, Adolescent, & Adult Psychiatrist, Regional Services**
As an attending psychiatrist, this position includes evaluating and managing child, adolescent, and adult patients in partial hospitalization (PHP) and intensive outpatient (IOP) programs via telemedicine. This includes the design and execution of treatment plans, prescribing medications, and managing interdisciplinary teams to deliver quality patient care. All Rogers programs are within scope, to include OCD/Anxiety, depression recovery, general behavioral health, eating disorders, and addiction recovery. Responsible for supervision and coordination of care across multiple levels of providers, to include behavior specialists, therapists, and nurses.

Additional responsibilities include supervision for collaborating nurse practitioners and responding to media requests.

May 2023- Mar 2025 **Physician Lead for Strategy and Innovation**
System strategy and clinical informatics role that was subsumed and superseded by the new role of Medical Director of Clinical Informatics.

Aug 2022 - May 2023 **Physician Innovations Lead, Clinical Innovations** - Oconomowoc, WI
Leverage clinical perspectives to explore and develop digital innovations that are in alignment with the mission and values of RBH in service of improving/expanding clinical care. This includes developing a strategic plan and to assist in executing that vision with measurable outcomes related to quality of care, volume served, efficiency, and financial value. Additionally, developing and maintaining a communication plan to engage medical staff and other clinical stakeholders to ensure that feedback is dynamic so that all parts of Rogers feel heard and have buy-in regarding Clinical Innovations products and initiatives. After leadership changes, Clinical Innovations responsibilities were redistributed to other areas of the organization (Telehealth and Digital Transformation Value Streams).

- Successfully completed market analysis, due diligence, and contract evaluation leading to new technology acquisition that is currently a core part of the Rogers telemedicine product.

Oct 2018 - June 2020 **Child & Adolescent Psychiatrist (part-time), Inpatient Services**
Evaluated and managed child and adolescent patients on an acute inpatient unit. Designed and executed treatment plans, prescribed medications, and managed an interdisciplinary team. 10 hours/month.

University of Wisconsin - Madison, WI

Sept 2020 - Present **Clinical Adjunct Assistant Professor, Department of Psychiatry, School of Medicine and Public Health**
Direct and teach CAPII child fellowship rotations in pediatric addiction psychiatry and telemedicine. Delivering regularly scheduled lectures to

residents and fellows throughout the academic year. Other responsibilities include resident/fellow supervision.

May 2009 - June 2020 — Employment break for return to full-time education, to include medical residency and fellowship training.

SAIC, Inc. - McLean, VA

Dec. 2008 - Apr 2009 — **Research Analyst, Mission Support Business Unit**
Directly recruited from GDIT to consult on United States Intelligence Community (IC) operations in East Asia. Responsible for evaluating IC programs for counterintelligence concerns and providing support to IC field operations. All accomplishments with regard to this work remain classified by the US government Security clearances: Top Secret/Sensitive Compartmented Information (TS/SCI)

General Dynamics Information Technology (GDIT) - Fairfax, VA

Jul 2008 - Dec. 2008 — **Project Lead, Intelligence Solutions Division**
Supervised a team that served as a referent on counterintelligence issues and counterproliferation operations for an organization in the US Intelligence Community. (TS/SCI)

- Led the development of a standard operating procedure for a mission-critical counterintelligence project.
- Provided counterintelligence analysis for a National Intelligence Estimate (2008).
- All other accomplishments with regard to this work remain classified by the US government

July 2007 - July 2008 — **Field Engineering Associate, Intelligence Solutions Division**
Served as a counterintelligence referent on counter-proliferation operations for an organization in the US Intelligence Community. Leveraged cross-cultural acumen, emerging technologies, data analysis, and interpersonal skills to ensure validity of intelligence products. (TS/SCI)

- Provided counterintelligence analysis for a National Intelligence Estimate (2007)
- All other accomplishments with regard to this work remain classified by the US government

AmeriCorps – Wilmington, DE

Oct. 2006 - Oct. 2007 — **Volunteer, Emergency Services Corps** via YMCA of DE
Recruited volunteers for New Castle County emergency services and provided fire/medical emergency services as a firefighter/EMT for the city of Hockessin, DE.

Education & Medical Training

Jul 2018 - Jun 2020	**Fellowship in Child & Adolescent Psychiatry** School of Medicine & Public Health, University of Wisconsin (UW) - Chief Fellow 2019-2020	Madison, WI
Jun 2015 - Jun 2018	**Residency in Psychiatry** School of Medicine & Public Health, University of Wisconsin - Fast-tracked to Child & Adolescent Psychiatry Fellowship	Madison, WI
Aug 2010 - Jul 2015	**Doctor of Medicine** School of Medicine & Dentistry, University of Rochester (URSMD) - URSMD Honor board - Safety Advisor; URSMD International Programs	Rochester, NY
Aug 2012 - Oct 2013	**Master of Business Administration** Simon Business School, University of Rochester - Concentration in Health Sciences Management	Rochester, NY
May 2009 - May 2010	**Post-Baccalaureate Premedical Program** Bryn Mawr College	Bryn Mawr, PA
Sep 2003 - May 2006	**Bachelor of Arts** University of Pennsylvania, School of Arts and Sciences - Major in Sociology - Concentration in Deviance & the Sociology of Law - Concentration in Structures of Opportunity & Inequality - Minor in Urban Studies	Philadelphia, PA
Jul 2002	**Honorable Discharge, United States Army** United States Military Academy, Corps of Cadets - Injured during Cadet Basic Training and discharged from the US Army (DD-214)	West Point, NY
July 1995 - May 2003	**Associate of Arts (2002)** Antelope Valley College - Graduated concurrently with high school in 2002 and returned to take classes after discharge from the US Army	Lancaster, CA

Appointments, Certifications, Licensures, and Skills

Medicine

Fellow, American Psychiatric Association — Jan 1, 2026

Diplomate, American Board of Psychiatry and Neurology
- General Psychiatry — Sep 19, 2019
- Child Psychiatry — Sep 14, 2020

Milwaukee School of Engineering - Milwaukee, WI — Sep 2023 - Present
Preceptor, PMHNP Program, MSOE School of Nursing

Rogers Behavioral Health Medical Staff Executive Committee — Nov 2021 - Oct 2022
- Early Career Member at Large

University of Wisconsin-Milwaukee - Milwaukee, WI — Jan 2021 - Dec 2021
Adjunct Clinical Faculty, UWM College of Nursing

Maryville University - St. Louis, MO — May 2021 - Dec 2022
Preceptor, Nurse Practitioner Program

University of Cincinnati - Cincinnati, OH — Sep 2020 - Jul 2021
Preceptor, College of Nursing, Nurse Practitioner Program

State Medical Licenses (active and unrestricted)
- California
- Colorado
- Georgia
- Illinois
- Minnesota
- Tennessee
- Washington
- Wisconsin (IMLC Primary)

BLS (AHA) — Current

DEA Prescriber License (CA, IL, WI) — 2016 - Present

DEA DATA Buprenorphine Physician Waiver — June 15, 2018

Clinical EMR Experience: Epic, Cerner, PointNClick, CPRS

Physician Builder Basic (Epic Systems Corporation) — 2019

Compassion Resilience Toolkit Training — Jan 2021

Emergency Services

Fire Officer I (NFPA)	2018
Firefighter I/II (NBFSPQ)	2007
Wildland Firefighter I (USFS)	2007

Miscellaneous

Basic Combat Medicine; Carbine/Sidearm qualification (DoD)	2007
CERT (Community Emergency Response Team) Trainer (DHS)	2006
Volunteer Administrator (DAVA)	2006
EMT-B (NREMT)	2006 - 2008

Active Clinical Privileges

Rogers Behavioral Health
Rogers Memorial Hospital

Selected Professional Activities

RBH Physician Technology Steering Committee (previously Digital Transformation Value Stream Steering Team). June 2022 - Aug 2025

Executive committee intended to coordinate all activities related to provider facing technologies. This committee subsumed the Digital Transformation and Practice Management Value Streams. Responsibilities include development and deployment of all hardware and software/EMR solutions as well as ongoing innovation. Primary role is to provide clinical and informatics expertise as a member of the primary decision-making body for the planning and execution of Rogers Strategic Goals relating to all clinical and back-end technologies that affect providers. Primary responsibilities are related to Oracle Health, telehealth technologies, and technology deployments.

- Cerner Steering Team: responsible for creating immediate and future system requirements, then

coordinating long-term strategy with vendor to direct product development.

Succeeded by the Health Informatics Advisory Group

Product Owner and Clinical Champion, Oracle Cerner Clinical Digital Assistant and transition to cloud.	Sept 2024 - Present
Product Owner and Clinical Champion, UHS Crossings EMR implementation. Updating system note templates and provider workflows. Interdisciplinary effort, working with compliance/legal to ensure that best practices for medical and regulatory systems are applied.	Jan 2025 - Present
Product Owner and Clinical Champion, Microsoft/Nuance DAX CoPilot. Pilot program to test AI ambient listening technologies to address documentation deficiencies and prevent provider burnout.	Mar 2024 - Present
Product Owner, Coding and Documentation Guidelines. Attempting to standardize note language to decrease misbilling and decreasing burnout by allowing greater predictability for providers regarding wRVU and maximizing revenue.	Mar 2024 - Present
Oracle Clinical Digital Assistant Behavioral Health Client Development Program. Working group of select international Cerner clients to evaluate and direct AI product development.	Apr 2024 - Aug 2024
Long-term care eRx working group. Interdisciplinary group created to address ongoing issues with medication prescribing, delivery, and administration on residential units. Created new workflows, Cerner product modifications, and pharmacy contracting to improve patient safety.	Apr 2024 - Jul 2024
RBH Telehealth Steering Team. Successor endeavor to Clinical Innovations, leveraging clinical and business expertise for new product line development. The project is a primary Rogers Strategic Goal. Direct responsibilities include ensuring appropriate safety planning is in place for patients and staff, marketing and brand development, patient experience, and emergency planning. - Patient Experience: Primary responsibility for patient and staff-facing technologies, vendor selection, branding, curriculum delivery, and technical support.	May 2022 - June 2023

- Patient Safety: Ensuring initial product design and appropriate use of technology to standardize protocols for maintaining safety.

Project Owner, Clinical Innovations Vertical Value Stream; Improving Virtual Care, Virtual Care Tools & Technology. working to ensure all staff have the physical tools, training, and expectations for virtual care. In depth analysis of home work environments, comfort/knowledge of technology, technology selection, vendor selection, and cost management.	Sep 2022 - Nov 2022
Process Owner, Rogers Behavioral Health Rapid Improvement Event, Efficiency Experts, Practice Management Value Stream RIE 4.25. Created a solution via Standard Work and use of existing tools to create an organization-wide process to standardize requests to change the EMR and include increased provider input. Provider well-being was the primary target for improvement, measured quarterly.	Jun 2022- Nov 2022 Event: July 2022
PDCA; Developing opportunities for medical staff education and enrichment. Developed a weekly support meeting and structure for implementing Grand Rounds.	Sept 2022
Team Member, Rogers Behavioral Health Rapid Improvement Event, Efficiency Experts, Practice Management Value Stream RIE 4.23. Project to address work/life balance, decreasing the time spent doing administrative duties.	Mar 2022
Physician on-call, Behavioral Specialist Clinical Documentation, PHP/IOP Value Stream Rapid Improvement Event 7.18	Oct 2021
Process Owner, Rogers Behavioral Health Rapid Improvement Event, Documentation Requirements: New Coding. Practice Management Value Stream RIE 4.21. A system-wide project to address the 2021 CPT changes and ensure accurate coding	May 2021- Oct 2021 Event June 2021
Team Member, Rogers Behavioral Health Rapid Improvement Event, Centralized Review RIE 2.0. Developed Standard Work to improve the patient intake process. Goals included decreased patient wait times, improved fitment of patient/program, and streamlined methods for provider feedback to address a source of burnout.	Mar 2021

Rogers Behavioral Health Emergency Response Team - North Region. An effort to create a standardized safety plan and response for increasing safety outside of clinic hours.	Dec 2020-Mar 2021
Rogers Behavioral Health Suicide Prevention Workflow Pilot. Served as the attending in piloting a statewide workflow change in Wisconsin to address situations where intake suicide assessments differ from physician suicide assessments and to address urgent suicide risks based on previous outcome metrics.	Sep 2020-Mar 2021
Wisconsin Council on Child & Adolescent Psychiatry Travel Award.	Oct 2019

University of Wisconsin GME: Selection of Committees and Activities

- COVID-19 Response: Provider Forms and Documentation Workflow Working Group. Provided clinical and Epic EMR expertise for deploying remote document management/signing for the department due to the rapid transition to virtual work.	May 2020
- UW Health Physician Working Group on Managing Bias in Patient Experience Survey Data. This was an institutional response to a system-wide issue regarding racial bias in patient experience surveys and resulting staff inequities.	Feb 2020
- UW Health Secure Chat Project. This group was tasked with deploying a secure chat capability throughout the health system that was compatible with Epic EMR and aligned with security protocols for both institutional and BYO devices.	Sep 2019 - Feb2020
- UW GME Superuser. Responsible for being the first point of contact for the Department of Psychiatry regarding the Epic EMR, creating department-wide solutions, and providing education.	Sep 2019 - Feb 2020
- UW Health Medical Records Committee - GME Representative. Represented Graduate Medical Education stakeholders regarding strategy and decision-making about all aspects of clinical documentation.	Aug 2018 - June 2020
- Madison, WI Veterans Administration Hospital: Used knowledge of CPRS and clinical workflows to develop and institute an EMR driven hand-off for inpatient and consultation-liaison psychiatry at the Madison VA Hospital.	Sep 2015 - Dec 2015

UW Health Clinical Policy Committee, GME Representative (alt)	Aug 2017 - June 2020
Building Community Subcommittee, UWSMPH Climate Improvement Leadership Steering Committee	Aug 2018 - June 2019
UW Child & Adolescent Psychiatry Fellowship Program Evaluation Committee	Jul 2018 - June 2020
UW Child & Adolescent Psychiatry Fellowship Fellow Selection Committee	Jul 2018 - June 2020
Coordinated legal guidance regarding EMR auditing for the psychiatry residency program.	May 2018
UW Health GME Diversity & Inclusion Task Force, Member	Dec 2017 - June 2018
UW Psychiatry Residency Program Evaluation Committee, PGY2 representative	Jul 2016 - Jun 2017
Dr. Edmund D. McGarry Memorial Fellowship, Simon Business School	2012
United States National Defense Service Medal (US Army)	2002

Presentations, Publications, and Teaching Activities

Garrison SR, Siegel IJ, Takala CR, Vaithilingam SL, Yang GW, Zoghbi AW, Hartig MM, Vadapalli S, Anderson ME. Bridging psychiatry and rare genetic diseases: a scoping review of therapeutic strategies and diagnostic delay paired with healthcare economic burden analysis. Orphanet J Rare Dis. 2025 Aug 1;20(1):393. doi: 10.1186/s13023-025-03941-8. PMID: 40750893; PMCID: PMC12315305.	8/1/2025
Rogers National Webinar: “Bullying.” A nationwide presentation targeting psychologists that is certified for CE credits. Co-presenter: Kristin Miles, PhD.	11/9/2023
Video Media Interview, Bay Area KGO ABC7 News, San Francisco, CA; 11 pm broadcast.	1/13/2023
Video Media Interview, Green Bay NBC 26, Green Bay, WI, <https://www.nbc26.com/news/local-news/how-to-talk-to-your-child-about-school-shootings>	5/25/2022

<https://www.facebook.com/NBC26GreenBay/videos/10738
54069874454>

Text Media Interview, Wellframe. <https://www.wellframe.com/member-resource/sober-curious-how-to-hit-pause-on-drinking-alcohol/>	May 2022
Video Media Interview, Green Bay Fox 11, Green Bay, WI, <https://fox11online.com/news/crime/taylor-schabusiness-meth-drugs-murder-homicide-death-body-dismemberment-crime-shad-thyrion-green-bay-wisconsin>	3/4/2022
Text Media Interview, Green Bay Press-Gazette, Green Bay, WI. "Green Bay woman accused of strangling, decapitating man told police she was on meth. How does that drug make people so violent?" Doug Schneider.	3/3/2022
Video/Text Media Interview, Channel3000, Madison, WI. "Beating the post-holiday slump: psychiatrist provides tips." <https://www.channel3000.com/beating-the-post-holiday-slump-psychiatrist-provides-tips/>	1/5/2022
Presenter, Herzing University, Healthcare students and staff, "Video Games: an orientation to avoid being a n00b."	Mar 2022
University of Wisconsin Department of Psychiatry Education Series. "Video Games: an orientation to avoid being a n00b."	June 2021
Presenter, Madison Metropolitan School District, support staff and teachers, "Anxiety in Schools."	Oct 2020
Presenter, Wisconsin Psychiatric Association Fall Conference, "Tools and Platforms to Improve your Telehealth Practice," Virtual Conference (due to the COVID-19 pandemic).	Sept 2020
Video Games and Mental Health, Presented to:	
- UW Psychiatry Residency	Apr 2021
- The Rainbow Project	Apr 2020
- Madison Metropolitan School District	Jan 2020
- UW Child & Adolescent Psychiatry Teaching Clinic	Oct 2018 (recurs yearly)
Firearms and Medicine, Presented to:	
- The Rainbow Project	June 2020
- UW Pediatrics Morning Report	Mar 2019
- UW Internal Medicine Morning Report	Feb 2019; Sep 2018
- UW Child & Adolescent Psychiatry Teaching Clinic	Oct 2017 (recurs yearly)

Lecturer, The Rainbow Project, “Pediatric Psychopharmacology Primer.	May 2020
Lecturer, Madison VA Hospital, Interprofessional Education Program. Pharmacological Treatments for Adults with Attention Deficit Hyperactivity Disorder.	May 2020 - May 2024
Lecturer, Madison VA Hospital, Interprofessional Education Program. Pharmacological Treatments for Adults with Autism Spectrum Disorder.	May 2020 (recurs yearly)
Lecturer, The Rainbow Project, “Telemedicine Primer.”	April 2020
Lecturer, UWSMPH Doctor of Physical Therapy Program. Mood disorders and suicidality.	Feb 2020; Feb 2019; Feb 2018; Mar 2017
Instructor, UWSMPH Mind & Motion Course, Medium Group	Oct 2017; Oct 2018; Apr 2020
Initiated and led a firearms orientation and safety presentation for residents/clinicians	Oct 2015 - June 2020
Senior Case Conference, UW Psychiatry Continuing Medical Education, “I’ll play ‘till I die: Video Games as a Mental Health Phenomena”	Nov 2019
Presenter, Wisconsin Psychiatric Association Fall Conference, “How to talk with you patients about guns and gun safety,” Milwaukee, WI	Sep 2019
UW Psychiatry Residency Journal club presentation "Ayahuasca as a potential treatment for depression"	July 2018
Quality Improvement Grand Rounds Presentation, “Evaluating provider communication on the inpatient psychiatric unit”	June 2018
Presenter, UW Psychiatry Morbidity and Mortality Conference	June 2018; July 2017
Presenter, “Mental Health and the 2nd Amendment,” WI DHS Wisconsin Public Psychiatry Network Teleconference. - Audience of 1000+ mental health and allied providers statewide	Feb 2018
Case Presentation, Wisconsin Psychiatric Association Annual Meeting, Kohler, WI, “A Consultant Seizes the Day”	Sep 2017

Guest speaker on WUWM Milwaukee Public Radio, “Mental health benefits of Pokemon GO” — Aug 2016

University of Rochester School of Medicine Poster Presentation — 2011
- Sexually Transmitted Infection Awareness and Motivations of Sex Workers in the Republic of Korea.

Service Activities

American Red Cross, Disaster Cycle Services — Nov 2019 - Jul 2021
- Disaster Mental Health Team, SW Chapter, WI

Middleton Fire District (MIFD) - Middleton, WI — Aug 2017 - Jul 2021
- Firefighter

MEDiC Safe Haven Free Clinic (UWSMPH) - Madison, WI — Jul 2017 - Jul 2021

West Brighton Fire Department (WBFD) - West Brighton, NY
- Lieutenant — Dec 2011 - May 2015
    - Drafted and implemented the WBFD Standard Operating Guidelines for Emergency Medical Services to meet Monroe & Livingston Counties Regional EMS council (MLREMS) requirements.
- Firefighter — Mar 2010 - Dec 2011

Hockessin Fire Company - Hockessin, DE — Oct 2006 - Oct 2007
- Firefighter

Professional Society Memberships

American Medical Association

Fellow, American Psychiatric Association (Fellowship Awarded 2026)

American Academy of Child and Adolescent Psychiatry (AACAP)

Southern California Psychiatric Society

Southern California Society of Child & Adolescent Psychiatry

American Medical Informatics Association (AMIA)

Healthcare Information and Management Systems Society (HIMSS)

Hobbies & Interests

Interviewer, University of Pennsylvania Undergraduate Admissions	Tae Kwon Do, Black Belt
Saxophone	Legos, Star Wars Legos.
Snowboarding, cross-country skiing	Shooting, Ranked Sharpshooter (rifle)
Eagle Scout, Boy Scouts of America	Overwatch, Marvel Rivals, Elite Dangerous, technology early adopter, ergomechanical keyboards, virtual reality, augmented reality, drone flying, and anything Star Wars related (I'm still mourning the loss of canon… Legends is still the best!)

From: noreply@civicplus.com
To: City Clerk
Subject: [EXTERNAL] Online Form Submittal: Palmdale Enhanced Infrastructure Financing District (EIFD)/Volunteer Application
Date: Tuesday, May 5, 2026 12:52:25 PM

CAUTION: This email originated from outside of the organization.

Palmdale Enhanced Infrastructure Financing District (EIFD)/Volunteer Application

Office of the City Clerk
38300 Sierra Hwy. Suite C
Palmdale, CA 93550
661-267-5151

Palmdale Enhanced Infrastructure Financing District (EIFD)/Volunteer Application

The City of Palmdale is an equal opportunity employer and does not discriminate in hiring or employment upon any basis prohibited by law, including race, color, creed, religion, age, sex (including pregnancy, childbirth and related medical conditions), cancer, national origin, genetic characteristics, genetic information, ancestry, sexual orientation, gender, gender identity, gender expression, marital status, veteran status, disability, or any other basis protected by applicable law. None of the questions or information sought in this application are intended to discriminate based upon any status protected by law. If you need reasonable accommodation in completing this application, or in any other part of the application process, please contact the City Clerk's Office at 661-267-5151.

Palmdale Enhanced Infrastructure Financing District Information:

Name	Jessica A Joseph
Date:	05/05/2026
Business Telephone	[redacted]
Home Telephone	[redacted]
Cell Phone	[redacted]

Email:	[redacted]
Possession of a valid California driver's license and the ability to be insured with the City's insurance carrier is required.	
Present Address	[redacted]
City	Palmdale
State	CA
Zip Code	93551
Permanent Address if different from present address	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*

(Section Break)

Personal Information

(Please attach additional sheets, if necessary.)

Are you currently serving as an elected city or county official? If yes, please explain. If no, type N/A	No
Do you or any members of your immediate family own any interest in any enterprise which does or might do business with the City and/or the Board/Commission?	No
Do you or any members of your immediate family have any interests or	No

associations which might present a conflict of interest?	
Have you ever been disciplined or cited for a breach of ethics or unprofessional conduct by a board, committee, or other professional group? If yes, please explain.	No
Do you have any previous experience serving on a board or commission? If yes, Board or Commission served, purpose of board or organization, length of time, and if currently serving on Board.	No
Describe the strengths you would bring to the Palmdale EIFD Public Financing Authority.	As a member of our community's hospitality industry I feel confident in my ability to bring experience in travel and tourism, aling with ability to share opinios based on experience with leisure travel, group and corporate market segmentation.

(Section Break)

Education, Training and Experience

High School

Name	Paraclete High School
Address	42144 30th St W
Number of Years Completed	4
Did you Graduate?	Yes
Degree or Diploma	Diploma
GPA (i.e., A=4.0)	4.0

College/University

Name	Antelope Valley College
Address	3041 W Ave K
Number of Years Completed	4
Did you graduate?	Yes
Degree or Diploma	Degree
GPA (i.e., A=4.0)	4.0 summa cumlaude

Vocational

Name	*Field not completed.*
Address	*Field not completed.*
Number of Years Completed	*Field not completed.*
Did you graduate?	*Field not completed.*
Degree or Diploma	*Field not completed.*
GPA (i.e., A=4.0)	*Field not completed.*
Other	*Field not completed.*

(Section Break)

Employment History

List below all present and past employment for the last ten (10) years starting with your most recent employer. Account for all periods of unemployment. You must complete this section even if attaching a resume.

Name of Employer	Holiday Inn Palmdale
Address	38630 5th Street West

Type of Business	Hotel
Telephone Number	6619478055
Your Supervisor's Name	Rory Casalla
Your Position and Duties	Director of Sales-corporate, group, events, government travel.
Major Accomplishments	Achieved management in all departments-housekeeping, front desk, upper management, banquets, and sales.
Dates of Employment	
From	6/19/2019
To	5/5/2026
Reason for Leaving	Current
Upon leaving, were you eligible for rehire?	Yes
(Section Break)	
Name of Employer	Ramada Palmdale
Address	300 W. Palmdale Blvd
Type of Business	Hotel
Telephone Number	*Field not completed.*
Your Supervisor's Name	Mark Loy
Your Position and Duties	Housekeeping management, front desk management
Major Accomplishments	Achieved management under 1year
Dates of Employment	
From	5/15/2015
To	6/19/2019
Reason for Leaving	Hotel shut down

Upon leaving, were you eligible for rehire?	Yes
	(Section Break)
Name of Employer	St. Mary's Catholic School
Address	1600 E Ave R-14
Type of Business	Elementary school
Telephone Number	6612735555
Your Supervisor's Name	Kate
Your Position and Duties	Administrative assistant
Major Accomplishments	*Field not completed.*
Dates of Employment	
From	6/1/2004
To	9/1/2012
Reason for Leaving	Completion of school, motherhood
Upon leaving, were you eligible for rehire?	Yes
	(Section Break)

References

List below three persons not related to you who have knowledge of your civic activity within the last three years.

Name	Erik Alexander
Address	*Field not completed.*
City	[redacted]
State	[redacted]
Zip Code	*Field not completed.*

Occupation	[redacted]
Telephone Number	[redacted]
Number of Years Acquainted	20+
	(Section Break)
Name	Rory Casalla
Address	*Field not completed.*
City	[redacted]
State	[redacted]
Zip Code	*Field not completed.*
Occupation	[redacted]
Telephone Number	[redacted]
Number of Years Acquainted	4
	(Section Break)
Name	Carl Deuter
Address	*Field not completed.*
City	[redacted]
State	[redacted]
Zip Code	[redacted]
Occupation	[redacted]
Telephone Number	[redacted]
Number of Years Acquainted	20+
	(Section Break)

Please read carefully, initial each paragraph

and sign below:

I hereby certify that the answers given by me on this application are true and correct to the best of my knowledge, and that I have not withheld any information that might adversely affect my chances for appointment. I understand that any misstatement or omission of fact on this application or any documents used to obtain an appointment may result in rejection of this application or immediate discharge if I am appointed, regardless of the time elapsed before discovery of the misstatement or omission. I further certify that I, the applicant, have personally completed this application.

Initials JJ

I hereby authorize the City of Palmdale to investigate my references, prior employers, work record, education, and other matters related to my suitability for appointment and further, authorize the references I have listed, all prior employers, and all educational institutions attended, to disclose to the City of Palmdale any and all letters, reports, and other information related to my records, including, but not limited to, my performance reviews and evaluations, discipline, commendations, awards, and all other employment information, without giving me prior notice of such disclosure. By providing this page of the application to the references, prior employers, and educational institutions attended, I release them, to the fullest extent permitted by law, from any and all claims, demands, fees, and liabilities for providing the City of Palmdale with all information. I release the City of Palmdale, its agents, employees, and representatives, to the fullest extent permitted by law, from any and all claims, demands, fees, and liabilities that may result from any use or disclosure of such information by the City of Palmdale, or any of its agents, employees, and representatives.

Initials JJ

I further understand and agree that as a condition to being appointed to the Planning Commission, I will be required to agree to conduct myself in accordance with the City of Palmdale’s personnel practices and policies as set forth in the Human Resources Rules, the Brown Act, the

Public Records Act, and the EIFD Rules of Procedures, copies of which I will be provided and will review prior to accepting an appointment to the EIFD. To the fullest extent permitted by law, I expressly consent to and I waive any rights of privacy I might otherwise have in connection with the City's Human Resources Rules in general and the above-described sections in particular.

Initials	JJ

I understand that as part of the final selection process, I will be required to pass a livescan fingerprint scan submission via the California Department of Justice. I understand that information collected during this background check will be limited to that appropriate to determining my suitability for this EIFD position and that such information collected during the check will be kept confidential.

Initials	JJ

(Section Break)

Volunteer Information

REASONABLE ACCOMMODATIONS	No
Foreign Language	*Field not completed.*
Do you?	*Field not completed.*
Foreign Language	*Field not completed.*
Do you?	*Field not completed.*
Specialized training/skills:	*Field not completed.*
Computer Skills	Word, Excel, PowerPoint

(Section Break)

In Case of Emergency

Whom should we notify?

Name	[redacted]
Relationship to Applicant	[redacted]
Home Phone	[redacted]
Work Phone	*Field not completed.*
Physician's Name	[redacted]
Phone:	*Field not completed.*
Do you have any medical history that we should be aware of in the event of an emergency? (Allergies, medications, etc.)	*Field not completed.*

(Section Break)

AUTHORIZATION AND RELEASE

I voluntarily agree to participate in this program. I hereby waive, release, and hold harmless from any liability or claims for damages for personal injury, including death, as well as from claims for property damage which may arise in connection with the above-named activity, against the supervisor, the City of Palmdale and its elected and appointed officials, agents, and employees.

I hereby agree to the Authorization and Release set forth on this day	5/5/2026
Electronic Signature Agreement	I agree.
Electronic Signature	Jessica Joseph

Applicants are encouraged to attach a resume.	*Field not completed.*

Email not displaying correctly? View it in your browser.

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION**

APPLICANT: **MILARE HOUSING INVESTMENTS, INC.**

DISTRICT: **1**

SUBJECT: **ADOPT RESOLUTION NO. CC 2026-028; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE, APPROVING MOD 26-0009 AMENDING A PREVIOUSLY APPROVED DENSITY BONUS AGREEMENT 22-002 (A-7912), TO FACILITATE THE CONSTRUCTION OF A 48-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON ONE VACANT PARCEL TOTALING APPROXIMATELY ONE ACRE LOCATED EAST OF 9th STREET EAST, APPROXIMATELY 100 FEET SOUTH OF EAST AVENUE Q; AND, AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO EXERCISE THE OPTION TO AMEND THE AGREEMENT AS NECESSARY, INCLUDING MINIMAL AND/OR NON-SUBSTANTIVE CHANGES (APN: 3008-040-012)**

RECOMMENDATION

Staff recommends that the City Council:

1. Receive public testimony regarding Resolution No. CC 2026-028;

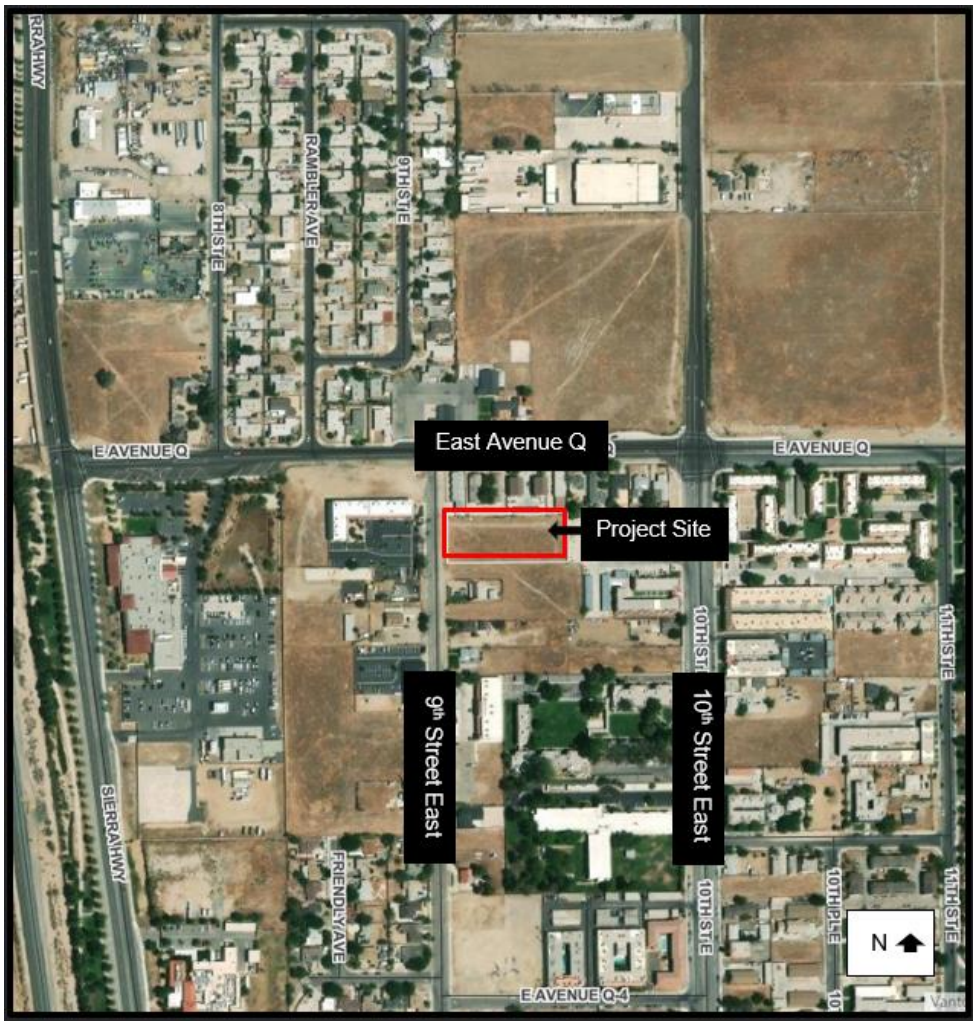
2. Adopt Resolution No. CC 2026-028 approving MOD 26-0009, amending previously approved Density Bonus Agreement AGR 22-002 (A-7912); and,

3. Authorize the City Manager or his designee to exercise the option to amend the agreement as necessary, including minimal and/or non-substantive changes (APN 3008-040-012).

BACKGROUND

On May 12, 2022, the Planning Commission adopted Resolution No. PC-2022-020 approving Minor Site Plan Review (MSPR) 22-002 for the development of the 48-unit affordable housing project and recommending City Council approval of a form of AGR 22-002 for the associated Density Bonus Agreement. On May 17, 2022, the Director of Economic and Community Development approved MSPR 22-002, which established an expiration date of May 18, 2023. On May 18, 2022, the City Council adopted Resolution No. CC 2022-059, approving a form of Agreement (AGR) 22-002 (A-7912). On May 18, 2023, MSPR 22-002 expired, requiring submittal of a new application. Subsequently, the Director of Economic and Community Development approved MSPR 25-0005 on September 17, 2025, which established an expiration date of September 17, 2028. On March 30, 2026, an application was filed with the City to amend the previously approved Agreement (AGR) 22-002 (A-7912).

FIGURE 1 - AERIAL MAP



DISCUSSION

The application proposes to amend the Density Bonus Agreement to add one concession, as set forth in Exhibit E of Resolution No. CC 2026-028 for the approved affordable housing project pursuant to Density Bonus Law (Government Code Section 65915) and Palmdale Municipal Code (PMC) Section 17.25.020.I.

The approved project includes 48 dwelling units with 100 percent of the units designated for households with incomes not exceeding the low-income threshold established by the California Department of Housing and Community Development (HCD). In accordance with the State Density Bonus Law, the applicant can request an unlimited number of waivers of development standards that would preclude the development and a maximum of three concessions from the City's development standards to facilitate the provision of affordable housing.

A density bonus is a request to increase the overall number of housing units that a developer may build on a site in exchange for providing affordable housing. State Density Bonus Law, pursuant to Section 65915 et seq of the California Government Code, offers incentives that are intended to encourage the development of affordable housing.

A Minor Site Plan Review and Density Bonus Agreement were required to allow the proposed development. The project was reviewed for consistency with applicable design standards and policies related to density, site planning, circulation, landscaping, and building form and related standards. At the time of approval, the applicant did not request incentives or concessions, but did request the use of the density bonus parking ratio.

The proposed amendment to the previously approved Density Bonus Agreement includes a request for one concession as follows:

> A concession to the Palmdale Transit Area Specific Plan (PTASP) Figure 5.4. (Development Standards Table), which requires residential ground-floor heights of at least 18 feet and typical upper-floor heights of at least 10 feet in the Urban Center (T5) zone. Instead, the ground-floor height will be 12 feet, and the upper-floor heights will be 9.5 feet.

The requested concession reduces development costs by eliminating the need for manlifts during construction, which would be required if the building height exceeds 60 feet, and would cost approximately $1.7 million. The additional cost would create a hardship for the project and would make the affordable housing project infeasible.

This requested concession is intended to facilitate the construction of high-quality, affordable housing while accommodating the construction costs and design needs. The project complies with all other applicable zoning regulations and supports the City's goals for housing production and affordability.

Staff has determined that granting the additional concession listed above will result in actual and identifiable cost reductions to provide affordable housing. In addition, the proposed project will help meet the City's Regional Housing Needs Assessment (RHNA) allocation.

FISCAL IMPACT

$4,013.89; The applicant paid the application processing fee specified within the City's fee resolution (Resolution No. CC 2026-028), and the project will improve an undeveloped site by providing utilities infrastructure, curb, gutters, sidewalks, and will provide additional housing.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

E. Transform housing inventory to meet the changing lifestyle and market demands.

Prepared by:	Megan Taggart, Director of Economic and Community Development
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Reso. No. CC 2026-028

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2026-028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE, APPROVING MOD 26-0009 AMENDING A PREVIOUSLY APPROVED DENSITY BONUS AGREEMENT 22-002 (A-7912), TO FACILITATE THE CONSTRUCTION OF A 48-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON ONE VACANT PARCEL TOTALING APPROXIMATELY ONE ACRE LOCATED EAST OF 9th STREET EAST, APPROXIMATELY 100 FEET SOUTH OF EAST AVENUE Q; AND, AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO EXERCISE THE OPTION TO AMEND THE AGREEMENT AS NECESSARY, INCLUDING MINIMAL AND/OR NONSUBSTANTIVE CHANGES (APN: 3008-040-012)

WHEREAS, Milare Housing Investments, Inc. (Applicant), has filed an application requesting the City Council approve an amendment, Modification (MOD) 26-0009, to a previously approved Density Bonus Agreement (AGR) 22-002 (A-7912), described herein (hereinafter "Application"); and

WHEREAS*,* The Application applies to one vacant parcel located east of 9th Street East, approximately 100 feet south of East Avenue Q, indicated on the Los Angeles County Assessor roll as Assessor Parcel Number 3008-040-012, legally described in Exhibit A hereto and shown on the map attached as Exhibit B; and,

WHEREAS, The Application relates to MSPR 25-0005, which proposes the development of an affordable housing project, and under Government Code Section 65915 et seq. and Palmdale Municipal Code ("PMC"), Section 17.25.020, the City must, upon the request of an applicant, grant a density bonus and/or certain incentives/concessions or waivers/modifications for any applicant that seeks and agrees to construct a housing development that will contain at least the minimum number of required affordable housing units; and,

WHEREAS, On May 12, 2022, the Planning Commission of the City of Palmdale conducted a duly noticed public hearing on AGR 22-002 and recommended City Council approval on that date; and,

WHEREAS, On May 18, 2022, the City Council of the City of Palmdale conducted a duly noticed public hearing on AGR 22-002, concluded said hearing on that date and approved AGR 22-002. Evidence, both written and oral, was duly presented and considered by the City Council at the aforesaid public hearing, including but not limited to, the staff report dated May 18, 2022; and,

WHEREAS, the Applicant subsequently submitted MOD 26-0009, an amendment to AGR 22-002 to request one concession, in addition to the previously approved use of the state density bonus law parking ratios; and,

WHEREAS, on June 2, 2026, the City Council of the City of Palmdale conducted a duly noticed public hearing on the Application and concluded said hearing on that date. Evidence, both written and oral, was duly presented and considered by the City Council at the aforesaid public hearing, including but not limited to, the staff report dated June 2, 2026; and,

WHEREAS, All legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City Council hereby finds as follows with respect to the documents prepared for the project:

A The custodian of records for all other materials which constitute the record of proceedings upon which the City Council's decision is based, is the Planning Manager of the City of Palmdale. These documents are available for public review in the Planning Division of the City of Palmdale located at 38250 Sierra Highway, Palmdale, California 93550, telephone (661) 267-5200.

SECTION 3. Based upon substantial evidence presented to the City Council during the above-referenced June 2, 2026, public hearing, including public testimony, and written and oral staff reports, the City Council specifically finds pursuant to PMC Sections 17.25.020.G and 17.25.020.I. as follows:

A The proposed density bonus agreement is consistent with the maps and policies of the General Plan and any applicable Specific Plan.

The proposed Density Bonus Agreement, as amended, is consistent with the Specific Plan - Palmdale Transit Area General Plan land use designation and the Urban Center (T5) zone of the Palmdale Transit Area Specific Plan (PTASP), as demonstrated in Exhibits C and D, which allow for high-density residential development on the project site. The project meets applicable land use, density, and development standards and no General Plan amendments or zone changes are required. Additionally, the

project supports the City's goals for increasing affordable housing and promoting compact, infill development in areas served by existing infrastructure and transit, further aligning with General Plan and PTASP objectives. As demonstrated in Exhibit D, the proposed project meets the density, lot size, height, and setback requirements of the T5 zone, and the site is therefore suitable for the type and density of the proposed development.

B The proposed density bonus agreement complies with the requirements of California Government Code Section 65915 et seq.

The proposed amended Density Bonus Agreement complies with the requirements of California Government Code Section 65915 et seq (Density Bonus Law) by providing the required percentage of affordable housing units in exchange for density bonuses and development incentives. The project includes deed-restricted affordable units for lower-income households, consistent with state-mandated eligibility thresholds. In accordance with Density Bonus Law, the Applicant has requested an amendment to allow for one concession, and the City has verified that the additional request meets the statutory criteria. As such, the amended agreement fully aligns with the provisions and intent of Density Bonus Law.

Pursuant to PMC Section 17.25.020, approval of the amended density bonus agreement is required to allow the proposed development. The project has been reviewed for consistency with applicable design standards and policies related to density, site planning, circulation, landscaping, and building form.

Pursuant to Government Code Section 65915(p), the project is required to provide no more than 24 residential parking spaces, and the project complies with this requirement. Pursuant to Section 65915(p)(8) of the Government Code, Applicant's request for reduced parking ratios does not reduce the number of concessions to which Applicant is entitled and does not constitute a waiver under Section 65915(e).

The proposed amendment to the Density Bonus Agreement includes a request for one concession pursuant to the Density Bonus Law and PMC Section 17.25.020 as follows and as set forth in Exhibit E:

1 A concession to the PTASP Figure 5.4. (Development Standards Table), which requires residential ground-floor heights of at least 18 feet and typical upper-floor heights of at least 10 feet in the T5 zone. Instead, the ground-floor height will be 12 feet, and the upper-floor heights will be 9.5 feet.

The Applicant proposes reducing the ground-floor height to 12 feet, and the upper-floor heights to 9.5 feet based on the justification that manlifts would be required during construction due to the building's overall height exceeding 60 feet, which would increase the cost of construction beyond the funds available for the development by nearly $1.7 million. The Applicant has demonstrated that compliance with the minimum ground and upper floor height requirements would result in increased construction costs and that the requested concession will provide identifiable and actual cost reductions necessary to facilitate the development of the affordable units.

This requested concession is intended to facilitate the construction of high-quality affordable housing while accommodating the construction costs and design needs. The project complies with all other applicable zoning regulations and supports the City's goals for housing production and affordability.

Staff has determined that granting the additional concession listed above will result in actual and identifiable cost reductions to provide affordable housing. In addition, the proposed project will contribute to satisfying the City's Regional Housing Needs Assessment (RHNA) allocation.

SECTION 4. The project is exempt from the California Environmental Quality Act (CEQA) as a ministerial project pursuant to Government Code Section 15268, as it consists of an amendment to an approved Density Bonus Agreement to grant a concession to facilitate the development of a previously approved 100-percent affordable multifamily residential development. The amendment does not introduce new environmental impacts beyond those previously analyzed.

SECTION 5. Based on the findings and conclusions set forth in Sections 1, 2, 3 and 4 above, the City Council approves MOD 26-0009, an amendment to a previously approved Density Bonus Agreement, AGR 22-002 (A-7912) as set forth in Exhibits A through E, and authorizes the City Manager or his designee to exercise the option to amend the agreement as necessary.

SECTION 6. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 2nd day of June, 2026.

Approved as to form:

_____
Eric Ohlsen, Mayor

ATTEST:

_____
Alexandra Severino
City Attorney

_____
Rochelle Scott, City Clerk

I, Rochelle Scott, City Clerk of the City of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 2nd day of June, 2026, by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Rochelle Scott, City Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR MOD 26-0009

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 135.00 FEET OF BLOCK 27, IN THE TOWN AND SUBURBS OF PALMDALE, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN BOOK 52, PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 361.00 FEET OF SAID LAND

APN: 3008-040-012

EXHIBIT B

AERIAL MAP FOR MOD 26-0009

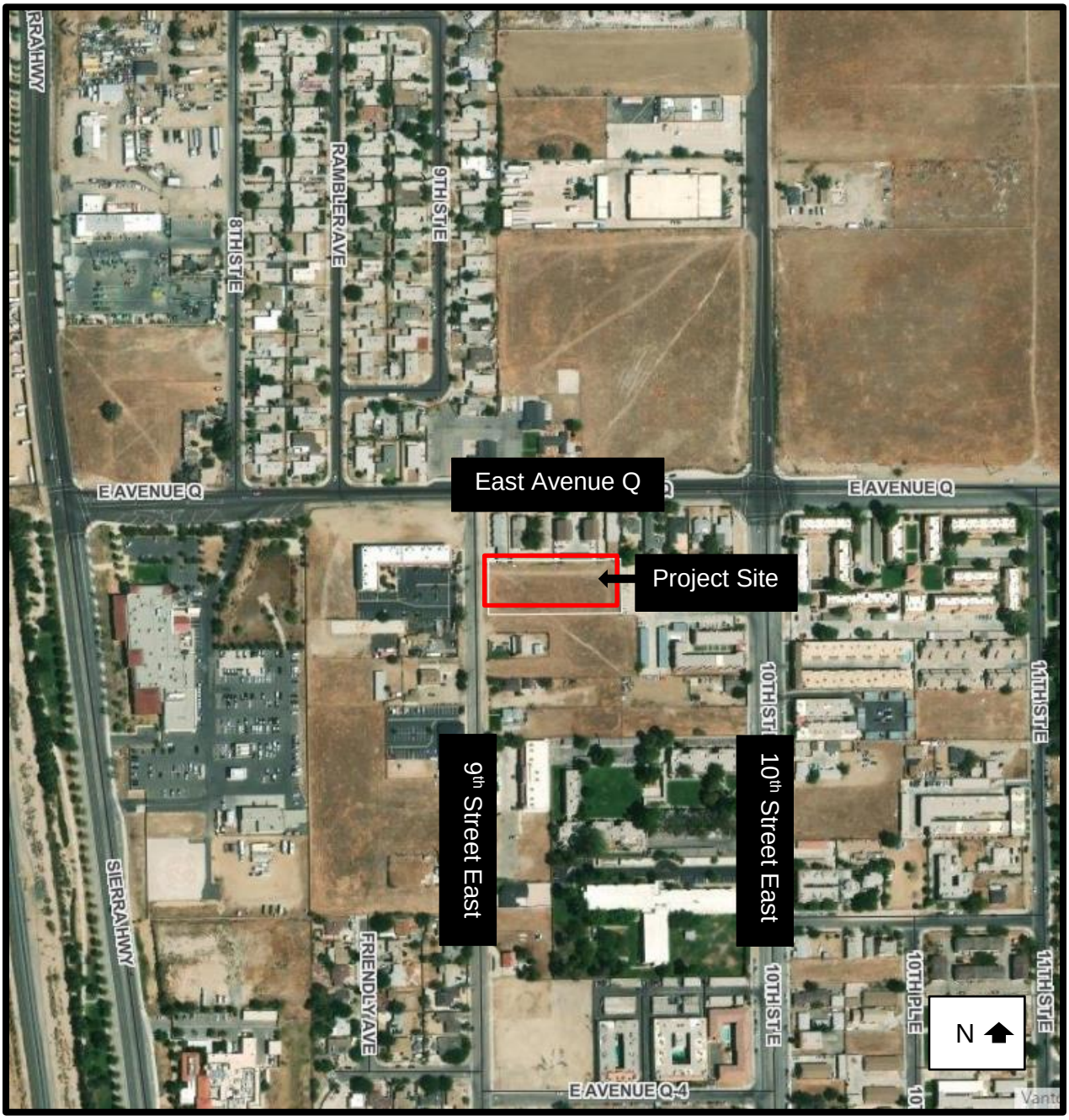


EXHIBIT C

GENERAL PLAN AND SPECIFIC PLAN CONSISTENCY FOR MOD 26-0009

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Land Use and Community Design	LUD-4.1. Quality Construction. Use simple, urban building forms made with permanent materials with high-quality detailing that stands the test of time. LUD-4.3. Long-Lasting Building Materials. Convey façade articulation through the strength, depth, and permanence of building materials. Thinner cladding materials, such as stucco, masonry veneers, and wood or simulated wood, may be used when finished to appear as durable and authentic as the materials they simulate.	Yes Yes	The proposed project incorporates durable, high-quality materials, including multi-tone stucco in white and deep blue hues, elastomeric-coated concrete, and painted metal railings, forming a cohesive contemporary palette. The design employs simple urban building forms with clean lines and balanced massing, consistent with LUD-4.1. High-quality detailing and permanent finishes are selected to ensure longevity and minimize long-term maintenance. Façade articulation reflects LUD-4.3 through variations in depth, material transitions, and strong horizontal and vertical elements that convey permanence. Stucco is detailed to appear durable and authentic, enhanced by shadow lines and framed volumes. The buildings include projecting and partially recessed balconies that extend outward while remaining partially covered, adding visual depth. Articulated corners, inset wall planes, varied parapet rooflines, and clearly defined ground-floor entries further enhance scale, and visual interest along the street frontage.

GENERAL PLAN AND SPECIFIC PLAN CONSISTENCY FOR MOD 26-0009 - CONTINUED

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Land Use and Community Design	LUD-5.1 New Complete Neighborhoods. Require new development to provide multiple amenities, a beautiful public realm, and be consistent with the City's vision for complete neighborhoods.	Yes	The proposed project will facilitate the development of an affordable housing project that provides on-site amenities for residents in well-designed buildings, two community rooms, laundry facilities, and shaded picnic areas with picnic tables barbecue grills, private open space, and a retail component.
Land Use and Community Design	LUD-5.3. Public Services in New Neighborhoods. Require new developments to be designed for and provided with adequate public services and infrastructure. Require that these public facilities and services be provided concurrently with development to ensure a high quality of life for residents.	Yes	The project is located within the Palmdale Water District and the Los Angeles County Sanitation District. Both agencies have reviewed the project and provided conditions of approval to ensure the project can be adequately served by existing water and wastewater facilities upon approval of development plans. Additionally, the project has been conditioned by the Engineering Division to provide curbs, gutters, and sidewalks to adequately serve future residents.

GENERAL PLAN AND SPECIFIC PLAN CONSISTENCY FOR MOD 26-0009 - CONTINUED

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Land Use and Community Design	LUD-10.6. Pedestrian-Oriented Design. Implement urban design guidelines and features that encourage pedestrian activity and reduce automobile use.	Yes	The proposed project incorporates urban design features that promote walkability and reduce car dependency. The project includes pedestrian pathways, shade trees, and long-term bike parking, further enhancing pedestrian comfort and supporting alternative transportation. The site's location within the PTASP, proximity to transit, and its compact, connected layout align with the City's vision for transit-oriented, pedestrian-friendly development.
Land Use and Community Design	LUD-22.5. Varying Housing Types. Encourage and allow a variety of housing types developed at a range of densities to serve varying household types, including, but not limited to, single-family attached and detached, accessory dwelling units, multifamily apartments, townhomes, duplexes, triplexes, quadplexes, and condominiums.	Yes	The proposed project is located on a vacant site and will provide a new multifamily development for low-income individuals. The site is within a half mile of the existing Palmdale Transportation Center and the future multi-modal high-speed rail station, which provides alternative transportation for residents. The proposal meets this land-use goal by providing a different type of housing than is currently in the immediate vicinity and by serving the need for multifamily development.

GENERAL PLAN AND SPECIFIC PLAN CONSISTENCY FOR MOD 26-0009 - CONTINUED

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Economic Development	ED-5.2. Supply and diversity of housing. Increase the supply and diversity of housing options to support different types of households, including seniors, young adults, families, empty nesters, individuals or families with special needs, and multigenerational families.	Yes	The proposed project increases the supply and diversity of housing options by offering a mix of unit sizes ranging from two to three bedrooms to accommodate a wide range of household types and ensures more inclusive and flexible housing opportunities within the community.
Housing	H1. Promote the construction of a variety of residential development opportunities for all income groups	Yes	The proposed project will increase the supply of housing, specifically housing that will provide deed restricted affordable housing units, and will be located in an area that is accessible to transit, employment and services.
Specific Plan	Objective 2.2. Locate housing, employment and services close to transit.	Yes	The proposed project will facilitate the development of multi-family residential and a commercial component to support local employment within a half mile of the existing Palmdale Transportation Center and the future multi-modal high-speed rail station.

**Justification is based on a review of the plans date stamped September 17, 2025.*

EXHIBIT D

PMC AND SPECIFIC PLAN STANDARDS FOR MOD 26-0009

	Standard	Standard Met?	Justification*
Density	Minimum Density: 30 dwelling units per acre Maximum Density: 50 dwelling units per acre	Yes	The proposed project would accommodate the development of 48 multifamily residential units on an approximately one-acre site, resulting in a residential density of approximately 48 dwelling units per acre.
Lot Size	Minimum: 20,000 square feet	Yes	The proposed project is situated on an approximately one-acre, or 43,560-square-foot site, which exceeds the minimum requirement.
Setbacks	Front: up to 5 feet where allowed Interior: 0 feet where allowed Rear: 5 feet	Yes	The applicant proposes that buildings be setback a minimum of five feet from all property lines.
Building Height	Maximum Height: 65 feet	Yes	The proposed project was approved at 62 feet and four inches in height, but will be reduced to 54 feet and four inches in height.
Ground Floor Height	Minimum residential ground floor height: 18 feet Minimum typical upper floor height: 10 feet	No	The proposed ground floor height will be 12 feet, and the typical upper floor height will be 9.5 feet. The requested concession reduces development costs by eliminating the need for manlifts during construction which would be required if the building height exceeds 60 feet, and would cost approximately $1.7 million. The additional cost would create a hardship for the project and would make the affordable housing project infeasible.

PMC AND SPECIFIC PLAN STANDARDS FOR MOD 26-0009 - CONTINUED

	Standard	Standard Met?	Justification*
Building Separation	Minimum of 30 feet open-to-the-sky building break.	Yes	The applicant proposes a 38-foot open-to-the-sky separation between the structures.
Parking	The project is subject to the state density bonus parking ratio standards, which require 0.5 space per unit, for a total of 24 spaces for the residential component. The 250-square-foot commercial space requires one space.	Yes	The proposed project includes 50 parking spaces, exceeding the total required parking based on the state density-bonus parking ratio for the residential units and the PMC requirements for the commercial space.
Electric Vehicle Charging	Electric vehicle infrastructure requirements set forth in PMC Section 17.87.050.C and Title 24, Part 11 (California Green Building Standards Code 2022), Section 4.106.4, as adopted by the Palmdale Municipal Code, which requires that 40 percent of all parking stalls be “EV Ready” with an available 240-volt outlet at each stall and an additional 10 percent of stalls have an EV Charger	Yes	The proposed project includes 4 EV parking spaces, consisting of 2 standard and 2 accessible.
Common Open Space	Three amenities are required for the 48 residential unit project.	Yes	Three amenities are provided, including two community rooms and an outdoor common area with patio furniture and barbecue grills.

PMC AND SPECIFIC PLAN STANDARDS FOR MOD 26-0009 - CONTINUED

	Standard	Standard Met?	Justification*
Private Open Space	Ground Floor Units: 50-100 square feet per dwelling unit. Upper Floor Units: 50 square feet per dwelling unit. Minimum Dimensions: 6 feet.	Yes	Adequate private open space is provided: 56 square feet for all 2-bedroom ground and upper floor units, and 129 square feet for all 3-bedroom ground and upper floor units.

**Justification is based on a review of the plans date stamped September 17, 2025.*

OFFICIAL BUSINESS
Document entitled to free
Recording per Government
Code Section 27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Palmdale
38300 Sierra Highway, Suite C
Palmdale, CA 93550
Attn: City Clerk

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

APN: **3008-040-012**

DENSITY BONUS HOUSING AGREEMENT
(Bana At Palmdale Apartments)
(A-7912)

THIS DENSITY BONUS HOUSING AGREEMENT ("Agreement") dated as of _____, 2026, is entered into by and between the City of Palmdale, a municipal corporation of the State of California ("City"), and 9th Street E. Housing, LP, a California limited partnership, located at 313 E. Broadway #10777, Glendale, CA 91209 and/or its assigns ("Owner"), as follows:

RECITALS

A. Owner is the owner of a fee interest in certain real property located in the City of Palmdale, County of Los Angeles, State of California, identified as APN **3008-040-012**, located at 38732 9th Street E., Palmdale, CA and legally described in Exhibit "A" attached hereto and incorporated by reference ("Property").

B. Owner will construct a 48-unit affordable housing development, with three residential buildings, included amenities, and retail units (collectively, the "Residential Development"). The Residential Development provides for units of varying types, two- and three-bedroom flats. The Residential Development will provide 50 parking stalls onsite.

C. The residential portion of the Residential Development will consist of 48 residential units for very low-income and low-income individuals and families. One hundred percent (100%) of the units, with the exception of the manager's unit, will be available to and occupied by households whose incomes do not exceed the maximum income of low income households in Los Angeles County as determined by the California Department of Housing and Community Development.

D. Under Government Code Section 65915, *et seq*. and Palmdale Municipal Code, Section 17.25.110, the City must, upon the request of an applicant, grant a density bonus and/or certain incentives/concessions or waivers/modifications for any development applicant that seeks and agrees to construct a minimum number of housing units that are affordable to low or very low-income households ("Density Bonus Law").

E. The subject site has a General Plan Land Use Designation of SP (Palmdale Transit Area Specific Plan) and T-5 (Urban Center) zone, with a density of 30-50 dwelling units per acre. The Property is 1.02 acres allowing 48 units to be developed on the Property. The Residential Development does not require a density bonus. Density Bonus Law requires that because 100% of the resident units in the Residential Development will be affordable to "lower-income households" per section 50079.5 of the California Health and Safety Code, Government Code section 65915(d)(2)(D) entitles the Residential Development to four incentives or concessions. Density Bonus Law requires the City to grant to the Residential Development parking ratios that do not exceed 1 space per studio or one-bedroom unit, 1.5 spaces per two-bedroom or three-bedroom unit, or 2.5 spaces per four-bedroom unit. Therefore, Density Bonus Law requires the City to permit the Residential Development's proposed parking ratio of 1.5 spaces per unit for the two- and three-bedroom flats.

F. The subject site has a General Plan Land Use Designation of SP (Palmdale Transit Area Specific Plan) and T5 (Urban Center) zone, with a ground floor height of 18 feet and a typical upper floor at 10 feet. Density Bonus Law allows the City to provide a concession to allow the Residential Development's proposed ground level garage height of 12 feet with a typical upper floor height of 9.5 feet.

G. City and Owner enter into this Agreement pursuant to and in accordance with Government Code Section 65915, *et seq*., and Section 17.25.110 of the Palmdale Municipal Code, in order to provide housing for lower-income households.

H. The City finds that permitting the parking ratio under Section E, above, will result in actual and identifiable cost reductions to provide for affordable housing cost, will not have an adverse impact upon public health and safety, the physical environment, or

any property that is listed in the California Register of Historical Resources, and is consistent with state and federal law. The City also finds that the Residential Development is consistent with the General Plan.

NOW, THEREFORE, in consideration of the mutual covenants and provisions contained herein, the parties agree as follows:

AGREEMENT

1. Recitals. The Recitals set forth above are true and correct, and incorporated herein.

2. Definitions. For purposes of this Agreement, the terms listed below shall have the meanings thereafter specified:

a. "Adjusted for Household Size Appropriate for the Unit" means a household of two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, and four persons in the case of a three-bedroom unit.

b. "Affordable Rent" means a rent that, when added to the Utility Allowance, does not exceed thirty (30) percent of sixty (60) percent of the Los Angeles County median income as determined annually by the California Department of Housing and Community Development, Adjusted for Household Size Appropriate for the Unit.

c. "Affordable Units" means a dwelling unit that will be offered for rent exclusively to an Income Eligible Household at an Affordable Rent pursuant to this Agreement.

d. "Director" means City's Department of Housing Director, or their designee.

e. "Income Eligible Household" means a Low-Income Household which is eligible to rent a particular Affordable Unit.

f. "Low-Income Household" shall have the meaning ascribed to "lower-income households" under California Health and Safety Code Section 50079.5. The upper income limit for Low Income Households shall be the income limits

for such households published annually by the California Department of Housing and Community Development with adjustments for household size.

g. "Management Plan" means a plan prepared by the Owner and approved by the Director describing in detail the management of the Affordable Units, including marketing of the Affordable Units, tenant selection criteria and process, waiting list management, application of Utility Allowances in setting Affordable Rents, and similar details of the operation, annual monitoring inspections and file review, and a schedule of initial rents.

h. "Occupancy Date" means the earlier to occur of (i) issuance of a Certificate of Occupancy by the City or (ii) issuance of a Temporary Certificate of Occupancy by the City.

i. "Owner" means the person or entity defined as such in the introductory paragraph of this Agreement and includes all successors and assigns of that person or entity.

j. "Property" shall have the meaning defined in Recital "A," as more particularly described in Exhibit "A" attached hereto and incorporated herein.

k. "Residential Development" shall have the meaning given in Recital "B".

l. "Utility Allowance" means an amount designated annually by the City as a reasonable estimate of the cost of utilities for the Affordable Unit, for purposes of calculating the applicable Affordable Rent.

3. Approvals. The Residential Development shall be developed in accordance with all applicable provisions of the Palmdale Municipal Code.

4. Affordable Units. Owner hereby covenants and agrees that one hundred percent (100%) of the units in the Residential Development shall be rented exclusively to Low Income Households, at an Affordable Rent.

5. Affordable Rents. Affordable Rents for Affordable Units, including Utility Allowances, shall be based on the Los Angeles County Area Median Income published in Title 25, California Code of Regulations, Section 6932 by the California Department of Housing and Community Development, as may be amended from time to time.

Affordable Rents may not be increased more frequently than annually to reflect increases in Area Median Income.

6. Term of Affordability Covenants. The covenants to restrict the rental of the Affordable Units in accordance with this Agreement shall remain in effect for a term commencing on the Occupancy Date and continuing for fifty-five (55) years ("Term"). Prior to recording of this Agreement, Owner must deliver to the City a Lenders Consent and Subordination Agreement ("Lender Consent"), in the form appended to this Agreement, from each lender that will hold a security interest in the Property. Such Lender Consents shall be recorded as a substantive part of this Agreement.

7. Management Plan. The Owner shall submit the Management Plan for the Director's consideration and approval at least one hundred eighty (180) days prior to the date that the Owner applies for a certificate of occupancy for the Residential Development. Such approval shall not be unreasonably withheld. In addition to other components, the Management Plan shall contain the following:

a. Selection of Tenants.

i. Whenever an Affordable Unit becomes available, the Director shall be notified promptly in writing.

ii. Owner shall conduct affirmative marketing of the Affordable Units, as they become available from time to time, including wide circulation of information and public notice of the availability of Affordable Units for rent during the marketing period required by the Management Plan.

iii. Owner shall determine the eligibility of Low-Income Households to lease the Affordable Units in accordance with the Management Plan.

8. Changes in Tenant Income. A tenant who initially qualified as a Low Income Household, but who, due to an increase in income, no longer qualifies as a Low Income Household shall pay as rent an amount that is the least of the amount that would be payable by the tenant under (i) low-income housing tax credit regulations, (ii) State or local law or (iii) thirty percent (30%) of the household's adjusted gross income.

9. Utilization of Affordable Rental Units. All Affordable Units required by this Agreement shall be leased or rented and fully utilized in accordance with this Agreement; notwithstanding any other provision of law to the contrary, no Affordable Unit shall be withdrawn from the market or otherwise held vacant.

10. No Sublease. A tenant occupying an Affordable Unit may not sublet the unit without the written permission of both Owner and City. The City shall not grant permission to lease, rent, or sublet the unit if it finds that the prospective tenant or occupant is not an Income Eligible Household. Any individual who subleases an Affordable Unit in violation of the provisions of this Agreement shall be required to forfeit to City all monetary amounts so obtained.

11. Lease Agreement. A fully executed copy of the lease agreement for each Affordable Unit, which shall comply with the provisions of this Agreement, shall be delivered to the City's Department of Neighborhood Services, Housing Division within ten (10) days after the date of its execution.

12. Maintenance of Units. Owner shall: (a) maintain and operate all units on the Property so as to provide decent, safe and sanitary housing consistent with federal housing quality standards and the Palmdale Municipal Code; (b) make any required repairs or provide any required cleanup; and (c) provide the Affordable Units with the same levels of services and maintenance as are provided to any of the other dwelling units on the Property.

13. Annual Report. Owner shall maintain complete and accurate records pertaining to the Affordable Units, and shall prepare and provide the Director with a written annual report commencing one year after the Occupancy Date and continuing every year for fifty-five (55) years, regarding the rental status of the units. The report shall include information regarding the name, address and income of each resident of the Affordable Units, identify the number of bedrooms of the unit and the monthly rent paid by the tenant. Concurrently with the submittal of each annual report to the City, Owner shall pay a monitoring fee to the City in the amount of Three Thousand Dollars ($3,000) with a maximum increase of 2% per year to defray the City's cost of monitoring Owner's compliance with this Agreement. Owner's failure to make such payment will be a default under this Agreement.

14. Right of First Refusal. In accordance with Palmdale Municipal Code Section 17.25.020(D)(5)(b), the Owner hereby grants the City the continuing right of first refusal to purchase or lease any or all of the Affordable Units at their fair market value upon the terms and conditions set forth in Exhibit "B", attached hereto and incorporated herein by this reference

15. Federal and State Laws. Notwithstanding the above provisions, nothing contained herein shall require Owner or City to do anything contrary to or refrain from doing anything required by Federal and State laws and regulations promulgated thereunder applicable to the construction, management, maintenance, and rental of Affordable Units in the City of Palmdale.

16. Prohibition Against Discrimination. Owner shall not discriminate against any tenant or potential tenant on the basis of sex, color, race, ethnicity, religion, ancestry, national origin, age, pregnancy, marital status, family composition, sexual orientation, or the potential or actual occupancy of minor children. Owner further agrees to take affirmative action to ensure that no such person is discriminated against for any of the above-mentioned reasons.

17. Indemnification. Owner shall defend, indemnify and hold harmless the City of Palmdale and its officers, agents, employees, representatives and volunteers from and against any loss, liability, claim or judgment relating solely to this Agreement, including those Claims that arise out of either: (a) a breach of this Agreement by Owner; (b) related in any manner to the Owner's administration of this Agreement; or (c) arising out of the City's interest in this Agreement or Affordable Units. This indemnification shall not apply to Claims arising out of the negligence or willful misconduct of the City, its officers, agents, employees, representatives or volunteers.

18. City's Right to Inspect Units and Documents. The City may inspect the Affordable Units (subject to the tenant's privacy rights and lease provisions) and any documents or records relating thereto, at any reasonable time to determine Owner's compliance with this Agreement.

19. Successors and Assigns. This Agreement and its covenants and conditions shall run with the land and be binding upon and inure to the benefit of City and Owner, and their respective successors, owners by deed, deed-in-lieu of foreclosure, foreclosure or otherwise, and assigns. City reserves the right to designate another public agency within the City of Palmdale to perform City's obligations or to exercise City's rights under this Agreement.

20. Notices. All notices required herein shall be sent by certified mail, return receipt requested or express delivery service with a delivery receipt and shall be deemed to be effective on the date received or the date delivery was refused as indicated on the return receipt, as follows:

To Owner: 9th Street E. Housing, LP
313 E. Broadway #10777
Glendale, CA 91209
Attention: Ali Milani

With a copy to: Bergman and Allderdice
1200 Wilshire Blvd., Suite 610
Los Angeles, CA 90017
Attention: Beth S. Bergman, Esq.

With a copy to:

To City: City of Palmdale
38250 Sierra Highway
Palmdale, California 93550-4798
Attn: Director of Housing

with a copy to: City of Palmdale
38300 Sierra Highway
Palmdale, California 93550-4798
Attn: City Attorney

The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this Section.

21. Governing Law. The laws of the State of California shall govern this Agreement. Any legal action brought under this Agreement must be instituted in the Superior Court of the County of Los Angeles, State of California, in an appropriate municipal court in that County, or in Federal District Court in the Central District of California.

22. Default. Failure or delay by either party to perform any term or provision of this Agreement, which is not cured within thirty (30) days after receipt of written notice from the other party, constitutes a default under this Agreement. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with due diligence. The injured party shall give written notice of default to the party in default specifying the default complained of by the injured party. Except as required to protect against further damages, the injured party may not initiate proceedings against the party in default until thirty (30) days after receipt of such written notice. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default. City agrees to accept cures

tendered by the Investor Limited Partner of Owner within the cure periods provided in this Agreement.

23. Remedies.

a. Any individual who rents (including subleasing) an Affordable Unit in violation of the provisions of this Agreement shall be required to forfeit to City all monetary amounts so obtained.

b. City may institute any appropriate legal actions or proceedings necessary to ensure compliance with this Agreement, including but not limited to actions for injunctive relief or damages.

c. It is agreed and understood that the covenants to maintain the Affordable Units as set forth herein are a requirement of the Palmdale Municipal Code and as a condition to receiving zoning and parking concessions/incentives under the Palmdale Municipal Code, Owner agrees that a breach of the covenants to maintain the Affordable Units as affordable housing for the Term specified herein constitutes a violation of the Palmdale Municipal Code, subject to enforcement by all legally available means.

24. Attorney's Fees. In any action brought to declare the rights granted herein or to enforce or to interpret any of the terms of this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs in an amount determined by the court.

25. Non-Waiver. Failure to exercise any right either Party may have or be entitled to, in the event of default hereunder shall not constitute a waiver of such right or any other right in the event of a subsequent default.

26. Further Assurances and Recordation. The parties shall cause this Agreement to be recorded in the Official Records of the County of Los Angeles. Owner shall execute any further documents consistent with the terms of this Agreement, including documents in recordable form and do such further acts as may be necessary, desirable or proper as City shall from time to time find necessary or appropriate to effectuate its purpose in entering into this Agreement.

27. Entire Agreement. This Agreement, including any Lender's Consent and Subordination Agreements, and all attached Exhibits, constitutes the entire agreement between the parties. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statement or promise not contained in this Agreement shall not be valid or binding. This Agreement may be amended only by written instrument signed by both City and Owner.

28. Third Party Beneficiaries. There are no third-party beneficiaries of or to this Agreement.

29. Amendment of This Agreement.

a. Generally. This Agreement may be amended from time to time in whole or in part by mutual consent of the original parties or their successors in interest, in accordance with this Agreement, the Palmdale Municipal Code and the State Density Bonus Law.

b. Administrative Amendments. Notwithstanding subdivision (a) of this Section, any amendment to this Agreement, whether requested by Owner or City, which does not relate to the Term; the number, percentage or type of Affordable Units; or the number or type of any incentives or concessions given by the City, may be determined by the Director to be an Administrative Amendment and if so, the Director shall approve the Administrative Amendment without notice or hearing, and this Agreement and its pertinent exhibits shall be automatically amended without further action by the parties. A memorandum of the amendment shall be executed and recorded to reflect such Administrative Amendment.

30. Counterparts. This Agreement may be executed by each party on a separate signature page, and when the executed signature pages are combined, shall constitute one single instrument.

[*signatures follow on next page*]

IN WITNESS WHEREOF, City and Owner have signed this Agreement as of the date set forth above.

CITY

THE CITY OF PALMDALE, CALIFORNIA, a municipal corporation

By:_____
Salvador Mendez
City Manager

Dated:_____

ATTEST:

By: _____
Rochelle Scott
City Clerk

APPROVED AS TO FORM:

By:_____
Alexandra Severino
City Attorney

KANE, BALLMER & BERKMAN

By: _____
Susan Apy
City Special Counsel

OWNER

9th Street E. Housing, LP, a California limited partnership

By: 9th Street E. Investor LLC,
a California limited liability company,
its Administrative General Partner

By: _____
Name: Fred Khachekian
Its: Manager

By: Deep Green Housing and Development, a California nonprofit public benefit corporation, its Managing General Partner

By: _____
Name: JoAnne Yokota
Its: President

LENDER'S CONSENT AND SUBORDINATION AGREEMENT

NOTICE: THIS LENDER'S CONSENT AND SUBORDINATION RESULTS IN YOUR SECURITY INTERESTS IN THE PROPERTY BECOMING SUBJECT TO AND OF A LOWER PRIORITY THAN THIS DENSITY BONUS HOUSING AGREEMENT

The undersigned ("Lender"), as owner and holder of security interests ("Security Interests") evidenced by that certain Deed of Trust With Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing made by Borrower as trustor in favor of _____ as beneficiary, dated as of _____ and recorded on _____ as Instrument No._____ in the Official Records of the County of Los Angeles, State of California, hereby acknowledges its consent to the terms and provisions of this Density Bonus Housing Agreement. The undersigned further agrees that its Security Interests are and shall unconditionally be and remain at all times junior, subordinate and subject to the terms, covenants, conditions and restrictions of this Density Bonus Housing Agreement, provided that in consideration of Lender's covenants and agreements contained in this Agreement, City and its designated agencies hereby agree for the benefit of Lender that concurrently with any notice from City to the Owner that a default or breach exists under the terms of the Density Bonus Housing Agreement, City shall send a copy of such notice to Lender and Lender shall have the right, but not the obligation to cure any defaults within thirty (30) days after the expiration of any cure period set forth in the notice from City to Borrower regarding such Owner default. The provisions of this Section are intended to supplement, and not to limit, waive, modify or replace, those provisions of law pertaining to notice and cure rights of junior lenders including, without limitations, those set forth in California Civil Code Sections 2924b and 2924c. Lender intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Security Interests in favor of the Density Bonus Housing Agreement.

AGREED AND ACKNOWLEDGED:

Dated as of: _____, 2026

"LENDER"

CITI COMMUNITY CAPITAL

_____
Name: _____
Title: _____

[*notarized signature required*]

EXHIBIT A

Legal Description of Property

Real property in the City of Palmdale, County of Los Angeles, State of California, described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 135.00 FEET OF BLOCK 27, IN THE TOWN AND SUBURBS OF PALMDALE, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN BOOK 52, PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 361.00 FEET OF SAID LAND.

APN: 3008-040-012

EXHIBIT "B"

Terms and Conditions of Right of First Refusal

a. Right of First Refusal. The Owner hereby grants to the City a right of first refusal to purchase or lease any or all of the Affordable Units from the Owner (the "**Right of First Refusal**") under the following terms and conditions. In the event of a proposed sale of any or all of the Affordable Units, the City shall have the right, at its option, but not the obligation, to exercise the Right of First Refusal and purchase or lease such Affordable Unit(s) for fair market value.

b. Notice of Sale. In the event that the Owner intends to sell any or all of the Affordable Units, the Owner shall notify the City in writing not less than 30 days prior to such proposed sale (the "**Notice of Proposed Sale**"). The Notice of Proposed Sale shall specify all the terms of such proposed sale, and the Owner shall provide promptly such information as the City shall reasonably request regarding the proposed sale. The Notice of Proposed Sale shall also state the street address(es) of the Affordable Unit(s), the name(s) and existing address(es) of the proposed purchaser(s), and the terms of the proposed transaction(s). The Notice of Proposed Sale, together with the City-required information shall be personally delivered or deposited into the U.S. mail, postage prepaid, first class, certified mail, return receipt requested, addressed to:

City of Palmdale
38250 Sierra Highway, 2nd Floor
Palmdale, California 93550-3609
Attention: Director of Housing

c. Exercise of Right of First Refusal. The Right of First Refusal may be exercised by the City delivering to the Owner written notice of such exercise. Upon the City's receipt of a Notice of Proposed Sale from the Owner, the City shall have 45 days to give written notice to the Owner (the "**City's Notification**") of its decision to exercise the Right of First Refusal.

d. Escrow. Promptly following the exercise of the City's Right of First Refusal, the City shall either (i) enter into a fair market value lease for the Affordable Unit(s) or (ii) open an escrow with a title insurance company or such other escrow agent selected by the City (the "**Escrow Agent**") and the parties agree to execute escrow instructions with the Escrow Agent as may be required by the Escrow Agent, or to implement or give effect to the terms and conditions of this Agreement. If the parties disagree as to the fair market value of the Affordable Unit(s), then all lease or sale deadlines shall be paused while the value is determined by an independent residential appraiser selected (and paid for) by the Owner and reasonable acceptable to the City. The parties agree to the following escrow terms and conditions:

(i) The escrow shall be for a period of 90 days or sooner if mutually agreed by the parties;

(ii) The City agrees that it will pay the fair market value upon the close of escrow or as otherwise mutually agreed to by the parties;

(iii) The Owner agrees that it shall pay the premium for a standard C.L.T.A. policy of owner's title insurance issued by the Escrow Agent or title insurance company reasonably acceptable to the City, insuring title to the Affordable Unit(s) in the City's name, subject only to those matters approved by the City in writing. In the event the City requests an A.L.T.A. policy of owner's insurance and/or any title endorsements, the additional costs associated with the issuance of an A.L.T.A policy or the endorsements shall be paid by the City;

(iv) The Owner and the City agree that all costs and fees charged in connection with the closing and escrow shall be borne by the Owner;

(v) The Owner agrees that it shall deposit in escrow for delivery to the City an executed grant deed to the City (in such form as may be reasonably acceptable to the City Manager in his or her sole discretion);

(vi) Taxes and assessments shall be prorated at the close of escrow with the Owner paying all such taxes and assessments due and payable prior to the close of escrow and the City paying all such taxes and assessments due and payable following the close of escrow;

(vii) The Owner agrees that title shall be conveyed by the Owner at the close of escrow to the City free and clear of all mortgages, deeds of trust, liens and encumbrances. The Owner agrees that any costs to remove or satisfy any mortgages, deeds of trusts, liens or encumbrances shall be the responsibility of the Owner, at the Owner's sole cost and expense; and

(viii) Any other terms or conditions mutually agreed to by the parties.

e. Sale of the Affordable Unit(s). If the City fails to provide the City's Notification within the period provided above for exercise of its Right of First Refusal, then the Owner may consummate a sale of the Affordable Unit(s). In the event the Owner does not consummate a sale of the Affordable Unit(s) in accordance with this paragraph within a reasonable time, then the Notice of Proposed Sale shall be void and deemed never given and the Owner shall again be subject to the City's Right of First Refusal and the Owner's notice obligations. Any attempted sale of the Affordable Unit(s) in breach of this Agreement shall be void and of no force and effect.

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **HUMAN RESOURCES DEPARTMENT**

DISTRICT: **ALL**

SUBJECT: **RECEIVE AND FILE THE FISCAL YEAR 2026-27 ANNUAL EMPLOYEE VACANCY REPORT, IN ACCORDANCE WITH ASSEMBLY BILL 2561**

RECOMMENDATION

Staff recommend that the City Council:

A. Hold a public hearing to accept public testimony; and,

B. Receive and file the Fiscal Year (FY) 2026-27 Annual Employee Vacancy Report, in accordance with Assembly Bill 2561.

BACKGROUND

On September 22, 2024, Governor Newsom signed Assembly Bill 2561 (AB 2561) into law, which became effective on January 1, 2025. AB 2561 requires public agencies to address the status of vacancies. The California Legislature recognized that vacancies in the public sector pose challenges that can and negatively impact the delivery of public services.

DISCUSSION

AB 2561 requires the City to present the status of vacancies, recruitment efforts, and retention efforts at a public hearing held at least once each fiscal year prior to adoption of the final budget. Specifically, the statute requires public agencies to:

- Report job vacancies, recruitment, and retention efforts;
- Identify policies or practices that may lead to obstacles or negatively impact the hiring process;
- Provide recognized bargaining units an opportunity to participate in the public hearing; and,
- If the number of job vacancies within a single bargaining unit meets or exceeds 20% of the total number of authorized full-time positions in a particular bargaining unit, provide additional data upon request of the recognized employee organization, including the total number of job vacancies within a bargaining unit,

the total number of applicants for vacant positions within the bargaining unit, the average number of days to complete the hiring process from when a position is posted and opportunities to improve compensation and other working conditions.

Vacancies

As of July 1, 2025, the City had 318 City Council-approved, authorized full-time equivalent (FTE) budgeted positions. Two (2) new positions were requested as part of the FY 2025-26 mid-year budget adjustment process and approved at the March 3, 2026, City Council Meeting, bringing the total of authorized full-time budgeted positions to 320. Out of the 320 budgeted positions, 101 are represented by the Teamsters Union Local 986 bargaining unit. As of May 12, 2026, the City of Palmdale has 28 vacant positions. Of these 28 positions, 8 are represented by the bargaining unit. This resulted in the following:

- Overall vacancy rate is 8.75%; and,
- a bargaining unit vacancy rate of 7.92%.

Because the Teamsters Local 986 bargaining unit vacancy rate does not meet or exceed 20% of the total authorized full-time positions, the additional reporting provisions outlined in Government Code section 3502.3(c) are not triggered. Vacancies within the bargaining unit are attributable to retirements, resignations, terminations, and lateral transfers.

Recruitment Activity

- 3 positions have been filled; 2 are bargaining unit positions.
- 1 position onboarding.
- 9 positions have closed and are currently in the interview phase; 1 is a bargaining unit position.
- 3 positions are in active open recruitment; 1 is a bargaining unit position.
- 11 positions are pending posting; 5 are bargaining unit positions.
- 1 position will be unfunded in FY 2026-27.

Since July 1, 2025, the City has hired 49 new full-time employees, 15 of whom are bargaining unit employees.

Retention

The City is proactively addressing compensation, workplace conditions, and motivational factors, including growth and purpose, to foster a workforce that feels valued, supported, and invested in a long-term career with the City of Palmdale.

- **Professional Development Programs**: Building a leadership development program and other staff development opportunities to support continuing education and/or skill set expansion. Promoting the continuing educational endeavors of employees through the City's Tuition Assistance Program, available for full-time City employees.

- **Employee Recognition & Incentives**: Formal employee engagement programs and merit-based benefits tied to years of service to acknowledge performance, milestones, and long-term commitment.
- **Competitive Benefits Package**: City launched a comprehensive RFP in 2025 and successfully implemented the enhanced dental and vision health benefits for 2026.
- **Flexible Work Arrangements**: 4/10 Alternative working schedules.

As of May 12, 2026, 292 of the 320 City Council-approved authorized full-time equivalent (FTE) budgeted positions were filled. Of these 292 positions, 93 were represented by the Teamsters Local 986 bargaining unit. Retention rates are as follows:

- Overall retention rate is 91.25%; and,
- Bargaining union retention rate is 92.08%.

Organizational Self-Assessment

The City is looking to update its advertising and outreach strategies for harder-to-fill positions by engaging more with professional networks and associations, as well as by mastering the technical applications of its applicant tracking system, NeoGov. These efforts are intended to improve the quality of the applicant pool and reduce time-to-fill for hard-to-recruit classifications.

FISCAL IMPACT

$0; There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Yvette Barrios, Director of Human Resources
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

None

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER DEPARTMENT**
CITY MANAGER'S OFFICE

DISTRICT: **ALL**

SUBJECT: **APPROVE ECONOMIC DEVELOPMENT SUBSIDY AGREEMENTS WITH PALMDALE AUTO MALL DEALERSHIPS**

RECOMMENDATION

Staff recommend that the City Council:

1. Hold a public hearing to accept public testimony;

2. Approve Economic Development Subsidy Agreements; and,

3. Authorize the City Manager or his designee to execute Agreements, including minimal and/or non-substantial changes.

BACKGROUND

The City continues to pursue economic development initiatives that support local businesses, retain jobs, and generate additional revenue for the City. Local automobile dealerships are a significant component of the City's sales tax base and contribute to the community's economic vitality.

To evaluate potential strategies to support and retain the City's automobile dealership sector, the City Council established an ad-hoc committee consisting of two City Councilmembers appointed by a majority of the City Council. The ad-hoc committee met with staff and discussed the economic conditions affecting the local automotive retail sector, as well as potential strategies to encourage continued investment and business activity in the City. Following these discussions and the review of available options, the ad hoc committee directed staff to draft an economic subsidy agreement with participating automobile dealerships to support local business activity and maintain a strong sales tax base. At the May 5, 2026, City Council meeting, the City Council voted to direct staff to bring forward the draft agreement for discussion and consideration at the June 2, 2026, meeting.

The attached Economic Development Subsidy Agreement has been developed and is now being presented to the City Council for discussion and consideration.

DISCUSSION

Pursuant to California Government Code Section 53083, prior to approving an economic development subsidy, the City is required to provide written information available to the public and on its internet website, and to conduct a public hearing.

The following information is provided in compliance with Government Code Section 53083:

Description and Total Estimated Value of Subsidy

The estimated total value of the subsidy is $7,000,000, consisting of seven individual loan agreements totaling $1,000,000 per entity/location. This is the maximum potential amount of public funds to be expended by the City under the agreement(s)

Identification of Beneficiaries

The beneficiaries of the proposed economic development subsidy are the following business entities operating automobile dealerships within the City of Palmdale:

- Diamond Hyundai, Dalia H. Autos, Inc., located at 421 Auto Center Dr., Palmdale, CA 93551
- AV GMC Cadillac, Inc., located at 39012 Carriage Way, Palmdale, CA 93551
- Antelope Valley Nissan, Inc., located at 451 Auto Center Dr., Palmdale, CA 93551
- Trust Palmdale Kia, TAG Palmdale KI, LLC, located at 438 Auto Vista Dr., Palmdale, CA, 93551
- Trust Palmdale Honda, TAG Palmdale HON, LLC, located at 455 Auto Vista Dr., Palmdale, CA 93551
- Camacho Mitsubishi, GGC Auto Group 1, Inc., located at 412 Auto Vista Dr., Palmdale, CA 93551
- Antelope Valley Harley Davidson, Southern California Cycles, Inc., located at 401 Auto Vista Dr., Palmdale, CA 93551

Terms of the Subsidy

The agreement includes a defined repayment schedule and performance period, which is summarized as follows:

- Loan Amount: $1,000,000 per entity
- Loan Disbursement Date(s):
  - Phase I: July 15, 2026
  - Phase II: July 15, 2027
- Repayment Term: 7 Years
- Repayment Start Date:
  - Phase I: June 1, 2026

    - Phase II: June 1, 2027
- Final Repayment Date:
    - Phase I: March 1, 2033
    - Phase II: March 1, 2034
- Interest Rate: 3%
- Conditional Forgiveness as set forth in Section 4 of the agreement

Statement of Public Purpose

The City Council finds that the economic development subsidy serves the following public purposes:

- Supporting the retention and stability of existing local businesses;
- Promoting continued private investment within the City;
- Maintaining and enhancing the City's sales tax base;
- Supporting employment opportunities for residents; and
- Strengthening the overall economic vitality of the community.

The subsidy is intended to produce long-term fiscal and economic benefits that outweigh the initial public investment.

Projected Tax Revenue

Based on current estimates, the participating dealerships are expected to generate approximately:

- Annual Sales Tax Revenue: $2,750,000
- Total Projected Revenue Over Term: $20,175,000

These projections are based on historical sales data, anticipated business activity, and reasonable economic assumptions. Actual revenues may vary due to market conditions and other factors outside the City's control.

Employment Impact

While Government Code Section 53083 requires disclosure of the estimated number of jobs created, the primary purpose of the proposed economic development subsidy is the retention of existing jobs within the City's automobile dealership sector. The participating dealerships currently provide a significant number of local employment opportunities, and the subsidy is intended to support ongoing operations, maintain competitiveness, and prevent potential job loss due to market conditions and regional competition.

The proposed loan is primarily intended to support ongoing business operations and retention of existing employment opportunities. The applicant(s) did not provide an estimate of new jobs anticipated to be created.

Public Hearing

In accordance with Government Code Section 53083, the City Council will conduct a public hearing before approving the economic development subsidy. Notice of this hearing has been provided through the posting of this item on the City Council agenda in the Public Hearing section. This staff report and accompanying agreement have been made available to the public and posted on the City's website in compliance with statutory requirements.

FISCAL IMPACT

$7,000,000; This represents the total subsidy amount. In accordance with the terms of the agreement(s), it is anticipated that repayments to the City, comprised of principal and interest, will total $7,786,828.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

B. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Janelle Samson, Deputy City Manager
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt Economic Development Loan Agreement
Atch Loan Amortization Schedules

AGREEMENT NO. A-XXXX
LOAN AGREEMENT

THIS LOAN AGREEMENT ("Agreement") is made and entered into as of _____, 2026, by and between the City of Palmdale, a municipal corporation and chartered city ("City"), and _____ [Borrower Name], a California [corporation/LLC/partnership] authorized to operate as an automobile dealer ("Borrower").

RECITALS

WHEREAS, The City has determined that providing a loan to Borrower for the continued operation of an auto dealership within the City serves a valid public purpose of stimulating economic development within the City as required by Government Code 53083, including maintenance and creation of local employment, continuity of commercial activity, reduction of blight, revitalization of underutilized areas, and preservation and increase of the local tax base;

WHEREAS, Borrower is an owner of an automobile dealership located at the Palmdale Auto Mall;

WHEREAS, in consideration of the new and additional local sales tax revenues, employment benefits, revitalization of blighted areas, and other tangible and intangible benefits that are expected to be received by City arising from Borrower's long term lease and continued operation at the Palmdale Auto Mall, City finds that it is in the public interest to provide certain payments to Borrower to assist with the continued operation of Borrower's business within the City;

WHEREAS, the incentives provided in this Agreement are intended to ensure that Borrower remains at the Auto Mall for 10 years and pursues improvements to the location of Borrower's auto dealership that reduce blight and underutilization of the area;

WHEREAS, the City has further determined that the covenanted operation of Borrower's property serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom. Accordingly, the City has also determined that its entry into this Agreement serves a primary and significant public purpose, while providing only incidental benefits to a private party; and

WHEREAS, on June 2, 2026, the City has complied with the requirements of California Government Code § 53083, including public notice and a public hearing regarding the economic development subsidy provided herein.

WHEREAS, the City requires adequate security for repayment of the Loan, including a loan repayment performance bond.

NOW THEREFORE, in consideration of the mutual promises contained herein, and for such other good and valuable consideration, the receipt of which is hereby acknowledged, the City and Borrower agree as follows:

1. Loan

Subject to the terms and conditions of this Agreement, the City agrees to loan to Borrower, and Borrower agrees to borrow from the City, the principal sum of One Million Dollars ($1,000,000) (“Loan”).

2. Purpose

Borrower shall use the proceeds of the Loan exclusively for the lawful ongoing operations of Borrower’s auto dealership business located within the City of Palmdale, including ordinary operating expenses directly related to the sale, leasing, servicing, and administration of motor vehicles. Loan proceeds shall not be used for any other purpose without the prior written consent of the City. The qualifications and identity of Borrower are of particular concern to the City, and it is because of such qualifications and identity that the City has entered into this Agreement with Borrower. No voluntary or involuntary successor- in-interest of Borrower shall acquire any rights or powers under this Agreement except as expressly set forth herein.

3. Interest Rate

The outstanding principal balance of the Loan shall accrue interest at a fixed rate of three percent (3%) per annum, calculated on the basis of a 365-day year.

4. Term and Repayment

The Loan shall have a term of Seven (7) years from the date of disbursement. Borrower shall repay the Loan in quarterly installments of principal and interest, due on the 1 day of every third month, beginning October 2026. Payments shall be made at such place as the City may designate. Notwithstanding repayment of the Loan, this Agreement shall remain in full force and effect for the duration of the Location Covenant Period described in Section 10, and all obligations that expressly survive repayment shall continue for the full ten (10)-year covenant period unless otherwise stated herein.

5. Use of Property

Borrower covenants and agrees that the property located at _____Palmdale, California (“Property”) shall be put to no use other than those uses specified in the City’s General Plan, the Specific Plan, zoning ordinances, and this Agreement as the same may be amended from time to time. Nothing in this Section shall limit, expand, modify or otherwise affect any right of the Borrower to continue any legal nonconforming use upon the Property following changes in the City’s General Plan or zoning ordinances. For the

term of this Agreement, the Borrower may use the Property only for the purposes of the operation of Borrower's auto dealership. Borrower covenants and agrees that, for the term of this Agreement, Borrower shall maintain, or cause to be maintained, the Borrower's auto dealership and the Property in good condition, ordinary wear and tear excepted, and free from the unreasonable accumulation of trash or other debris and agrees to promptly remove, or cause the removal of, all graffiti upon the Property. Borrower shall also maintain or cause to be maintained the landscaping upon the Property in a good condition. Borrower shall maintain such licenses and permits as may be required by any governmental agency to conduct Borrower's auto dealership.

6. Loan Repayment Bond Requirement

Borrower shall, at its sole cost and expense, obtain and maintain a Performance Bond in favor of the City in the penal sum of One Million Dollars ($1,000,000), representing 100% of the Loan amount ("Bond"). The Bond shall be issued by a surety company authorized to do business in the State of California and acceptable to the City and City Attorney. The City of Palmdale shall be named as the sole obligee. The Bond shall remain continuously in effect until all obligations under this Agreement are fully satisfied. The Bond may not be canceled, reduced, or modified without at least ninety (90) days' prior written notice to the City and the City's written consent. Failure to maintain the Bond constitutes an Event of Default.

7. Conditions Precedent to Disbursement

The City's obligation to disburse Loan funds is subject to satisfaction of all of the following:

a. Execution of this Agreement;
b.
c. Delivery of the fully executed Bond;

d. Evidence of required insurance in Section 20; and

e. Evidence the Borrower is the owner of the auto dealership operating at the Property.

8. Representations and Warranties

City represents and warrants to Borrower that:

a. The City is a public body, corporate and politic, exercising governmental functions and powers and organized and existing under the Charter of the City of Palmdale and, as authorized by the charter, laws of the State of California;

b. The City has taken all actions required by law to approve the execution of this Agreement;

c. The City's entry into this Agreement and/or the performance of the City's obligations under this Agreement does not violate any contract, agreement or other recognized and/or enforceable legal obligations of the City;

d. The City's entry into this Agreement and/or the performance of the City's obligations under this Agreement does not constitute a violation of any state or federal statute or judicial decision to which the City is subject;

e. The individual executing this Agreement is authorized to execute this Agreement on behalf of the City.

f. There are no pending lawsuits or other actions or proceedings which would prevent or impair the timely performance of the City's obligations under this Agreement; and

g. The City has the legal right, power and authority to enter into this Agreement and to consummate the transactions contemplated hereby, and the execution, delivery and performance of this Agreement has been duly authorized and no other action by the City is requisite to the valid and binding execution, delivery and performance of this Agreement, except as otherwise expressly set forth herein.

Borrower represents and warrants that:

a. Borrower is a duly formed California limited liability corporation, qualified and in good standing to do business under the laws of the State of California;

b. The individual(s) executing this Agreement is/are authorized to execute this Agreement on behalf of Borrower;

c. Borrower has taken all actions required by law to approve the execution of this Agreement;

d. Borrower's entry into this Agreement and/or the performance of its obligations under this Agreement does not violate any contract, agreement or other legal obligation of the Borrower;

e. Borrower's entry into this Agreement and/or the performance of its obligations under this Agreement does not constitute a violation of any state or federal statute or judicial decision to which Borrower is subject;

f. There are no pending lawsuits or other actions or proceedings which would prevent or impair the timely performance of Borrower's obligations under this Agreement;

g. No officer, official, employee, or agent of the City of Palmdale has any prohibited financial interest, as defined by California Government Code section 1090 or the Political Reform Act, in this Agreement or in the proceeds of the Loan. Borrower further represents that it has not paid, given, or agreed to give any compensation, gift, or thing of value to any City officer, official, or employee in connection with this Agreement;

h. Borrower has not employed or retained any person or entity to solicit or secure this Agreement upon any agreement for a commission, percentage, brokerage, or contingent fee, except for bona fide employees or licensed professionals retained in the ordinary course of business; and

i. Borrower has the legal right, power and authority to enter into this Agreement and to consummate the transactions contemplated hereby, and the execution, delivery and performance of this Agreement have been duly authorized and no other action by Borrower is requisite to the valid and binding execution, delivery and performance of this Agreement, except as otherwise expressly set forth herein.

9. Covenants

Borrower shall:

a. Maintain its auto dealership operations at the Property in compliance with all applicable laws;

b. Provide financial statements upon reasonable request by the City;

c. Notify the City promptly of any material adverse change, including but not limited to a change in the use of the Loan funds;

d. Comply strictly with the Auto Mall Location Covenant set forth in Section 10.

e. Provide the City, upon reasonable request and no more frequently than annually, documentation reasonably necessary to confirm the continued operation of Borrower's auto dealership within the Palmdale Auto Mall, including evidence of business operations, employment levels, or sales activity reasonably related to the public benefits described in this Agreement.

10. Auto Mall Location Covenant; Acceleration; Bond Enforcement

For a period of ten (10) years from the date of initial disbursement of the Loan ("Location Covenant Period"), Borrower shall continuously operate its auto dealership solely and exclusively at the City-designated auto mall located at Palmdale Auto Mall, Auto Vista Dr, Palmdale, CA 93551 ("Auto Mall"). Borrower shall not, directly or indirectly, relocate, assign, transfer, sublease, cease operations at, or otherwise remove its dealership

operations from the Auto Mall during the Location Covenant Period without the City's prior written consent, which may be granted or withheld in the City's sole discretion. Any violation of this Section constitutes a material, non-curable Event of Default, and the entire unpaid principal balance of the Loan, together with all accrued interest and any other amounts owing, shall be automatically and immediately due and payable, without notice or demand. Borrower expressly agrees that any violation of this Section constitutes a covered default under the Bond. Borrower expressly waives any right to notice of acceleration and agrees that upon the occurrence of any non-curable Event of Default, all amounts owed under this Agreement may be declared immediately due and payable without further notice or demand. Upon such violation, the City may immediately enforce and make claim against the Bond for all accelerated amounts, without first pursuing any other remedy. The City's remedies are cumulative and may be exercised concurrently or successively, including enforcement of the Bond, and any remedy available under California law. This Section shall survive any change in ownership or control of Borrower unless expressly released in writing by the City.

11. Sales Tax Reporting and Verification

Annual Reporting Requirement. During the term of this Agreement and the Location Covenant Period described in Section 10, Borrower shall provide the City with an annual written report confirming Borrower's continued operation of its automobile dealership at the Property and summarizing the total taxable sales generated by the dealership during the preceding calendar year.

Authorization to Verify Sales Tax Allocation. Borrower shall execute and maintain any necessary authorizations required by the City to permit the City to obtain and review sales and use tax allocation information attributable to Borrower's dealership location from the California Department of Tax and Fee Administration, including any successor agency responsible for administering the Bradley-Burns Uniform Local Sales and Use Tax.

Purpose of Reporting. The parties acknowledge that the City is providing the Loan pursuant to its economic development authority and in reliance upon the anticipated public benefits arising from Borrower's continued operation within the Palmdale Auto Mall, including the generation of local sales tax revenues, retention of employment opportunities, and maintenance of commercial activity within the City.

Failure to Provide Reports. Borrower's failure to provide the required annual report or maintain the required authorization for sales tax verification after written notice and a reasonable opportunity to cure shall constitute a breach of Borrower's covenants under this Agreement.

12. Curable Events of Default

Borrower agrees that any breach of Section 10 constitutes a material, non-curable Event of Default. The following are Curable Events of Default:

a. Failure to make any payment when due as required by Section 4;

b. Failure to maintain the Bond;

c. Any assignment by Borrower of the rights or duties in this Agreement without prior written approval of City;

d. Sale of the Property; or

e. Breach of any Borrower's covenants or representations contained in this Agreement.

13. Default

City shall provide Borrower with written notice of Borrower's failure ("Borrower Default") to strictly abide by any material provision of this Agreement. Borrower shall have thirty (30) days from the date of such notice to either cure such Borrower Default, or, if such Borrower Default cannot be reasonably cured during such thirty (30) day period, to commence to cure within said thirty (30) day period and diligently prosecute such cure to completion thereafter. Upon Borrower Default, after expiration of all applicable notice and grace periods, City shall have the right to seek all available legal and equitable remedies, including but not limited to the enforcement of the Bond, to recover the entire unpaid principal balance of the Loan, together with all accrued interest and any other amounts owed by Borrower. Unless prohibited by law or otherwise provided by a specific term of this Agreement, the rights and remedies of the City under this Agreement are nonexclusive and all remedies hereunder may be exercised individually or cumulatively, and City may simultaneously pursue inconsistent and/or alternative remedies. City may, upon Borrower Default, after expiration of all applicable notice and grace periods, and in addition to pursuing all remedies otherwise available to it, terminate this Agreement and all its obligations hereunder without cost, expense or liability to itself. Notwithstanding the foregoing, any violation of Section 10 shall constitute a non-curable Event of Default.

14. Notices

All notices or other communications required or permitted between the City and Borrower under this Agreement shall be in writing, and may be (i) personally delivered, (ii) sent by United States registered or certified mail, postage prepaid, return receipt requested, (iii) sent by telecopier, or (iv) sent by nationally recognized overnight courier service (e.g., Federal Express), addressed to the Parties at the addresses provided below, subject to the right of either party to designate a different address for itself by notice similarly given. Any notice so given by registered or certified United States mail shall be deemed to have been given on the second business day after the same is deposited in the United States mail. Any notice not given by registered or certified mail, such as notices delivered by telecopier or courier service (e.g., Federal Express), shall be deemed given upon receipt of the same by the party to whom the notice is given.

City Notice:
Attention: City Manager
38300 Sierra Highway
Palmdale, CA 93550

Borrower Notice:
Attention:

_____
Palmdale, CA 93550

15. Taxes

Borrower acknowledges that it may experience tax consequences as a result of its receipt of the payments provided for in this Agreement and agrees that it shall bear any and all responsibility, liability, costs, and expenses connected in any way therewith.

16. Rights Not Granted

This Agreement is not, and shall not be construed to be, a Development Agreement under Government Code Section 65864 et seq. This Agreement is not, and shall not be construed to be, an approval or an agreement to issue permits or a granting of any right or entitlement by the City concerning the Property or any other project, development, or construction by the Borrower in the City. This Agreement does not, and shall not be construed to exempt Borrower from the application and/or exercise of the City's or City's power of eminent domain or its police power, including, but not limited to, the regulation of land uses and the taking of any actions necessary to protect the health, safety, and welfare of its citizenry.

17. Administrative Remedies

Borrower must exhaust the administrative remedies set forth in this Section before initiating any judicial action challenging any decision, interpretation, or enforcement action taken by the City under this Agreement. Failure to do so shall constitute a waiver of any such claim. Any decision made by the City Manager, or their designee, regarding the interpretation, enforcement, or administration of this Agreement shall be final unless timely appealed as provided in this Section. Borrower shall have thirty (30) days from the date of the City Manager's written decision to file a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and include any supporting documentation. The appeal shall be deemed filed on the date it is received by the City Clerk. Failure to file an appeal timely constitutes a failure to exhaust administrative remedies. The appeal shall be scheduled for consideration by the City Council. The City Council may affirm, modify, or reverse the decision. The City Council's decision shall constitute the City's final administrative action. Any judicial challenge to the City Council's final decision must be brought in accordance with Code of Civil Procedure section 1094.8. Failure to timely seek judicial review constitutes a waiver of any further challenge.

18. Records

Borrower acknowledges and agrees that the California Department of Tax and Fee Administration sales and use tax reporting and payment information related to sales and use taxes attributable to business activities by the Borrower may become a public record to the extent permitted by law as a result of this Agreement. Borrower hereby authorizes the City to use the sales and use tax reporting and payment information to allow the City to perform its obligations under this Agreement. Notwithstanding any other provision of this Agreement, the City shall not disclose any sales or use tax information obtained from the California Department of Tax and Fee Administration, except as expressly permitted by Revenue and Taxation Code section 7056. Borrower acknowledges that such information is confidential and may only be used by the City for purposes authorized by law.

19. Insurance

Borrower, at its expense, shall maintain in effect at all times during the performance of this Agreement not less than the following coverage and limits of insurance, which shall be maintained with insurers listed "A" or better in the Best's Insurance Guide and authorized to do business in the State of California. Proof of Insurance, as identified in Section 10.8, must be reviewed and accepted by the City Attorney.

Workers' Compensation and Employer's Liability
- Workers' Compensation -- coverage as required by the State of California
- Employer's Liability
  $1,000,000 each accident
  $1,000,000.00 policy limit bodily injury
  $1,000,000.00 each employee bodily injury by disease

Commercial General Liability
- $2,000,000.00 limit on a per occurrence basis
- $5,000,000.00 general aggregate limit

All of Borrower's policies shall contain an endorsement providing that written notice shall be given to City at least thirty (30) calendar days prior to termination, cancellation, or reduction of coverage in the policy. Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificates shall state: "The City of Palmdale, Successor Agency to the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Housing

Authority, Industrial Development Authority, Airport Authority, their officers, agents, employees and volunteers are named as additional insured".

B. "Severability of Interest" Clause.

Promptly upon execution of this Agreement, Borrower shall deliver to City certificates of insurance and endorsements to all required policies demonstrating that Borrower has the required coverage and showing the required named insured. Within five (5) days of written request from City, Borrower shall deliver to City full and complete copies of all insurance policies required by this Agreement. The requirements as to the types and limits of insurance to be maintained by Borrower are not intended to and shall not in any manner limit or qualify Borrower's liabilities and obligations under this Agreement. Any policy or policies of insurance that Borrower elects to carry as insurance against loss or damage in the performance of this Agreement shall include a provision waiving the insurer's right of subrogation against City. All insurance coverage must be maintained throughout the duration of this Agreement.

All insurance coverage shall be issued on an ACORD Certificate of Insurance listing all coverage, limits, deductibles and insured; and endorsements for all applicable coverage if agent has authority to issue it; or additional insured Form CG20100704 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage. Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements and a corresponding Certificate of Insurance listing all insurers and coverage must be submitted to the City Attorney. Notwithstanding any other provision of this Agreement, City may immediately terminate this Agreement if, at any time Borrower fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above. Borrower shall require any and all subcontractors working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of Borrower shall be subject to all other insurance requirements that are stated herein. Any deviation in this requirement will be Borrower's sole risk. Borrower's insurance requirements in this Section will not be impacted and/or limited by such deviation.

20. Indemnification

To the fullest extent permitted by law, Borrower agrees to indemnify City, its officers, employees, agents and elected and appointed boards (hereinafter "Indemnified Parties") for any loss, claim, demand, cause of action, cost, expense, damage, obligation or liability which arises out of or is in any way connected with the performance of this Agreement, including any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of Borrower. At their own expense, Borrower and, as applicable, any subcontractors working on its behalf, shall defend any suit, claim or action against the Indemnified Parties founded upon such loss, claim, demand, cause of action, cost, expense, damage, obligation or liability. Borrower shall indemnify the Indemnified Parties,

and save it harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of any breach of the aforesaid obligations and covenants, and any other provision or covenant of this agreement.

21. No Excuse Due to Economic Changes

Borrower expressly assumes the risk of unforeseeable changes in economic circumstances and/or market demand/conditions and waives, to the greatest legal extent, any defense, claim, or cause of action based in whole or in part on economic necessity, impracticability, frustration of purpose, changed economic circumstances, or similar theories. Borrower expressly agrees that adverse changes in economic conditions, either of Borrower specifically or the economy generally, or changes in market conditions or demands, shall not operate to excuse or delay the strict observance of each and every obligation, covenant, condition, and requirement of this Agreement. Borrower expressly assumes the risk of such adverse economic or market changes, whether or not foreseeable as of Borrower’s execution of this Agreement.

22. Assignment

Borrower shall not delegate or assign its duties, rights, or obligations hereunder, either in whole or in part, without the prior written consent of City. Any assignment in violation of this Section shall be considered an event of Default pursuant to Section 14. The terms, covenants and conditions of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their successors and assigns.

23. Prevailing Party

If any action at law or in equity is brought to enforce or interpret any provisions of this Agreement, the prevailing party in such action shall be entitled to reasonable attorney’s fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

24. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any action or proceeding arising out of or relating to this Agreement shall be brought exclusively in the Superior Court of the State of California, County of Los Angeles.

25. Modification and Waiver

This Agreement constitutes the entire agreement and entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. This Agreement may be executed in duplicate originals, each of which is deemed to be an

original, but when taken together shall constitute but one and the same instrument. This Agreement may be amended only in writing signed by both parties. City shall not be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing. The written modification requirement cannot be waived. Waiver by City of a breach or violation of any provision of this agreement shall not constitute a waiver of any other subsequent breach or violation. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

26. Cumulative Remedies

All rights and remedies of the City under this Agreement are cumulative and may be exercised independently or concurrently. No failure or delay by the City in exercising any right or remedy shall operate as a waiver of that right or remedy, nor shall any single or partial exercise of any right or remedy preclude any other or further exercise of that right or remedy or the exercise of any other right or remedy. The City's rights and remedies under this Agreement are in addition to, and not in limitation of, any rights or remedies available at law or in equity.

27. No Third-Party Beneficiary

This Agreement is entered into solely for the benefit of the City and Borrower. No person or entity other than the City and Borrower shall have any rights or remedies under this Agreement, and no third party is intended to be a beneficiary of this Agreement. The surety under any bond required by this Agreement shall not be deemed a third-party beneficiary of this Agreement, and no person or entity other than the City shall have any right to enforce any bond issued pursuant to this Agreement.

28. Conflict of Interest

No board member, official, contractor, consultant, attorney or employee of the City or the City shall have any personal interest, direct or indirect, in this Agreement nor shall any such board member, official or employee participate in any decision relating to this Agreement which affects their personal interests or the interests of any corporation, partnership or association in which they are directly or indirectly interested. Borrower shall not knowingly take any action, or permit any action to be taken, that would cause a City officer, official, or employee to violate California Government Code section 1090, the Political Reform Act, or any applicable conflict-of-interest law in connection with this Agreement. Borrower shall promptly disclose in writing to the City any actual or potential conflict of interest that arises during the term of this Agreement, including any change in ownership, control, or financial interest that could implicate California conflict-of-interest laws.

In Witness Whereof, the parties hereto have caused this Loan Agreement to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE

_____
Salvador Mendez
City Manager

APPROVED AS TO FORM:

_____
Alexandra Severino
City Attorney

BORROWER

_____
Name
Title

ATTEST:

_____
Rochelle Scott
City Clerk

Loan Amortization Schedule (Phase I Disbursements)

Loan Information

Loan amount	$1,000,000.00
Annual interest rate	3.00%
Loan period in years	7
Number of payments per year	4
Start date of loan	7/1/2026

Loan Summary

Scheduled payment	$39,728.71
Scheduled number of payments	28
Actual number of payments	0
Total early payments	$0.00
Total interest	$112,403.95

Optional extra payments $0.00

Lender name City of Palmdale

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	07/01/26	$1,000,000.00	$39,728.71	$0.00	$39,728.71	$32,228.71	$7,500.00	$967,771.29	$7,500.00
2	10/01/26	$967,771.29	$39,728.71	$0.00	$39,728.71	$32,470.43	$7,258.28	$935,300.86	$14,758.28
3	01/01/27	$935,300.86	$39,728.71	$0.00	$39,728.71	$32,713.96	$7,014.76	$902,586.90	$21,773.04
4	04/01/27	$902,586.90	$39,728.71	$0.00	$39,728.71	$32,959.31	$6,769.40	$869,627.59	$28,542.44
5	07/01/27	$869,627.59	$39,728.71	$0.00	$39,728.71	$33,206.51	$6,522.21	$836,421.09	$35,064.65
6	10/01/27	$836,421.09	$39,728.71	$0.00	$39,728.71	$33,455.55	$6,273.16	$802,965.53	$41,337.81
7	01/01/28	$802,965.53	$39,728.71	$0.00	$39,728.71	$33,706.47	$6,022.24	$769,259.06	$47,360.05
8	04/01/28	$769,259.06	$39,728.71	$0.00	$39,728.71	$33,959.27	$5,769.44	$735,299.79	$53,129.49
9	07/01/28	$735,299.79	$39,728.71	$0.00	$39,728.71	$34,213.96	$5,514.75	$701,085.83	$58,644.24
10	10/01/28	$701,085.83	$39,728.71	$0.00	$39,728.71	$34,470.57	$5,258.14	$666,615.26	$63,902.38
11	01/01/29	$666,615.26	$39,728.71	$0.00	$39,728.71	$34,729.10	$4,999.61	$631,886.16	$68,902.00
12	04/01/29	$631,886.16	$39,728.71	$0.00	$39,728.71	$34,989.57	$4,739.15	$596,896.60	$73,641.15
13	07/01/29	$596,896.60	$39,728.71	$0.00	$39,728.71	$35,251.99	$4,476.72	$561,644.61	$78,117.87
14	10/01/29	$561,644.61	$39,728.71	$0.00	$39,728.71	$35,516.38	$4,212.33	$526,128.23	$82,330.20
15	01/01/30	$526,128.23	$39,728.71	$0.00	$39,728.71	$35,782.75	$3,945.96	$490,345.48	$86,276.17
16	04/01/30	$490,345.48	$39,728.71	$0.00	$39,728.71	$36,051.12	$3,677.59	$454,294.36	$89,953.76
17	07/01/30	$454,294.36	$39,728.71	$0.00	$39,728.71	$36,321.50	$3,407.21	$417,972.85	$93,360.96
18	10/01/30	$417,972.85	$39,728.71	$0.00	$39,728.71	$36,593.92	$3,134.80	$381,378.94	$96,495.76
19	01/01/31	$381,378.94	$39,728.71	$0.00	$39,728.71	$36,868.37	$2,860.34	$344,510.57	$99,356.10
20	04/01/31	$344,510.57	$39,728.71	$0.00	$39,728.71	$37,144.88	$2,583.83	$307,365.68	$101,939.93
21	07/01/31	$307,365.68	$39,728.71	$0.00	$39,728.71	$37,423.47	$2,305.24	$269,942.21	$104,245.18
22	10/01/31	$269,942.21	$39,728.71	$0.00	$39,728.71	$37,704.15	$2,024.57	$232,238.07	$106,269.74
23	01/01/32	$232,238.07	$39,728.71	$0.00	$39,728.71	$37,986.93	$1,741.79	$194,251.14	$108,011.53
24	04/01/32	$194,251.14	$39,728.71	$0.00	$39,728.71	$38,271.83	$1,456.88	$155,979.31	$109,468.41
25	07/01/32	$155,979.31	$39,728.71	$0.00	$39,728.71	$38,558.87	$1,169.84	$117,420.44	$110,638.26
26	10/01/32	$117,420.44	$39,728.71	$0.00	$39,728.71	$38,848.06	$880.65	$78,572.38	$111,518.91
27	01/01/33	$78,572.38	$39,728.71	$0.00	$39,728.71	$39,139.42	$589.29	$39,432.97	$112,108.20
28	04/01/33	$39,432.97	$39,728.71	$0.00	$39,432.97	$39,137.22	$295.75	$0.00	$112,403.95

Loan Amortization Schedule (Phase II Disbursements)

Loan Information

Loan amount	$1,000,000.00
Annual interest rate	3.00%
Loan period in years	7
Number of payments per year	4
Start date of loan	7/1/2027

Loan Summary

Scheduled payment	$39,728.71
Scheduled number of payments	28
Actual number of payments	0
Total early payments	$0.00
Total interest	$112,403.95

Optional extra payments $0.00

Lender name City of Palmdale

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	07/01/27	$1,000,000.00	$39,728.71	$0.00	$39,728.71	$32,228.71	$7,500.00	$967,771.29	$7,500.00
2	10/01/27	$967,771.29	$39,728.71	$0.00	$39,728.71	$32,470.43	$7,258.28	$935,300.86	$14,758.28
3	01/01/28	$935,300.86	$39,728.71	$0.00	$39,728.71	$32,713.96	$7,014.76	$902,586.90	$21,773.04
4	04/01/28	$902,586.90	$39,728.71	$0.00	$39,728.71	$32,959.31	$6,769.40	$869,627.59	$28,542.44
5	07/01/28	$869,627.59	$39,728.71	$0.00	$39,728.71	$33,206.51	$6,522.21	$836,421.09	$35,064.65
6	10/01/28	$836,421.09	$39,728.71	$0.00	$39,728.71	$33,455.55	$6,273.16	$802,965.53	$41,337.81
7	01/01/29	$802,965.53	$39,728.71	$0.00	$39,728.71	$33,706.47	$6,022.24	$769,259.06	$47,360.05
8	04/01/29	$769,259.06	$39,728.71	$0.00	$39,728.71	$33,959.27	$5,769.44	$735,299.79	$53,129.49
9	07/01/29	$735,299.79	$39,728.71	$0.00	$39,728.71	$34,213.96	$5,514.75	$701,085.83	$58,644.24
10	10/01/29	$701,085.83	$39,728.71	$0.00	$39,728.71	$34,470.57	$5,258.14	$666,615.26	$63,902.38
11	01/01/30	$666,615.26	$39,728.71	$0.00	$39,728.71	$34,729.10	$4,999.61	$631,886.16	$68,902.00
12	04/01/30	$631,886.16	$39,728.71	$0.00	$39,728.71	$34,989.57	$4,739.15	$596,896.60	$73,641.15
13	07/01/30	$596,896.60	$39,728.71	$0.00	$39,728.71	$35,251.99	$4,476.72	$561,644.61	$78,117.87
14	10/01/30	$561,644.61	$39,728.71	$0.00	$39,728.71	$35,516.38	$4,212.33	$526,128.23	$82,330.20
15	01/01/31	$526,128.23	$39,728.71	$0.00	$39,728.71	$35,782.75	$3,945.96	$490,345.48	$86,276.17
16	04/01/31	$490,345.48	$39,728.71	$0.00	$39,728.71	$36,051.12	$3,677.59	$454,294.36	$89,953.76
17	07/01/31	$454,294.36	$39,728.71	$0.00	$39,728.71	$36,321.50	$3,407.21	$417,972.85	$93,360.96
18	10/01/31	$417,972.85	$39,728.71	$0.00	$39,728.71	$36,593.92	$3,134.80	$381,378.94	$96,495.76
19	01/01/32	$381,378.94	$39,728.71	$0.00	$39,728.71	$36,868.37	$2,860.34	$344,510.57	$99,356.10
20	04/01/32	$344,510.57	$39,728.71	$0.00	$39,728.71	$37,144.88	$2,583.83	$307,365.68	$101,939.93
21	07/01/32	$307,365.68	$39,728.71	$0.00	$39,728.71	$37,423.47	$2,305.24	$269,942.21	$104,245.18
22	10/01/32	$269,942.21	$39,728.71	$0.00	$39,728.71	$37,704.15	$2,024.57	$232,238.07	$106,269.74
23	01/01/33	$232,238.07	$39,728.71	$0.00	$39,728.71	$37,986.93	$1,741.79	$194,251.14	$108,011.53
24	04/01/33	$194,251.14	$39,728.71	$0.00	$39,728.71	$38,271.83	$1,456.88	$155,979.31	$109,468.41
25	07/01/33	$155,979.31	$39,728.71	$0.00	$39,728.71	$38,558.87	$1,169.84	$117,420.44	$110,638.26
26	10/01/33	$117,420.44	$39,728.71	$0.00	$39,728.71	$38,848.06	$880.65	$78,572.38	$111,518.91
27	01/01/34	$78,572.38	$39,728.71	$0.00	$39,728.71	$39,139.42	$589.29	$39,432.97	$112,108.20
28	04/01/34	$39,432.97	$39,728.71	$0.00	$39,432.97	$39,137.22	$295.75	$0.00	$112,403.95

Joint Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL COMMISSIONERS**

FROM: **OPERATIONS DEPARTMENT FINANCE DIVISION**

DISTRICT: **ALL**

SUBJECT: **ADOPT JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE NO. CC 2026-033, SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE NO. SA 2026-005, HOUSING AUTHORITY OF THE CITY OF PALMDALE NO. HA 2026-001, INDUSTRIAL DEVELOPMENT AUTHORITY NO. IDA 2026-001, PALMDALE AIRPORT AUTHORITY NO. PAA 2026-001, PALMDALE FINANCING AUTHORITY NO. PFA 2026-001, COLLECTIVELY THE APPROVING LEGISLATIVE BODIES (ALB) ADOPTING THE CITY OF PALMDALE'S ANNUAL BUDGET FOR FISCAL YEAR 2026-27 AND APPROVING REVENUE AND EXPENDITURE ADJUSTMENTS TO FISCAL YEAR 2025-26; ADOPT RESOLUTION NO. CC 2026-032, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING THE PUBLICLY AVAILABLE PAY SCHEDULE FOR GENERAL EMPLOYEE CLASSIFICATIONS TO ENSURE COMPLIANCE WITH THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) PENSIONABLE COMPENSATION REQUIREMENTS; AND, ADOPT RESOLUTION NO. CC 2026-035, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING THE PUBLICLY AVAILABLE PAY SCHEDULE FOR PARKS AND RECREATION UNBENEFITED EMPLOYEE CLASSIFICATIONS TO ENSURE COMPLIANCE WITH THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) PENSIONABLE COMPENSATION REQUIREMENTS.**

RECOMMENDATION

Staff recommend that the City Council, Chairs, Commissioners, Members, and Directors:

1. Hold a public hearing to accept public testimony;

2. Adopt Joint Resolution of the City Council of the City of Palmdale (No. CC 2026-033), the Successor Agency to the Community Redevelopment Agency of the City of Palmdale (No. SA 2026-005), the Housing Authority of the City of Palmdale (No. HA 2026-001), the Industrial Development Authority (No. IDA 2026-001), the Palmdale Airport Authority of the City of Palmdale (No. PAA 2026-001), and the Palmdale Financing Authority (No. PFA 2026-001) adopting the City of Palmdale's Annual Budget for Fiscal Year 2026-27, and approving revenue and expenditure adjustments to Fiscal Year 2025-26;

3. Adopt Resolution No. CC 2026-032, a Resolution of the City Council of the City of Palmdale approving the publicly available pay schedule for general employee classifications to ensure compliance with the Public Employees' Retirement System (CalPERS) pensionable compensation requirements; and

4. Adopt Resolution No. CC 2026-035, a Resolution of the City Council of the City of Palmdale approving the publicly available pay schedule for Parks and Recreation unbenefited employee classifications to ensure compliance with the Public Employees' Retirement System (CalPERS) pensionable compensation requirements.

BACKGROUND

Each year the City is required to adopt a budget for its operation. The budget serves as the City's financial plan for the Fiscal Year beginning July 1 through June 30. It defines City priorities for the provision of services to the community.

According to the Palmdale Municipal Code: Chapter 3.04 Budget Adoption Procedures, the City Manager shall submit a proposed budget to the City Council no later than May 31 of each year. The proposed budget was brought before the City Council on May 5, 2026. Additionally, the City Council shall conduct a public hearing on the proposed budget before adoption and shall adopt a budget prescribing the spending policy of the City for the ensuing fiscal year on or before the thirtieth day of June of each year.

DISCUSSION

Staff are bringing forth the Proposed Budget for Fiscal Year 2026-27 for your review and consideration.

The Citywide budget represents all City funds, including the General Fund, Measure AV Fund, Special Revenue, Enterprise, Debt Service, and Capital Funds.
The following table summarizes the proposed Fiscal Year 2026-27 Citywide Budget:

Expenditures by Category	**FY 2027 Proposed**
Beginning Balance	$ 368,085,028
Revenue/Transfers In	471,313,960
Expenditures/Transfers Out	471,199,820
Surplus/(Deficit)	(4,885,860)
Estimated Ending Fund Balance-Before Reserves	363,199,168
Reserve Requirement	59,126,026
Estimated Ending Fund Balance	**$304,073,141**

Revenues
Estimating revenues for the upcoming fiscal year and forecasting out-years is essential to the budget development process. Revenue projections are formed by analyzing prior-year actual receipts, trends, new revenue sources, grant opportunities, service fees, and the State economic outlook. Citywide revenues are estimated to be $471,313,960.

The General Fund is the City's primary source of unrestricted revenue, with projected resources totaling $128,080,100. These resources are comprised of property tax, sales tax, other local taxes, fees, and charges for services. In November 2024, voters approved Measure PD, which increased the local sales tax rate by ¾ cent. This measure is expected to generate approximately $23.8 million in Fiscal Year 2026-27 and is included in the General Fund. Additionally, Measure AV, a general sales tax, is projected to generate $23.8 million in Fiscal Year 2026-27. While not required, the City reports Measure AV revenue separately from the General Fund to ensure transparency and accountability to the Measure AV Oversight Committee.

Operating Appropriations
The proposed FY 2026-27 operating budget includes $403,521,790 across all City funds. Of this total, $127,182,550 represents the General Fund operating budget. The proposed budget reflects a balanced and strategic approach to funding City operations and capital projects. It maintains core service levels while addressing key areas such as public safety, infrastructure, maintenance, and community programs. The proposed level of funding ensures the City can continue delivering high-quality services to residents while advancing long-term goals. The supporting schedules provide additional details on appropriations.

Capital Improvement Program
The proposed Capital Improvement Budget totals $305,760,110 and includes previously approved appropriations of $233,082,080 along with proposed additions of $72,678,030. As capital projects often span multiple years, budgeted amounts may not be fully expended within a single fiscal year. The attached schedules detail all previously approved and proposed capital improvement projects.

Conclusion
The proposed FY 2026-27 Operating and Capital Budget maintains essential services and programs that reflect community needs and City Council priorities, while preserving healthy reserve levels. It presents a balanced approach to ongoing revenues and expenditures, reinforcing the City's commitment to long-term fiscal sustainability and responsible planning for the future.

FISCAL IMPACT

The Fiscal Year 2026-27 Operating and Capital Budget includes revenues totaling $422.1 million, and expenditures totaling $425.5 million. The proposed budget is compliant with all financial policies.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

B. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Janelle Samson, Deputy City Manager
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Reso. No. CC 2026-033, SA 2026-005, HA 2026-001, IDA 2026-001, PAA 2026-001, PFA 2026-001 approving the Fiscal Year 2026-27 Budget
Atch FY 2026-27 Proposed Operating and Capital Budget
Reso. No. CC 2026-032 General Positions
Exh A Reso. No. CC 2026-032
Exh B Reso. No. CC 2026-032
Reso. No. CC 2026-035 P&R Unbenefited Positions
Exh A Reso. No. CC 2026-035
Exh B Reso. No. CC 2026-034
PPT Proposed Budget FY 2026-27

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE (NO. CC 2026-033)
SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE (NO. SA 2026-005)
HOUSING AUTHORITY (NO. HA 2026-001)
INDUSTRIAL DEVELOPMENT AUTHORITY (NO. IDA 2026-001)
PALMDALE AIRPORT AUTHORITY (NO. PAA 2026-001)
PALMDALE FINANCING AUTHORITY (NO. PFA 2026-001)
COLLECTIVELY THE APPROVING LEGISLATIVE BODIES ('ALB')

A JOINT RESOLUTION OF THE APPROVING LEGISLATIVE BODIES APPROVING AND ADOPTING THE CITY OF PALMDALE'S ANNUAL BUDGET FOR FISCAL YEAR 2026-27, AND APPROVING REVENUE AND EXPENDITURE ADJUSTMENTS TO FISCAL YEAR 2025-26.

Intent of the Approving Legislative Bodies:

1. In accordance with the City of Palmdale Municipal Code Section 3.04.020, the City Manager shall submit a proposed budget to the City Council no later than May 31st of each year; and,

2. The City Manager has submitted a proposed budget to the Approving Legislative Bodies for the Fiscal Year 2026-27 for review, consideration and adoption; and,

3. The City Council has caused a public hearing to be held on said budget, as amended, on June 2, 2026, with public notice of the hearing published at least fourteen (14) days prior to said hearing, has further considered the proposed budget, and has made revisions therein; and,

4. Section 2.04.060 and 3.04.101 of the Palmdale Municipal Code require that the City Manager oversee and accomplish, with the professional staff's assistance, a budget prescribing the spending policy of the City for the ensuing fiscal year, be adopted on or before the thirtieth day of June each year; and,

5. After consideration and analysis, the Approving Legislative Bodies, each separately, find it is in the interest of the health, welfare, and safety of the City and each entity, its citizens and businesspersons, to adopt the financial plan within the budget for the receipt and expenditure of public monies in Fiscal Year 2026-27; and,

6. The City Council has approved a General Fund Operating Reserve Policy of 20% of operating expenditures, and that this Reserve Policy may fall below 20% in an emergency situation, such as economic downturns or natural disasters.

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE, THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE, THE HOUSING AUTHORITY OF THE CITY

OF PALMDALE, THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PALMDALE, THE PALMDALE AIRPORT AUTHORITY OF THE CITY OF PALMDALE, AND THE PALMDALE FINANCING AUTHORITY OF THE CITY OF PALMDALE (COLLECTIVELY THE 'ALB') DO HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The Approving Legislative Bodies, and each of them, find in all respects as set forth in Section A-Intent of the Approving Legislative Bodies and hereby incorporate that Section A herein. Further, the Approving Legislative Bodies, and each of them, find that all lawfully required condition precedents to the adoption of this Joint Resolution have occurred as required by law.

SECTION 2. The original of the Budget of the Approving Legislative Bodies for the fiscal year 2026-27, as finally adopted by the Approving Legislative Bodies, shall be placed on file in the office of the City Clerk and shall be open to public inspection.

SECTION 3. The Approving Legislative Bodies, separately and on each entity's own sole behalf, are approving all adjustments to the fiscal year 2025-26 revenues and expenditures as presented in the fiscal year 2026-27 Annual Budget document.

SECTION 4. The Budget of the Approving Legislative Bodies for fiscal year 2026-27, as amended, modified, revised, and corrected by each of the approving legislative bodies, on its own sole behalf, is hereby approved and adopted. The Budget is subject to the requirements of Article XIII B of the California Constitution.

SECTION 5. The Authorized Positions and Classification and Pay Plans, as amended and incorporated in the budget document, are hereby approved and adopted. The City Council recognizes and directs the City Manager to undertake all necessary or desirable revisions, reorganizations, hiring, not hiring, wage, classification, budget, and all matters directly or indirectly related to personnel, Human Resources, negotiations, and employee management decisions, without further action by, or presentation to, the City Council pursuant to Palmdale Municipal Code Section 2.04.060 and the City of Palmdale City Charter.

SECTION 6. The Chief Financial Officer/City Treasurer or Deputy City Manager is authorized to expend in accordance with the laws of the State of California and the law and Charter of the City of Palmdale on behalf of the Approving legislative Bodies new appropriations as stated in the "Adopted Annual Budget for Fiscal Year 2026-27," attached hereto and incorporated herein by reference.

SECTION 7. The Chief Financial Officer/City Treasurer or Deputy City Manager is authorized to validate, sign, and pay all legal and contractual obligations of the City, including City Departments and agencies, with check warrants up to the amounts appropriated in this budget.

SECTION 8. The Director of Operations/City Treasurer or Deputy City Manager shall have the authority to receive any and all donations on behalf of the City and make the appropriate entries into the City's financial records to enable the City to spend the donation on the purpose for which it was intended without presenting each item to the City Council for approval. These donations, received throughout the fiscal year by various departments from members of the community for a variety of purposes, are obligated and not discretionary. All donations more than such amount shall be approved by the appropriate Approving Legislative Body.

SECTION 9. At the conclusion of the fiscal year ending June 30, 2026, certain purchase orders will remain outstanding as encumbrances, representing contractual obligations of previously budgeted funds. In addition, budgeted funds for certain items or projects at various stages of acquisition or development have previously been approved or will be approved by the City Council for carry-forward to fiscal year 2026-27 as Continuing Appropriations. The Outstanding Encumbrances and Continuing Appropriations shall be deemed to be re-budgeted as an addition to the budget amounts previously set forth in the Resolution.

SECTION 10. The Successor Agency to the Community Redevelopment Agency of the City of Palmdale and the Housing Authority of the City of Palmdale, in its capacity as the entity assuming the housing functions of the former Redevelopment Agency, find and determine that the planning and administrative expenses set forth in the Budget to be paid from the Authority's Low and Moderate Income Housing Asset Fund, which was established pursuant to Section 9 of Assembly Bill 1484 (Health and Safety Code section 34176(d)), are necessary for the production, improvement or preservation of low-and moderate-income housing.

SECTION 11. Without prior approval of the Approving Legislative Bodies and each of them, the City Manager/Executive Director/Secretary shall have authority to transfer within the same fund and category, but not from fund to fund, except for shifts in personnel appropriations. A transfer from fund to fund in any amount, except as relates to personnel, shall be likewise approved by the respective Legislative Body of the Approving Legislative Bodies.

SECTION 12. The City Council hereby approves the Capital Improvement Plan for Fiscal Year 2026-27. The Planning Commission has determined that the Fiscal Year 2026-27 capital projects are consistent with the General Plan of the City of Palmdale. If a project is deemed inconsistent, it will be deleted from the Capital Improvement Project.

SECTION 13. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 2nd day of June, 2026.

Approved as to form:

_____
Eric Ohlsen, Mayor
Chair

ATTEST:

_____
Alexandra Severino, City Attorney,
General Council/Authority Attorney

_____
Rochelle Scott, City Clerk
Agency Secretary/Authority Secretary

I, Rochelle Scott, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 2nd day of June, 2026, by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Rochelle Scott, City Clerk

Annual Budget

FISCAL YEAR
26-27



PALMDALE®
a place to call home

CITY OF PALMDALE
FIVE YEAR GENERAL FUND AND CONSOLIDATED FUNDS PROJECTION

						YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
		FY 2024 Actuals	FY 2025 Actuals	FY 2026 YTD Actuals	FY 2026 Projected	FY 2027 Proposed	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	FY 2031 Projected
1	**BEGINNING FUND BALANCE**	92,576,350	102,985,207	105,804,528	105,804,528	97,206,778	98,104,328	104,325,508	104,325,508	110,335,548
2	REVENUES/TRANSFERS IN									
3	Property Tax	31,453,857	32,877,163	17,549,735	33,387,890	34,468,920	36,192,370	38,001,990	38,001,990	39,902,090
4	Sales And Use Tax	27,486,027	32,637,257	30,295,960	50,384,610	51,726,520	53,278,320	54,876,670	54,343,890	55,974,200
5	Transient Occupancy Tax	5,096,411	4,888,140	2,923,221	5,302,310	5,350,000	5,457,000	5,566,140	5,566,140	5,677,460
6	Franchise Fees	8,574,370	9,415,496	8,517,599	9,731,100	9,683,100	9,876,760	10,074,300	10,275,790	10,481,310
7	Use Of Property	3,892,008	1,947,369	1,577,018	3,388,130	3,319,300	3,385,690	3,453,400	3,522,470	3,592,920
8	License And Permits	6,723,302	5,523,479	4,565,995	5,466,440	5,470,040	5,579,440	5,691,030	5,804,850	5,920,950
9	Charges For Services	1,344,006	1,463,929	1,217,660	1,602,550	1,613,650	1,678,200	1,745,330	1,815,140	1,887,750
10	Development Charges For Services	2,944,663	3,051,516	2,348,089	3,278,700	3,091,850	3,184,610	3,280,150	3,378,550	3,479,910
11	Fines And Forfeitures	1,577,663	6,297,864	205,148	823,750	942,420	989,540	1,029,120	1,070,280	1,113,090
12	Other Revenue	12,632,441	11,408,521	9,619,156	10,712,050	3,869,000	6,000,000	6,000,000	6,000,000	6,000,000
13	Transfer In	14,493,144	6,303,267	-	24,262,200	8,545,300	8,545,500	8,545,500	8,545,500	8,545,500
14	**Total Revenues**	**119,506,150**	**116,641,283**	**78,819,581**	**148,339,730**	**128,080,100**	**134,167,430**	**138,263,630**	**138,324,600**	**142,575,180**
15	EXPENDITURES/TRANSFERS OUT									
16	Salaries & Benefits	24,908,441	26,812,903	23,499,689	32,629,470	33,358,430	34,216,270	34,900,600	35,598,620	36,310,590
17	Organizational Development	518,233	579,026	461,839	839,050	722,440	729,660	736,960	744,330	751,770
18	Operating	24,259,852	15,505,136	13,292,135	17,687,600	14,429,340	14,717,930	15,012,290	15,312,540	15,618,790
19	Contract Services	14,961,012	21,083,365	14,664,117	26,821,570	26,497,590	27,027,540	27,568,090	28,119,450	28,681,840
20	Capital Outlay	2,494,167	6,527,795	1,720,377	15,839,250	1,029,140	1,500,000	1,500,000	1,500,000	1,500,000
21	County Contracts - Law Enforcement	18,079,108	19,361,442	13,218,147	22,107,020	20,123,650	22,136,020	24,349,620	26,784,580	29,463,040
22	County Contracts - Liability	3,307,590	3,627,440	2,486,427	3,729,640	3,785,590	4,088,440	4,415,520	4,768,760	5,150,260
23	County Contracts - Animal Control	2,251,652	2,952,531	2,736,497	4,320,000	5,166,220	5,269,540	5,374,930	5,482,430	5,592,080
24	Utilities	2,259,654	2,769,380	1,898,893	3,282,090	3,238,670	3,368,220	3,502,950	3,643,070	3,788,790
25	Debt Service	6,181,732	2,295,189	2,164,835	4,622,250	4,612,630	4,612,630	4,612,630	4,612,630	4,612,630
26	Transfers Out/Internal Svc Alloc.	8,859,353	10,037,756	-	23,539,540	12,183,850	8,000,000	8,000,000	8,000,000	8,000,000
27	Transfer Out to Reserves	1,016,500	2,270,000	-	1,520,000	2,035,000	2,280,000	2,280,000	2,280,000	2,280,000
28	**Total Expenditures**	**109,097,293**	**113,821,962**	**76,142,956**	**156,937,480**	**127,182,550**	**127,946,250**	**132,253,590**	**136,846,410**	**141,749,790**
29	Surplus/(Deficit) (Revenue - Expenditures)	10,408,857	2,819,321	2,676,625	(8,597,750)	897,550	6,221,180	6,010,040	1,478,190	825,390
30	**FUND BALANCE BEFORE RESERVES/RESTRICTIONS**	**102,985,207**	**105,804,528**		**97,206,778**	**98,104,328**	**104,325,508**	**110,335,548**	**105,803,698**	**111,160,938**
31	**20 % Reserve Requirement (30% Recommended)**	**32,729,188**	**34,146,589**		**47,081,244**	**38,154,765**	**38,383,875**	**39,676,077**	**41,053,923**	**42,524,937**
32	Restricted, Nonspendable and Assigned	**22,594,028**	**35,000,000**		**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**
33	**ENDING AVAILABLE BALANCE**	**47,661,991**	**36,657,939**		**15,125,534**	**24,949,563**	**30,941,633**	**35,659,471**	**29,749,775**	**33,636,001**

CITY OF PALMDALE
ESTIMATED FUND BALANCE
FISCAL YEAR 2026

Fund	Fund Description	FY 2026 Estimated Beginning Available Fund Balance	FY 2026 Revenues	FY 2026 Operating Expenditures	FY 2026 Capital Expenditures	Reserve Requirement	Nonspendable, Restricted and Assigned	FY 2026 Projected Ending Available Fund Balance
101, 150, 151	General Fund	105,804,527	148,339,730	141,674,250	15,263,230	47,081,244	35,000,000	15,125,533
153	Information Technology	2,229,613	5,534,130	5,931,910	-			1,831,833
154	Fleet Maintenance	5,819,463	4,686,910	5,663,010	-			4,843,363
156	Public Art Fund	1,852,343	250,000	314,160	21,000			1,767,183
157	Measure AV	22,759,039	23,654,330	16,663,630	20,485,930	3,714,956		5,548,853
158	American Rescue Funds	3,968,971	11,574,970	1,963,520	9,989,150			3,591,271
200	PEG Fund	775,366	120,000	804,740	-			90,626
201	Gas Tax Fund	11,152,871	7,200,840	4,177,850	11,583,990			2,591,871
202	Public Safety Fund	2,510,712	742,000	582,000	-			2,670,712
203	Prop A Fund	11,286,894	4,545,430	4,909,120	8,063,460			2,859,744
204/214	Prop C Funds	13,174,147	11,457,470	2,317,100	14,279,840			8,034,677
205	Air Quality Improvement Fund	364,675	253,510	-	211,750			406,435
206	Local Transp Fund Art 3	160,799	133,630	-	204,930			89,499
207	Local Transp Fund Art 8	(2,562,962)	13,521,710	9,194,010	1,116,260			648,478
208/218	Measure R Funds	(4,152,390)	101,057,310	-	86,326,510			10,578,410
209/219	Measure M Funds	10,154,812	8,886,580	-	7,467,680			11,573,712
210	Road Maint & Rehab Acct Fund	6,776,623	4,490,150	-	10,392,570			874,203
211	Measure A LA County Parks	(100,047)	1,659,290	33,250	1,525,990			3
220	Park Development Fund	1,766,581	2,325,000	150,000	1,124,990			2,816,591
221	Traffic Impact Fund	2,708,751	860,000	-	100,000			3,468,751
222-230	Drainage Funds	16,467,462	1,785,250	287,900	9,371,980			8,592,832
227	Fire Facilities Impact Fund	11,363,152	775,000	35,000	-			12,103,152
228	Sewer Upgrade Fund	508,938	10,000	-	421,900			97,038
229	Public Facilities Fund	2,222,173	515,000	-	644,830			2,092,343
240	Federal Funds Fund	(5,472,203)	20,779,610	59,600	15,247,810			(3)
241	State Grants Fund	(1,333,617)	3,413,820	1,009,470	1,070,730			3
242	Misc Grant/Developer Contrib	2,969,593	2,288,180	1,314,910	4,904,410			(961,547)
243	Federal Home Program	8,077,895	597,630	903,870	-			7,771,655
244	Federal Jobs Programs	(20,362)	127,360	107,000	-			(2)
245	HOME ARP Fund	(9,541)	520,000	510,460	-			(1)
250	Park Assessments Fund	3,836,399	3,233,200	3,256,440	300,000			3,513,159
251	Landscape Maintenance Fund	14,897,175	7,935,430	10,497,230	792,030			11,543,345
252	Street Lighting Assmnt Distr	4,554,886	2,615,140	1,322,080	-			5,847,946
253	Drainage Benefit Assessment	1,739,471	256,400	54,760	-			1,941,111
254	Sewer Maint Assessment Dist	39,458,127	6,686,920	7,198,440	9,359,120	11,837,438		17,750,049
255	Street Light County District	19,446,224	8,561,410	4,818,740	-			23,188,894
256	Street Light Dist #2 Anaverde	1,054,454	374,590	243,720	-			1,185,324
257	Street Light Dist #3 Ritter	345,787	147,230	122,480	-			370,537
258	Enhanced Infrastructure Financing Dist.	1,137,989	560,000	50,000	-			1,647,989
259	CFD 2022-1 Maintenance Service Dist.	5,915	64,100	22,690	-			47,325
260	Solid Waste	1,409,165	1,327,520	1,434,000	-			1,302,685
280	CDBG Fund	2,372,209	1,779,980	1,885,200	2,215,450			51,539
281	SAVES Grant Fund	(16,856)	50,000	25,000	-			8,144
291	Housing Authority Fund	1,572,904	1,901,460	1,872,450	-			1,601,914
292	Housing Facilities Fund	(176,108)	8,784,850	8,382,270	-			226,472
293	Housing Asset Fund	49,137,340	1,989,630	3,678,110	-			47,448,860
300	Water Park	4,049,505	2,633,200	2,235,350	596,540			3,850,815
350	Palmdale CCA	1,303,335	71,104,520	70,436,310	-	1,897,690		73,855
460	Successor Agency	6,999,926	79,831,910	71,537,140	-			15,294,696
480	AD88-1 10Th St West Improv	(65,787)	65,790	-	-			3
481	AD90-2 7Th St West Improvement	146,247	-	109,480	-			36,767
482	CFD 2003-1 Improvement Fund	13,096	-	-	-			13,096
483	CFD 91-1 Sierra Gateway Improv	173,718	8,000	-	-			181,718
484	CFD 93-1 Ritter Ranch Impr Fund	2,921,810	125,000	-	-			3,046,810
487	CFD 2022-3 Ritter Redemption	51,111	53,870	3,000	-			101,981
525	Debt Svc-PFA	6,297,720	5,647,220	5,650,720	-			6,294,220
580	OPEB Fiduciary Trust Funds	4,903,656	325,000	350,000	-			4,878,656
710	Palmdale Community Foundation	215,879	53,000	59,140	-			209,739
730	AD 88-1 10Th St West Redemption	97,666	5,000	65,790	-			36,876
732	AD 90-2 7Th St West Redemption	(109,477)	109,480	-	-			3
733	AD 87-1 Rancho Vista Rdmpt Fund	141,382	2,000	-	-			143,382
734	CFD 03-1 Anaverde Redemption	2,058,345	1,553,000	1,529,320	-			2,082,025
735	CFD 2005-1 Redemption Fund	1,916,325	1,127,400	978,830	-			2,064,895
736	CFD 91-1 Sierra Gateway Redempt	(107,145)	88,660	36,590	-			(55,075)
737	AD 91-2 52Nd St West Redemption	25,045	500	-	-			25,545
738	CFD 93-1 Ritter Ranch Rdmpt Fnd	207,325	15,000	28,790	-			193,535
739	AD 2006-01 Godde Hill Rdmp Fd	304,125	156,480	141,310	-			319,295
740	CFD 16-1 Joshua Ranch Wtr Rdmp	2,749,156	886,070	863,400	-			2,771,826
741	CFD 2022-2 Ritter Ranch Improv	85,998	131,610	11,080	-			206,528
	Total	**406,378,318**	**592,295,410**	**397,506,620**	**233,082,080**	**64,531,328**	**35,000,000**	**268,553,699**

CITY OF PALMDALE
ESTIMATED FUND BALANCE
FISCAL YEAR 2027

Fund	Fund Description	FY 2027 Estimated Beginning Available Fund Balance	FY 2027 Revenues	FY 2027 Operating Expenditures	FY 2027 Capital Expenditures	Reserve Requirement	Nonspendable, Restricted and Assigned	FY 2027 Projected Ending Available Fund Balance
101, 150, 151	General Fund	97,206,777	128,080,100	126,422,550	760,000	38,154,765	35,000,000	24,949,562
153	Information Technology	1,831,833	6,530,390	5,691,480	-	2,220,000		450,743
154	Fleet Maintenance	4,843,363	2,061,960	4,438,860	-	1,000,000		1,466,463
156	Public Art Fund	1,767,183	250,000	427,290	164,000			1,425,893
157	Measure AV	9,263,809	24,377,710	21,883,170	4,985,170	6,717,085		56,094
158	American Rescue Funds	3,591,271	-	-	-			3,591,271
200	PEG Fund	90,626	120,000	204,740	-			5,886
201	Gas Tax Fund	2,591,871	5,279,030	3,795,380	700,000			3,375,521
202	Public Safety Fund	2,670,712	732,000	432,000	-			2,970,712
203	Prop A Fund	2,859,744	4,625,660	5,360,710	2,100,000			24,694
204/214	Prop C Funds	8,034,677	4,334,490	1,994,650	5,923,000			4,451,517
205	Air Quality Improvement Fund	406,435	407,500	-	400,000			413,935
206	Local Transp Fund Art 3	89,499	141,460	-	-			230,959
207	Local Transp Fund Art 8	648,478	8,288,190	8,231,410	-			705,258
208/218	Measure R Funds	10,578,410	2,872,120	-	8,328,440			5,122,090
209/219	Measure M Funds	11,573,712	3,335,070	-	5,388,840			9,519,942
210	Road Maint & Rehab Acct Fund	874,203	4,759,780	-	4,500,000			1,133,983
211	Measure A LA County Parks	3	4,350,490	1,966,750	2,383,740			3
220	Park Development Fund	2,816,591	730,000	-	600,000			2,946,591
221	Traffic Impact Fund	3,468,751	860,000	-	-			4,328,751
222-230	Drainage Funds	8,592,832	1,094,750	550,000	982,680			8,154,902
227	Fire Facilities Impact Fund	12,103,152	775,000	35,000	-			12,843,152
228	Sewer Upgrade Fund	97,038	10,000	-	-			107,038
229	Public Facilities Fund	2,092,343	515,000	-	2,530,000			77,343
240	Federal Funds Fund	(3)	31,341,760	59,600	31,282,160			(3)
241	State Grants Fund	3	4,252,870	4,252,870	-			3
242	Misc Grant/Developer Contrib	(961,547)	12,689,550	8,887,240	-			2,840,763
243	Federal Home Program	7,771,655	3,870,100	3,913,930	-			7,727,825
244	Federal Jobs Programs	(2)	107,000	107,000	-			(2)
245	HOME ARP Fund	(1)	1,570,260	1,570,260	-			(1)
250	Park Assessments Fund	3,513,159	3,251,950	651,980	-			6,113,129
251	Landscape Maintenance Fund	11,543,345	8,269,850	10,327,610	-			9,485,585
252	Street Lighting Assmnt Distr	5,847,946	2,676,540	1,472,520	-			7,051,966
253	Drainage Benefit Assessment	1,941,111	260,150	54,760	-			2,146,501
254	Sewer Maint Assessment Dist	29,587,487	6,707,220	4,047,360	-	8,876,246		23,371,101
255	Street Light County District	23,188,894	8,640,640	4,752,920	-			27,076,614
256	Street Light Dist #2 Anaverde	1,185,324	381,200	253,810	-			1,312,714
257	Street Light Dist #3 Ritter	370,537	149,030	123,450	-			396,117
258	Enhanced Infrastructure Financing Dist.	1,647,989	580,000	100,000	-			2,127,989
259	CFD 2022-1 Maintenance Service Dist.	47,325	55,990	23,140	-			80,175
260	Solid Waste	1,302,685	736,290	1,036,040	-			1,002,935
280	CDBG Fund	51,539	4,645,800	2,607,750	1,000,000			1,089,589
281	SAVES Grant Fund	8,144	50,000	50,000	-			8,144
291	Housing Authority Fund	1,601,914	1,901,460	1,859,310	-			1,644,064
292	Housing Facilities Fund	226,472	8,378,100	8,604,570	-			2
293	Housing Asset Fund	47,448,860	2,193,630	12,836,450	-			36,806,040
300	Water Park	3,850,815	2,942,770	2,565,600	650,000			3,577,985
350	Palmdale CCA	1,971,545	73,258,260	71,931,070	-	2,157,930		1,140,805
460	Successor Agency	15,294,696	78,334,250	70,976,570	-			22,652,376
480	AD88-1 10Th St West Improv	3	-	-	-			3
481	AD90-2 7Th St West Improvement	36,767	-	-	-			36,767
482	CFD 2003-1 Improvement Fund	13,096	-	-	-			13,096
483	CFD 91-1 Sierra Gateway Improv	181,718	8,000	-	-			189,718
484	CFD 93-1 Ritter Ranch Impr Fund	3,046,810	125,000	-	-			3,171,810
487	CFD 2022-3 Ritter Redemption	101,981	54,950	5,250	-			151,681
525	Debt Svc-PFA	6,294,220	4,993,750	4,997,250	-			6,290,720
580	OPEB Fiduciary Trust Funds	4,878,656	345,000	350,000	-			4,873,656
710	Palmdale Community Foundation	209,739	57,340	97,050	-			170,029
730	AD 88-1 10Th St West Redemption	36,876	5,000	-	-			41,876
732	AD 90-2 7Th St West Redemption	3	-	-	-			3
733	AD 87-1 Rancho Vista Rdmpt Fund	143,382	2,000	-	-			145,382
734	CFD 03-1 Anaverde Redemption	2,082,025	1,584,000	1,534,940	-			2,131,085
735	CFD 2005-1 Redemption Fund	2,064,895	1,149,910	980,120	-			2,234,685
736	CFD 91-1 Sierra Gateway Redempt	(55,075)	1,000	23,240	-			(77,315)
737	AD 91-2 52Nd St West Redemption	25,545	500	-	-			26,045
738	CFD 93-1 Ritter Ranch Rdmpt Fnd	193,535	15,000	22,570	-			185,965
739	AD 2006-01 Godde Hill Rdmp Fd	319,295	159,410	139,010	-			339,695
740	CFD 16-1 Joshua Ranch Wtr Rdmp	2,771,826	903,490	861,400	-			2,813,916
741	CFD 2022-2 Ritter Ranch Improv	206,528	134,240	11,160	-			329,608
	Total	**368,085,028**	**471,313,960**	**403,521,790**	**72,678,030**	**59,126,026**	**35,000,000**	**269,073,141**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
REVENUES-ALL FUNDS

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
60	PROPERTY TAXES	102,920,260	111,649,024	56,546,376	102,619,000	114,614,500	114,168,920	(445,580)	-0.4%
61	SALES & USE TAXES	64,072,078	69,634,784	54,490,170	88,509,840	87,098,040	89,416,570	2,318,530	2.7%
62	OTHER TAXES	8,827,064	9,245,329	6,544,272	9,214,850	9,269,540	9,627,810	358,270	3.9%
63	TRANSIENT OCC TAX	5,096,411	4,888,140	2,923,221	5,302,310	5,302,310	5,350,000	47,690	0.9%
64	FRANCHISE FEES	8,739,108	9,477,594	8,633,425	9,798,100	9,851,100	9,803,100	(48,000)	-0.5%
65	GRANTS	18,905,927	25,365,821	13,660,505	160,626,720	167,094,470	67,161,340	(99,933,130)	-59.8%
66	DEVELOPER CONTRIB	40,940	15,339	-	50,000	50,000	50,000	-	0.0%
67	COUNTY CONTRIB	117,111	157,886	2,007,185	7,364,170	4,666,550	2,979,990	(1,686,560)	-36.1%
68	STATE CONTRIBUTIONS	-	-	-	1,000	1,000	1,000	-	0.0%
69	OTHER AGENCY CONTRIB	75,102	1,298,359	743,019	4,106,310	939,940	4,062,310	3,122,370	332.2%
71	USE OF PROPERTY	22,579,371	25,311,424	18,227,512	19,539,010	18,389,220	18,296,110	(93,110)	-0.5%
72	FAIR VALUE OF INVEST	7,784,341	6,205,196	-	-	-	-	-	0.0%
75	PARK DEVELOPMENT FEE	677,938	941,198	597,041	1,500,000	2,275,000	680,000	(1,595,000)	-70.1%
76	DRAINAGE FEES	5,085,662	761,622	1,260,901	900,000	1,540,000	1,000,000	(540,000)	-35.1%
77	SEWER UPGRADE FEES	(3,195)	(3,235)	1,140	2,200	3,400	3,700	300	8.8%
78	TRAFFIC IMPACT FEES	2,025,899	878,735	628,144	850,000	850,000	850,000	-	0.0%
79	FACILITY IMPACT FEE	2,028,686	760,967	511,565	1,200,000	1,200,000	1,200,000	-	0.0%
80	LICENSES AND PERMITS	6,817,746	5,661,757	4,664,743	5,576,440	5,582,240	5,585,840	3,600	0.1%
81	CHRGS FOR SERVICES	71,502,308	81,239,565	48,279,989	75,566,070	75,638,650	78,016,280	2,377,630	3.1%
82	DEV CHRGS FOR SVCS	3,281,263	3,308,986	2,539,396	3,637,850	3,528,700	3,341,850	(186,850)	-5.3%
83	FINES & FORFEITURES	1,850,430	1,612,365	505,708	1,321,030	1,194,530	1,309,570	115,040	9.6%
84	SPECIAL ASSESSMENTS	25,088,291	25,360,441	14,067,157	25,635,900	31,118,870	31,546,900	428,030	1.4%
90	OTHER - REVENUE	13,137,666	12,158,774	10,059,732	20,369,830	12,112,700	5,290,040	(6,822,660)	-56.3%
93	BOND PROCEEDS (OFS)	40,930,000	-	-	-	-	-	-	0.0%
95	GN/LS-SALE OF ASSET	82,891	180,725	-	-	-	-	-	0.0%
97	CAPITAL LEASE PROCEE	419,161	-	-	-	-	-	-	0.0%
98	TRANSFERS IN	24,036,452	23,052,536	-	27,704,050	39,974,650	21,572,630	(18,402,020)	-46.0%
Grand Total		**436,118,912**	**419,163,329**	**246,891,201**	**571,394,680**	**592,295,410**	**471,313,960**	**(120,981,450)**	**-20.4%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
REVENUES-GENERAL FUND

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
60	PROPERTY TAXES	31,453,857	32,877,163	17,549,735	33,386,390	33,387,890	34,468,920	1,081,030	3%
61	SALES & USE TAXES	27,486,027	32,637,257	30,295,960	51,382,740	50,384,610	51,726,520	1,341,910	3%
63	TRANSIENT OCC TAX	5,096,411	4,888,140	2,923,221	5,302,310	5,302,310	5,350,000	47,690	1%
64	FRANCHISE FEES	8,574,370	9,415,496	8,517,599	9,728,100	9,731,100	9,683,100	(48,000)	0%
65	GRANTS	25,000	-	-	-	-	-	-	0%
69	OTHER AGENCY CONTRIB	40,250	31,000	358,250	50,000	358,250	50,000	(308,250)	-86%
71	USE OF PROPERTY	3,924,355	4,228,503	1,577,018	3,557,630	3,388,130	3,319,300	(68,830)	-2%
72	FAIR VALUE OF INVEST	3,288,258	1,923,086	-	-	-	-	-	0%
80	LICENSES AND PERMITS	6,723,302	5,523,479	4,565,995	5,461,440	5,466,440	5,470,040	3,600	0%
81	CHRGS FOR SERVICES	1,344,006	1,463,929	1,217,660	1,492,130	1,602,550	1,613,650	11,100	1%
82	DEV CHRGS FOR SVCS	2,944,663	3,051,516	2,348,089	3,387,850	3,278,700	3,091,850	(186,850)	-6%
83	FINES & FORFEITURES	1,568,771	1,285,208	205,148	965,750	823,750	942,420	118,670	14%
90	OTHER - REVENUE	12,148,030	11,377,521	9,260,906	18,727,000	10,353,800	3,819,000	(6,534,800)	-63%
98	TRANSFERS IN	14,480,797	13,836,839	-	13,041,830	24,262,200	8,545,300	(15,716,900)	-65%
Grand Total		**119,098,097**	**122,539,137**	**78,819,583**	**146,483,170**	**148,339,730**	**128,080,100**	**(20,259,630)**	**-14%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
REVENUES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
2. CITY ATTORNEY									
CITY ATTORNEY	FINES & FORFEITURES	206,188	177,861	(13)	-	-	-	-	0.0%
	OTHER - REVENUE	-	340,485	-	-	-	-	-	0.0%
CITY ATTORNEY Total		**206,188**	**518,346**	**(13)**	**-**	**-**	**-**	**-**	**0.0%**
2. CITY ATTORNEY Total		**206,188**	**518,346**	**(13)**	**-**	**-**	**-**	**-**	**0.0%**
3. CITY MANAGER									
CITY CLERK	OTHER - REVENUE	22	-	5	-	-	-	-	0.0%
CITY CLERK Total		**22**	**-**	**5**	**-**	**-**	**-**	**-**	**0.0%**
COMMUNICATIONS	FRANCHISE FEES	164,737	62,097	115,826	70,000	120,000	120,000	-	0.0%
	USE OF PROPERTY	17,074	19,123	-	-	-	-	-	0.0%
	FAIR VALUE OF INVEST	10,448	11,373	-	-	-	-	-	0.0%
COMMUNICATIONS Total		**192,259**	**92,594**	**115,826**	**70,000**	**120,000**	**120,000**	**-**	**0.0%**
3. CITY MANAGER Total		**192,281**	**92,594**	**115,831**	**70,000**	**120,000**	**120,000**	**-**	**0.0%**
4. HUMAN RESOURCES									
HUMAN RESOURCES	CHRGS FOR SERVICES	2,015	3,686	-	3,000	3,000	-	(3,000)	-100.0%
	OTHER - REVENUE	380,428	393,624	329,850	404,000	406,000	417,500	11,500	2.8%
HUMAN RESOURCES Total		**382,443**	**397,310**	**329,850**	**407,000**	**409,000**	**417,500**	**8,500**	**2.1%**
4. HUMAN RESOURCES Total		**382,443**	**397,310**	**329,850**	**407,000**	**409,000**	**417,500**	**8,500**	**2.1%**
5. OPERATIONS									
AMERICAN RESCUE PLAN ACT	GRANTS	9,416,435	1,538,640	11,566,473	11,566,470	11,566,470	-	(11,566,470)	-100.0%
	USE OF PROPERTY	1,466,955	1,313,852	335,078	-	-	-	-	0.0%
	FAIR VALUE OF INVEST	206,721	223,063	-	-	-	-	-	0.0%
	OTHER - REVENUE	13,200	-	8,500	8,500	8,500	-	(8,500)	-100.0%
AMERICAN RESCUE PLAN ACT Total		**11,103,311**	**3,075,556**	**11,910,051**	**11,574,970**	**11,574,970**	**-**	**(11,574,970)**	**-100.0%**
ASSESSMENT DIST / CFD	USE OF PROPERTY	182,239	193,644	-	193,500	193,500	194,520	1,020	0.5%
	FAIR VALUE OF INVEST	-	2,023	-	-	-	-	-	0.0%
	SPECIAL ASSESSMENTS	3,668,606	3,605,481	1,832,644	3,850,120	3,850,120	3,927,120	77,000	2.0%
ASSESSMENT DIST / CFD Total		**3,850,844**	**3,801,147**	**1,832,644**	**4,043,620**	**4,043,620**	**4,121,640**	**78,020**	**1.9%**
EIFD	PROPERTY TAXES	393,285	529,230	332,210	350,000	550,000	570,000	20,000	3.6%
EIFD Total		**393,285**	**529,230**	**332,210**	**350,000**	**550,000**	**570,000**	**20,000**	**3.6%**
FINANCE	PROPERTY TAXES	31,453,857	32,877,163	17,549,735	33,386,390	33,387,890	34,468,920	1,081,030	3.2%
	SALES & USE TAXES	50,073,637	55,894,601	43,952,668	74,950,740	73,538,940	75,604,230	2,065,290	2.8%
	TRANSIENT OCC TAX	5,096,411	4,888,140	2,923,221	5,302,310	5,302,310	5,350,000	47,690	0.9%
	FRANCHISE FEES	8,574,370	9,415,496	8,517,599	9,728,100	9,731,100	9,683,100	(48,000)	-0.5%
	OTHER AGENCY CONTRIB	56,352	99,081	743,019	269,000	577,250	275,000	(302,250)	-52.4%
	USE OF PROPERTY	9,678,993	11,319,219	1,329,099	6,052,080	5,991,580	6,232,250	240,670	4.0%
	FAIR VALUE OF INVEST	7,337,064	5,777,912	-	-	-	-	-	0.0%
	LICENSES AND PERMITS	558,711	55,745	-	-	-	-	-	0.0%
	CHRGS FOR SERVICES	149	-	-	180	-	-	-	0.0%
	DEV CHRGS FOR SVCS	174,180	18,644	-	185,000	185,000	-	(185,000)	-100.0%
	FINES & FORFEITURES	977,442	816,694	265,360	623,750	623,750	646,920	23,170	3.7%
	SPECIAL ASSESSMENTS	3,047,452	3,172,720	1,792,264	3,203,200	3,203,200	3,221,950	18,750	0.6%
	OTHER - REVENUE	4,051,424	2,877,785	2,102,878	2,747,000	3,282,000	3,257,000	(25,000)	-0.8%
	TRANSFERS IN	11,564,359	7,655,106	-	9,035,540	8,873,960	2,869,790	(6,004,170)	-67.7%
FINANCE Total		**132,644,400**	**134,868,305**	**79,175,844**	**145,483,290**	**144,696,980**	**141,609,160**	**(3,087,820)**	**-2.1%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
REVENUES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
GENERAL CITY	USE OF PROPERTY	2,941,930	1,367,291	-	2,001,550	1,273,540	1,314,540	41,000	3.2%
	FAIR VALUE OF INVEST	195,878	180,097	-	-	-	-	-	0.0%
	OTHER - REVENUE	209,093	278,203	81,333	305,000	395,000	215,000	(180,000)	-45.6%
	BOND PROCEEDS (OFS)	40,930,000	-	-	-	-	-	-	0.0%
	TRANSFERS IN	1,210,002	-	-	3,367,130	4,573,680	3,899,210	(674,470)	-14.7%
GENERAL CITY Total		**45,486,903**	**1,825,590**	**81,333**	**5,673,680**	**6,242,220**	**5,428,750**	**(813,470)**	**-13.0%**
INFORMATION TECHNOLOGY	TRANSFERS IN	1,490,884	4,420,292	-	5,489,130	5,489,130	6,485,390	996,260	18.1%
INFORMATION TECHNOLOGY Total		**1,490,884**	**4,420,292**	**-**	**5,489,130**	**5,489,130**	**6,485,390**	**996,260**	**18.1%**
PALMDALE COMMUNITY FOUNDATION	CHRGS FOR SERVICES	59	103	42	100	100	100	-	0.0%
	OTHER - REVENUE	57,658	37,079	51,349	52,900	52,900	57,240	4,340	8.2%
PALMDALE COMMUNITY FOUNDATION Total		**57,717**	**37,182**	**51,390**	**53,000**	**53,000**	**57,340**	**4,340**	**8.2%**
RISK MANAGEMENT	GRANTS	25,000	-	-	-	-	-	-	0.0%
	OTHER - REVENUE	7,387,594	7,201,875	6,298,753	6,450,000	6,450,000	-	(6,450,000)	-100.0%
	TRANSFERS IN	7,412,594	6,181,733	-	4,630,340	15,855,970	5,706,510	(10,149,460)	-64.0%
RISK MANAGEMENT Total		**14,825,189**	**13,383,608**	**6,298,753**	**11,080,340**	**22,305,970**	**5,706,510**	**(16,599,460)**	**-74.4%**
SUCCESSOR AGENCY	PROPERTY TAXES	70,360,649	77,460,564	38,369,639	68,652,610	79,696,610	78,150,000	(1,546,610)	-1.9%
	USE OF PROPERTY	18,745	34,104	-	35,300	35,300	34,250	(1,050)	-3.0%
SUCCESSOR AGENCY Total		**70,379,395**	**77,494,668**	**38,369,639**	**68,687,910**	**79,731,910**	**78,184,250**	**(1,547,660)**	**-1.9%**
5. OPERATIONS Total		**280,231,927**	**239,435,577**	**138,051,863**	**252,435,940**	**274,687,800**	**242,163,040**	**(32,524,760)**	**-11.8%**
6. ECONOMIC & COMMUNITY DEVELOPMENT									
ADMIN - ECONOMIC DEVELOPMENT	OTHER - REVENUE	-	50,000	50,000	50,000	50,000	50,000	-	0.0%
ADMIN - ECONOMIC DEVELOPMENT Total		**-**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**-**	**0.0%**
AFFORDABLE HOUSING	GRANTS	2,977,644	250,728	499,789	18,840,700	3,947,480	20,039,310	16,091,830	407.6%
	COUNTY CONTRIB	-	-	-	951,310	505,060	446,250	(58,810)	-11.6%
	USE OF PROPERTY	8,729,268	10,329,519	16,030,932	10,335,780	10,190,300	9,786,750	(403,550)	-4.0%
	FAIR VALUE OF INVEST	7,206	7,712	-	-	-	-	-	0.0%
	CHRGS FOR SERVICES	184,368	171,173	184,789	227,940	227,140	227,940	800	0.4%
	OTHER - REVENUE	-	-	-	350,000	350,000	450,000	100,000	28.6%
	GN/LS-SALE OF ASSET	82,891	180,725	-	-	-	-	-	0.0%
	TRANSFERS IN	14,041	(225)	-	-	-	-	-	0.0%
AFFORDABLE HOUSING Total		**11,995,419**	**10,939,631**	**16,715,509**	**30,705,730**	**15,219,980**	**30,950,250**	**15,730,270**	**103.4%**
BUILDING AND SAFETY	LICENSES AND PERMITS	5,763,744	4,412,182	3,923,408	4,504,000	4,504,000	4,501,500	(2,500)	-0.1%
	CHRGS FOR SERVICES	87,211	242,681	94,204	200,000	200,000	70,000	(130,000)	-65.0%
	DEV CHRGS FOR SVCS	42,900	108,931	72,066	65,000	72,200	73,000	800	1.1%
BUILDING AND SAFETY Total		**5,893,854**	**4,763,795**	**4,089,679**	**4,769,000**	**4,776,200**	**4,644,500**	**(131,700)**	**-2.8%**
CDBG	GRANTS	1,153,468	1,149,804	816,822	4,175,050	1,385,130	3,751,100	2,365,970	170.8%
	USE OF PROPERTY	34,169	-	10,051	-	-	-	-	0.0%
CDBG Total		**1,187,637**	**1,149,804**	**826,874**	**4,175,050**	**1,385,130**	**3,751,100**	**2,365,970**	**170.8%**
ECONOMIC DEVELOPMENT	USE OF PROPERTY	1,800	(1,800)	-	-	-	-	-	0.0%
	LICENSES AND PERMITS	1,350	1,650	1,335	4,500	1,500	3,000	1,500	100.0%
	OTHER - REVENUE	249,349	353,022	(96,546)	9,040,000	90,000	22,000	(68,000)	-75.6%
ECONOMIC DEVELOPMENT Total		**252,499**	**352,872**	**(95,211)**	**9,044,500**	**91,500**	**25,000**	**(66,500)**	**-72.7%**
PLANNING	LICENSES AND PERMITS	101,486	797,003	496,870	701,440	711,940	714,040	2,100	0.3%
	CHRGS FOR SERVICES	41,588	2,677	12,218	19,150	22,650	22,650	-	0.0%
	DEV CHRGS FOR SVCS	309,200	674,355	598,759	653,000	711,650	684,000	(27,650)	-3.9%
	OTHER - REVENUE	1,925	9,277	509,666	10,000	10,000	10,000	-	0.0%
PLANNING Total		**454,198**	**1,483,312**	**1,617,514**	**1,383,590**	**1,456,240**	**1,430,690**	**(25,550)**	**-1.8%**
6. ECONOMIC & COMMUNITY DEVELOPMENT Total		**19,783,608**	**18,739,414**	**23,204,365**	**50,127,870**	**22,979,050**	**40,851,540**	**17,872,490**	**77.8%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
REVENUES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
7. PUBLIC SAFETY									
PUBLIC SAFETY	GRANTS	622,274	724,208	984,738	745,610	804,210	804,210	-	0.0%
	LICENSES AND PERMITS	191,420	207,503	97,911	181,500	179,000	181,500	2,500	1.4%
	CHRGS FOR SERVICES	105,546	64,095	57,751	116,000	114,500	133,000	18,500	16.2%
	FINES & FORFEITURES	643,269	573,303	192,745	635,000	487,500	582,500	95,000	19.5%
	OTHER - REVENUE	480	2,903	2,520	2,500	2,600	2,600	-	0.0%
	CAPITAL LEASE PROCEE	419,161	-	-	-	-	-	-	0.0%
PUBLIC SAFETY Total		**1,982,150**	**1,572,011**	**1,335,665**	**1,680,610**	**1,587,810**	**1,703,810**	**116,000**	**7.3%**
7. PUBLIC SAFETY Total		**1,982,150**	**1,572,011**	**1,335,665**	**1,680,610**	**1,587,810**	**1,703,810**	**116,000**	**7.3%**
8. PARKS & RECREATION									
COMMUNITY PROGRAMS	GRANTS	-	9,825	-	50,000	50,000	50,000	-	0.0%
COMMUNITY PROGRAMS Total		**-**	**9,825**	**-**	**50,000**	**50,000**	**50,000**	**-**	**0.0%**
EVENTS & CULTURE	USE OF PROPERTY	108,330	72,957	26,287	160,800	33,800	38,800	5,000	14.8%
	FAIR VALUE OF INVEST	24,929	1,441	-	-	-	-	-	0.0%
	CHRGS FOR SERVICES	444,729	435,422	518,134	499,300	546,700	589,000	42,300	7.7%
	DEV CHRGS FOR SVCS	336,600	257,470	191,307	250,000	250,000	250,000	-	0.0%
	OTHER - REVENUE	2,879	776	4,379	-	4,500	5,000	500	11.1%
EVENTS & CULTURE Total		**917,468**	**768,067**	**740,108**	**910,100**	**835,000**	**882,800**	**47,800**	**5.7%**
LIBRARY	USE OF PROPERTY	6,222	5,280	3,333	7,000	7,000	7,000	-	0.0%
	OTHER - REVENUE	96,639	95,326	99,953	129,500	133,000	125,000	(8,000)	-6.0%
LIBRARY Total		**102,861**	**100,606**	**103,286**	**136,500**	**140,000**	**132,000**	**(8,000)**	**-5.7%**
PARKS & FACILITIES	GRANTS	-	-	-	2,000,000	33,250	1,966,750	1,933,500	5815.0%
	COUNTY CONTRIB	-	-	-	5,837,860	1,626,040	2,383,740	757,700	46.6%
	USE OF PROPERTY	262,975	317,816	222,506	378,000	319,200	363,000	43,800	13.7%
	PARK DEVELOPMENT FEE	677,938	941,198	597,041	1,500,000	2,275,000	680,000	(1,595,000)	-70.1%
	CHRGS FOR SERVICES	1,806,819	1,667,723	906,092	1,810,000	1,699,000	1,910,000	211,000	12.4%
	OTHER - REVENUE	171,972	49,986	37,199	80,000	60,000	60,000	-	0.0%
	TRANSFERS IN	516,500	520,000	-	520,000	520,000	574,770	54,770	10.5%
PARKS & FACILITIES Total		**3,436,203**	**3,496,722**	**1,762,838**	**12,125,860**	**6,532,490**	**7,938,260**	**1,405,770**	**21.5%**
RECREATION SERVICES	OTHER AGENCY CONTRIB	18,750	25,000	-	-	-	-	-	0.0%
	USE OF PROPERTY	264,387	287,429	250,666	345,000	315,000	295,000	(20,000)	-6.3%
	CHRGS FOR SERVICES	616,160	684,940	487,453	611,000	663,000	746,000	83,000	12.5%
	OTHER - REVENUE	23,879	21,144	-	-	-	-	-	0.0%
RECREATION SERVICES Total		**923,175**	**1,018,512**	**738,118**	**956,000**	**978,000**	**1,041,000**	**63,000**	**6.4%**
8. PARKS & RECREATION Total		**5,379,707**	**5,393,732**	**3,344,350**	**14,178,460**	**8,535,490**	**10,044,060**	**1,508,570**	**17.7%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
REVENUES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
9. PUBLIC WORKS									
ENGINEERING	PROPERTY TAXES	712,469	782,068	294,792	-	750,000	750,000	-	0.0%
	DEVELOPER CONTRIB	23,078	12,729	-	-	-	-	-	0.0%
	COUNTY CONTRIB	117,111	157,886	81,736	50,000	85,000	-	(85,000)	-100.0%
	USE OF PROPERTY	40,563	26,900	19,560	30,000	30,000	30,000	-	0.0%
	FAIR VALUE OF INVEST	2,095	1,575	-	-	-	-	-	0.0%
	DRAINAGE FEES	5,085,662	761,622	1,260,901	900,000	1,540,000	1,000,000	(540,000)	-35.1%
	SEWER UPGRADE FEES	(3,195)	(3,235)	1,140	-	1,200	1,500	300	25.0%
	TRAFFIC IMPACT FEES	2,025,899	878,735	628,144	850,000	850,000	850,000	-	0.0%
	LICENSES AND PERMITS	106,592	49,396	46,471	70,000	70,000	70,000	-	0.0%
	CHRGS FOR SERVICES	40,344	22,321	39,730	33,800	43,000	43,000	-	0.0%
	DEV CHRGS FOR SVCS	2,418,383	2,249,586	1,677,264	2,484,850	2,309,850	2,334,850	25,000	1.1%
	FINES & FORFEITURES	-	25,000	35,200	20,630	36,130	32,500	(3,630)	-10.0%
	SPECIAL ASSESSMENTS	5,485,249	5,462,528	3,169,935	400	5,473,400	5,505,000	31,600	0.6%
	OTHER - REVENUE	526	506	20	400	400	400	-	0.0%
ENGINEERING Total		**16,054,775**	**10,427,616**	**7,254,892**	**4,440,080**	**11,188,980**	**10,617,250**	**(571,730)**	**-5.1%**
ENVIRONMENTAL	GRANTS	479,469	58,634	46,439	686,110	707,110	64,160	(642,950)	-90.9%
	CHRGS FOR SERVICES	73,899	403,251	-	399,270	403,260	423,330	20,070	5.0%
	OTHER - REVENUE	276,497	214,648	3,758	211,060	217,250	225,800	8,550	3.9%
ENVIRONMENTAL Total		**829,865**	**676,533**	**50,197**	**1,296,440**	**1,327,620**	**713,290**	**(614,330)**	**-46.3%**
MAINTENANCE	PROPERTY TAXES	-	-	-	230,000	230,000	230,000	-	0.0%
	DEVELOPER CONTRIB	17,863	2,610	-	50,000	50,000	50,000	-	0.0%
	COUNTY CONTRIB	-	-	-	150,000	150,000	150,000	-	0.0%
	STATE CONTRIBUTIONS	-	-	-	1,000	1,000	1,000	-	0.0%
	SEWER UPGRADE FEES	-	-	-	2,200	2,200	2,200	-	0.0%
	LICENSES AND PERMITS	94,444	138,278	98,747	115,000	115,800	115,800	-	0.0%
	CHRGS FOR SERVICES	734,307	567,949	837,268	801,000	841,000	841,000	-	0.0%
	FINES & FORFEITURES	23,531	19,507	12,416	41,650	47,150	47,650	500	1.1%
	SPECIAL ASSESSMENTS	12,886,986	13,119,712	7,272,314	18,582,180	18,592,150	18,892,830	300,680	1.6%
	OTHER - REVENUE	121,303	132,756	85,934	106,500	109,200	107,500	(1,700)	-1.6%
	TRANSFERS IN	1,828,072	4,275,630	-	4,661,910	4,661,910	2,036,960	(2,624,950)	-56.3%
MAINTENANCE Total		**15,706,505**	**18,256,442**	**8,306,679**	**24,741,440**	**24,800,410**	**22,474,940**	**(2,325,470)**	**-9.4%**
PALMDALE CCA	USE OF PROPERTY	-	26,090	-	-	-	-	-	0.0%
	CHRGS FOR SERVICES	67,363,604	76,971,462	45,140,692	70,843,630	70,873,600	73,008,260	2,134,660	3.0%
	OTHER - REVENUE	61,380	3,510	230,918	187,040	230,920	250,000	19,080	8.3%
PALMDALE CCA Total		**67,424,984**	**77,001,062**	**45,371,610**	**71,030,670**	**71,104,520**	**73,258,260**	**2,153,740**	**3.0%**
PUBLIC WORKS - ADMINISTRATION	SALES & USE TAXES	13,998,441	13,740,183	10,537,502	13,559,100	13,559,100	13,812,340	253,240	1.9%
	OTHER TAXES	8,827,064	9,245,329	6,544,272	9,214,850	9,269,540	9,627,810	358,270	3.9%
	GRANTS	4,231,636	21,633,981	(253,756)	122,562,780	148,600,820	40,485,810	(108,115,010)	-72.8%
	COUNTY CONTRIB	-	-	1,925,449	375,000	2,300,450	-	(2,300,450)	-100.0%
	OTHER AGENCY CONTRIB	-	1,174,278	-	3,837,310	362,690	3,787,310	3,424,620	944.2%
	USE OF PROPERTY	(1,174,278)	-	-	-	-	-	-	0.0%
	FACILITY IMPACT FEE	2,028,686	760,967	511,565	1,200,000	1,200,000	1,200,000	-	0.0%
	CHRGS FOR SERVICES	1,510	2,083	1,617	1,700	1,700	2,000	300	17.6%
	OTHER - REVENUE	31,419	95,872	259,263	235,430	260,430	35,000	(225,430)	-86.6%
PUBLIC WORKS - ADMINISTRATION Total		**27,944,478**	**46,652,692**	**19,525,911**	**150,986,170**	**175,554,730**	**68,950,270**	**(106,604,460)**	**-60.7%**
9. PUBLIC WORKS Total		**127,960,608**	**153,014,345**	**80,509,290**	**252,494,800**	**283,976,260**	**176,014,010**	**(107,962,250)**	**-38.0%**
Grand Total		**436,118,912**	**419,163,329**	**246,891,201**	**571,394,680**	**592,295,410**	**471,313,960**	**(120,981,450)**	**-20.4%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
EXPENDITURES-ALL FUNDS

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
10	SALARIES	29,957,228	31,898,054	27,940,833	38,214,810	38,014,650	40,970,120	2,955,470	7.8%
11	BENEFITS	12,761,012	13,843,701	12,527,958	18,465,880	18,308,900	17,412,570	(896,330)	-4.9%
15	ORG DEVELOPMENT	692,097	719,202	591,198	1,185,560	1,146,910	1,011,400	(135,510)	-11.8%
20	OPERATING EXP	35,230,048	24,776,694	17,858,040	40,348,020	30,716,800	35,400,600	4,683,800	15.2%
21	CONTRACT SERVICES	86,159,586	108,439,033	69,655,399	121,346,230	120,209,670	119,880,510	(329,160)	-0.3%
22	SOFTWARE	1,071,506	2,283,255	1,890,506	3,580,910	3,573,290	3,371,170	(202,120)	-5.7%
23	CAPITAL OUTLAY	462,139	551,954	372,494	935,250	928,310	544,090	(384,220)	-41.4%
24	COUNTY CONTRACTS	32,852,379	33,366,712	25,152,368	39,004,510	39,077,240	40,181,580	1,104,340	2.8%
25	UTILITIES	7,030,131	8,567,211	5,839,081	9,646,660	9,759,430	9,972,980	213,550	2.2%
26	PROGRAM EXP	2,140,048	751,109	355,546	22,572,610	5,399,680	21,518,200	16,118,520	298.5%
30	INTER-GOV SHARING	59,495,693	65,197,880	29,054,887	59,525,000	60,025,000	61,246,390	1,221,390	2.0%
40	CAPITAL	39,956,436	111,486,843	34,065,551	239,007,200	239,287,650	79,082,840	(160,204,810)	-67.0%
50	DEBT SERVICE	30,634,772	24,499,970	14,673,545	26,262,450	25,388,860	22,794,890	(2,593,970)	-10.2%
59	TRANSFERS OUT	22,727,170	22,906,513	-	27,684,100	38,752,310	22,812,480	(15,939,830)	-41.1%
95	GN/LS-SALE OF ASSET	274,481	-	-	-	-	-	-	0.0%
Grand Total		**361,444,725**	**449,288,134**	**239,977,406**	**647,779,190**	**630,588,700**	**476,199,820**	**(154,388,880)**	**-24.5%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
EXPENDITURES-GENERAL FUND

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
10	SALARIES	17,906,418	19,128,789	16,461,886	22,393,910	22,234,250	23,806,350	1,572,100	7%
11	BENEFITS	7,002,022	7,684,114	7,037,803	10,619,720	10,395,220	9,552,080	(843,140)	-8%
15	ORG DEVELOPMENT	518,233	579,026	461,839	859,400	839,050	722,440	(116,610)	-14%
20	OPERATING EXP	23,983,264	17,637,883	13,288,321	18,750,650	17,595,100	14,224,340	(3,370,760)	-19%
21	CONTRACT SERVICES	15,078,309	21,082,899	14,664,117	26,422,310	26,821,570	26,497,590	(323,980)	-1%
22	SOFTWARE	2,107	14,301	2,364	5,000	5,000	5,000	-	0%
23	CAPITAL OUTLAY	93,892	197,913	150,721	395,460	470,620	173,740	(296,880)	-63%
24	COUNTY CONTRACTS	23,638,350	25,941,412	18,441,070	30,143,530	30,156,660	29,075,460	(1,081,200)	-4%
25	UTILITIES	2,259,654	2,768,454	1,898,893	3,230,940	3,282,090	3,238,670	(43,420)	-1%
26	PROGRAM EXP	-	-	1,450	200,000	87,500	200,000	112,500	129%
40	CAPITAL	1,847,341	6,329,882	1,569,656	15,517,200	15,368,630	855,400	(14,513,230)	-94%
50	DEBT SERVICE	6,064,035	3,360,101	2,164,835	4,006,700	4,622,250	4,612,630	(9,620)	0%
59	TRANSFERS OUT	9,875,853	11,531,176	-	13,849,490	25,059,540	14,218,850	(10,840,690)	-43%
95	GN/LS-SALE OF ASSET	274,481	-	-	-	-	-	-	0%
Grand Total		**108,543,959**	**116,255,951**	**76,142,955**	**146,394,310**	**156,937,480**	**127,182,550**	**(29,754,930)**	**-19%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
OPERATING EXPENDITURES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
1. CITY COUNCIL									
CITY COUNCIL	SALARIES	255,712	233,988	150,593	220,400	208,400	213,260	4,860	2.3%
	BENEFITS	153,264	141,602	116,518	196,280	196,280	223,000	26,720	13.6%
	ORG DEVELOPMENT	28,052	41,622	57,365	84,500	85,100	85,100	-	0.0%
	OPERATING EXP	76,944	71,024	37,918	77,800	79,300	204,200	124,900	157.5%
	CAPITAL OUTLAY	243	-	-	1,000	1,000	1,000	-	0.0%
	UTILITIES	4,671	5,259	3,323	4,700	4,700	4,700	-	0.0%
	TRANSFERS OUT	20,477	67,952	-	90,590	90,590	17,590	(73,000)	-80.6%
CITY COUNCIL Total		**539,362**	**561,448**	**365,717**	**675,270**	**665,370**	**748,850**	**83,480**	**12.5%**
1. CITY COUNCIL Total		**539,362**	**561,448**	**365,717**	**675,270**	**665,370**	**748,850**	**83,480**	**12.5%**
2. CITY ATTORNEY									
CITY ATTORNEY	SALARIES	72,533	345	-	-	-	-	-	0.0%
	BENEFITS	32,611	17	-	500	-	-	-	0.0%
	ORG DEVELOPMENT	12,249	4,140	(128)	3,500	500	500	-	0.0%
	OPERATING EXP	2,021	557	47	2,000	750	750	-	0.0%
	CONTRACT SERVICES	2,218,126	4,031,266	2,291,257	2,301,500	3,800,500	3,251,000	(549,500)	-14.5%
	CAPITAL OUTLAY	-	-	-	1,000	500	500	-	0.0%
	UTILITIES	873	467	-	500	-	-	-	0.0%
	TRANSFERS OUT	24,571	81,553	-	108,700	108,700	24,830	(83,870)	-77.2%
CITY ATTORNEY Total		**2,362,984**	**4,118,345**	**2,291,177**	**2,417,700**	**3,910,950**	**3,277,580**	**(633,370)**	**-16.2%**
2. CITY ATTORNEY Total		**2,362,984**	**4,118,345**	**2,291,177**	**2,417,700**	**3,910,950**	**3,277,580**	**(633,370)**	**-16.2%**
3. CITY MANAGER									
CITY CLERK	SALARIES	591,563	489,325	433,573	515,400	513,900	571,320	57,420	11.2%
	BENEFITS	241,233	222,802	180,633	223,900	217,900	222,760	4,860	2.2%
	ORG DEVELOPMENT	19,292	17,174	10,927	40,900	40,900	29,570	(11,330)	-27.7%
	OPERATING EXP	12,403	8,050	3,727	18,030	18,030	12,530	(5,500)	-30.5%
	CONTRACT SERVICES	61,784	422,820	8,303	53,520	53,520	497,600	444,080	829.7%
	CAPITAL OUTLAY	1,057	576	-	1,500	26,500	1,500	(25,000)	-94.3%
	UTILITIES	498	232	-	500	500	500	-	0.0%
	TRANSFERS OUT	45,048	157,049	-	199,280	199,280	124,160	(75,120)	-37.7%
CITY CLERK Total		**972,877**	**1,318,028**	**637,162**	**1,053,030**	**1,070,530**	**1,459,940**	**389,410**	**36.4%**
CITY MANAGER	SALARIES	1,173,380	1,355,788	1,244,756	1,338,830	1,335,830	1,509,750	173,920	13.0%
	BENEFITS	514,320	668,346	583,206	595,240	625,240	885,300	260,060	41.6%
	ORG DEVELOPMENT	92,031	133,498	81,523	113,510	113,510	73,750	(39,760)	-35.0%
	OPERATING EXP	18,608	88,940	36,375	2,241,500	142,000	101,500	(40,500)	-28.5%
	CONTRACT SERVICES	9,495	73,586	46,254	138,250	103,250	321,000	217,750	210.9%
	CAPITAL OUTLAY	2,261	71,806	2,677	94,160	148,320	10,000	(138,320)	-93.3%
	UTILITIES	1,818	1,874	875	1,920	1,920	1,920	-	0.0%
	TRANSFERS OUT	27,994	142,276	-	116,640	116,640	239,420	122,780	105.3%
CITY MANAGER Total		**1,839,907**	**2,536,113**	**1,995,666**	**4,640,050**	**2,586,710**	**3,142,640**	**555,930**	**21.5%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
OPERATING EXPENDITURES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
COMMUNICATIONS	SALARIES	397,577	147,438	192,026	265,060	265,060	356,590	91,530	34.5%
	BENEFITS	152,106	71,570	85,846	135,830	114,830	146,390	31,560	27.5%
	ORG DEVELOPMENT	10,962	5,705	9,040	23,000	21,760	18,160	(3,600)	-16.5%
	OPERATING EXP	1,157	2,675	658	3,000	3,000	3,000	-	0.0%
	CONTRACT SERVICES	885,749	1,772,949	993,229	2,475,000	1,696,600	1,786,000	89,400	5.3%
	CAPITAL OUTLAY	19,612	123	33	5,500	500	2,000	1,500	300.0%
	UTILITIES	1,041	444	-	600	600	600	-	0.0%
	CAPITAL	-	392	-	-	-	-	-	0.0%
	TRANSFERS OUT	24,605	81,553	-	108,700	108,700	49,660	(59,040)	-54.3%
COMMUNICATIONS Total		**1,492,808**	**2,082,848**	**1,280,832**	**3,016,690**	**2,211,050**	**2,362,400**	**151,350**	**6.8%**
LEGISLATIVE AFFAIRS	SALARIES	155,864	66,647	89,168	190,820	190,820	123,340	(67,480)	-35.4%
	BENEFITS	32,374	22,084	38,414	99,850	99,850	49,730	(50,120)	-50.2%
	ORG DEVELOPMENT	7,083	-	8,691	13,520	9,020	8,320	(700)	-7.8%
	CONTRACT SERVICES	237,266	305,200	258,800	379,200	379,200	379,200	-	0.0%
LEGISLATIVE AFFAIRS Total		**432,588**	**393,931**	**395,073**	**683,390**	**678,890**	**560,590**	**(118,300)**	**-17.4%**
RECORDS MANAGEMENT	SALARIES	61,204	73,590	105,937	98,940	143,940	155,060	11,120	7.7%
	BENEFITS	6,306	2,155	2,211	10,300	5,300	5,200	(100)	-1.9%
	ORG DEVELOPMENT	-	8	-	3,000	3,000	2,500	(500)	-16.7%
	OPERATING EXP	1,727	5,010	1,395	6,200	6,200	6,700	500	8.1%
	CONTRACT SERVICES	12,702	8,103	10,921	97,850	97,850	91,150	(6,700)	-6.8%
	CAPITAL OUTLAY	-	-	159	1,000	1,000	10,000	9,000	900.0%
	UTILITIES	10,418	15,376	8,094	15,630	15,630	16,100	470	3.0%
RECORDS MANAGEMENT Total		**92,358**	**104,242**	**128,718**	**232,920**	**272,920**	**286,710**	**13,790**	**5.1%**
3. CITY MANAGER Total		**4,830,539**	**6,435,161**	**4,437,450**	**9,626,080**	**6,820,100**	**7,812,280**	**992,180**	**14.5%**
4. HUMAN RESOURCES									
HUMAN RESOURCES	SALARIES	609,361	579,987	654,529	840,320	840,320	910,750	70,430	8.4%
	BENEFITS	276,398	288,346	370,188	482,320	433,820	440,100	6,280	1.4%
	ORG DEVELOPMENT	4,977	14,270	14,863	43,500	43,500	44,900	1,400	3.2%
	OPERATING EXP	1,762,079	1,650,053	1,462,930	2,026,000	2,044,000	2,048,200	4,200	0.2%
	CONTRACT SERVICES	1,270,904	1,450,501	1,548,777	1,456,910	1,983,910	1,523,500	(460,410)	-23.2%
	CAPITAL OUTLAY	-	4,743	12,989	33,580	33,580	6,940	(26,640)	-79.3%
	UTILITIES	-	-	1,468	-	-	960	960	0.0%
	TRANSFERS OUT	28,668	83,893	-	126,810	126,810	97,010	(29,800)	-23.5%
HUMAN RESOURCES Total		**3,952,388**	**4,071,794**	**4,065,743**	**5,009,440**	**5,505,940**	**5,072,360**	**(433,580)**	**-7.9%**
4. HUMAN RESOURCES Total		**3,952,388**	**4,071,794**	**4,065,743**	**5,009,440**	**5,505,940**	**5,072,360**	**(433,580)**	**-7.9%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
OPERATING EXPENDITURES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
5. OPERATIONS									
AMERICAN RESCUE PLAN ACT	OPERATING EXP	1,733,667	382,417	451,708	1,850,820	1,850,820	-	(1,850,820)	-100.0%
	CONTRACT SERVICES	208,925	302,157	76,072	107,970	107,970	-	(107,970)	-100.0%
	CAPITAL OUTLAY	27,216	15,046	-	4,730	4,730	-	(4,730)	-100.0%
	COUNTY CONTRACTS	2,000,000	-	-	-	-	-	-	0.0%
	UTILITIES	2,174	160	-	-	-	-	-	0.0%
AMERICAN RESCUE PLAN ACT Total		**3,971,982**	**699,779**	**527,780**	**1,963,520**	**1,963,520**	**-**	**(1,963,520)**	**-100.0%**
ASSESSMENT DIST / CFD	OPERATING EXP	500	-	-	-	-	-	-	0.0%
	CONTRACT SERVICES	923,543	956,249	785,918	1,128,570	1,090,570	1,088,730	(1,840)	-0.2%
	DEBT SERVICE	2,361,608	2,356,821	1,895,462	2,352,760	2,352,760	2,350,100	(2,660)	-0.1%
	TRANSFERS OUT	147,000	159,150	-	176,940	171,680	162,000	(9,680)	-5.6%
ASSESSMENT DIST / CFD Total		**3,432,652**	**3,472,220**	**2,681,380**	**3,658,270**	**3,615,010**	**3,600,830**	**(14,180)**	**-0.4%**
EIFD	OPERATING EXP	-	152,341	22,954	50,000	50,000	100,000	50,000	100.0%
EIFD Total		**-**	**152,341**	**22,954**	**50,000**	**50,000**	**100,000**	**50,000**	**100.0%**
FINANCE	SALARIES	1,297,914	1,387,412	1,220,444	1,651,090	1,651,090	1,982,230	331,140	20.1%
	BENEFITS	666,182	676,750	595,659	846,150	846,650	917,700	71,050	8.4%
	ORG DEVELOPMENT	26,672	42,285	21,120	53,720	57,120	38,610	(18,510)	-32.4%
	OPERATING EXP	31,954	98,434	30,146	248,500	250,500	261,630	11,130	4.4%
	CONTRACT SERVICES	732,918	935,551	202,134	733,950	727,300	722,010	(5,290)	-0.7%
	CAPITAL OUTLAY	5,075	8,289	11,880	14,000	13,500	6,000	(7,500)	-55.6%
	UTILITIES	1,503	621	599	2,000	800	700	(100)	-12.5%
	DEBT SERVICE	203,562	-	-	172,700	50,000	50,000	-	0.0%
	TRANSFERS OUT	9,375,180	4,548,171	-	4,952,410	5,113,390	1,374,990	(3,738,400)	-73.1%
	GN/LS-SALE OF ASSET	274,481	-	-	-	-	-	-	0.0%
FINANCE Total		**12,615,442**	**7,697,513**	**2,081,982**	**8,674,520**	**8,710,350**	**5,353,870**	**(3,356,480)**	**-38.5%**
GENERAL CITY	SALARIES	60,511	64,407	58,855	(320,000)	(320,000)	(73,380)	246,620	-77.1%
	BENEFITS	222,986	87,392	68,593	1,293,000	1,193,000	1,128,640	(64,360)	-5.4%
	ORG DEVELOPMENT	105,844	105,062	104,048	162,330	162,330	117,670	(44,660)	-27.5%
	OPERATING EXP	695,700	846,528	297,721	1,223,300	1,304,300	1,288,000	(16,300)	-1.2%
	CONTRACT SERVICES	378,653	456,643	317,860	878,630	859,230	744,330	(114,900)	-13.4%
	UTILITIES	65,877	81,654	50,633	76,500	81,500	81,500	-	0.0%
	CAPITAL	197,203	28,343,223	15,063	140,000	40,000	50,000	10,000	25.0%
	DEBT SERVICE	15,726,863	9,002,070	3,732,727	9,138,910	10,233,170	9,606,380	(626,790)	-6.1%
	TRANSFERS OUT	8,515,119	7,230,407	-	8,583,010	19,807,350	9,498,520	(10,308,830)	-52.0%
GENERAL CITY Total		**25,968,755**	**46,217,385**	**4,645,500**	**21,175,680**	**33,360,880**	**22,441,660**	**(10,919,220)**	**-32.7%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
OPERATING EXPENDITURES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
INFORMATION TECHNOLOGY	SALARIES	753,711	884,644	740,518	903,950	905,950	970,140	64,190	7.1%
	BENEFITS	371,067	422,758	347,235	447,670	447,830	418,400	(29,430)	-6.6%
	ORG DEVELOPMENT	10,623	8,181	11,259	17,000	17,000	13,000	(4,000)	-23.5%
	OPERATING EXP	990,237	7,826	5,304	15,000	10,000	15,000	5,000	50.0%
	CONTRACT SERVICES	90,813	112,042	109,901	143,030	288,650	449,000	160,350	55.6%
	SOFTWARE	1,069,399	2,268,954	1,888,142	3,575,910	3,568,290	3,299,920	(268,370)	-7.5%
	CAPITAL OUTLAY	176,134	160,156	164,950	210,000	210,000	170,000	(40,000)	-19.0%
	UTILITIES	97,932	101,871	80,797	112,000	112,000	95,600	(16,400)	-14.6%
	CAPITAL	307,063	496,597	654,250	1,489,930	1,489,930	665,160	(824,770)	-55.4%
INFORMATION TECHNOLOGY Total		**3,866,978**	**4,463,029**	**4,002,356**	**6,914,490**	**7,049,650**	**6,096,220**	**(953,430)**	**-13.5%**
PALMDALE COMMUNITY FOUNDATION	OPERATING EXP	69,270	68,542	59,999	121,430	59,140	97,050	37,910	64.1%
PALMDALE COMMUNITY FOUNDATION Total		**69,270**	**68,542**	**59,999**	**121,430**	**59,140**	**97,050**	**37,910**	**64.1%**
RISK MANAGEMENT	SALARIES	37,353	258,456	255,693	343,340	343,340	237,240	(106,100)	-30.9%
	BENEFITS	21,957	135,099	110,755	181,710	181,710	120,410	(61,300)	-33.7%
	ORG DEVELOPMENT	3,277	4,225	604	11,500	11,500	7,200	(4,300)	-37.4%
	OPERATING EXP	19,764,893	12,461,749	9,497,365	10,788,470	10,703,470	6,138,980	(4,564,490)	-42.6%
	CONTRACT SERVICES	1,179,442	950,602	329,814	1,233,250	833,250	670,500	(162,750)	-19.5%
	CAPITAL OUTLAY	-	-	328	1,500	1,500	1,500	-	0.0%
	UTILITIES	-	49	223	360	360	360	-	0.0%
RISK MANAGEMENT Total		**21,006,921**	**13,810,180**	**10,194,782**	**12,560,130**	**12,075,130**	**7,176,190**	**(4,898,940)**	**-40.6%**
SUCCESSOR AGENCY	OPERATING EXP	1,635,344	-	-	200	200	-	(200)	-100.0%
	CONTRACT SERVICES	1,224,883	1,317,904	1,239,658	1,415,400	1,415,400	1,396,600	(18,800)	-1.3%
	UTILITIES	97,520	102,032	12,957	111,500	111,500	94,400	(17,100)	-15.3%
	PROGRAM EXP	-	-	-	365,000	-	-	-	0.0%
	INTER-GOV SHARING	59,495,693	65,197,880	29,054,887	59,525,000	60,025,000	61,246,390	1,221,390	2.0%
	DEBT SERVICE	10,232,070	10,199,560	6,921,030	10,949,780	9,663,430	8,113,180	(1,550,250)	-16.0%
	TRANSFERS OUT	-	623,297	-	633,460	321,610	126,000	(195,610)	-60.8%
SUCCESSOR AGENCY Total		**72,685,511**	**77,440,673**	**37,228,532**	**73,000,340**	**71,537,140**	**70,976,570**	**(560,570)**	**-0.8%**
5. OPERATIONS Total		**143,617,510**	**154,021,662**	**61,445,263**	**128,118,380**	**138,420,820**	**115,842,390**	**(22,578,430)**	**-16.3%**
6. ECONOMIC & COMMUNITY DEVELOPMENT									
ADMIN - ECONOMIC DEVELOPMENT	SALARIES	483,621	422,070	344,402	553,770	553,770	652,600	98,830	17.8%
	BENEFITS	206,629	169,650	158,970	243,290	243,290	278,730	35,440	14.6%
	ORG DEVELOPMENT	15,622	4,836	9,535	14,500	14,500	13,500	(1,000)	-6.9%
	OPERATING EXP	7,578	6,662	6,870	7,500	7,500	7,500	-	0.0%
	CONTRACT SERVICES	31,362	28,535	20,061	55,630	55,630	56,000	370	0.7%
	UTILITIES	540	528	643	1,300	1,300	1,300	-	0.0%
	TRANSFERS OUT	53,239	176,696	-	235,510	235,510	71,030	(164,480)	-69.8%
ADMIN - ECONOMIC DEVELOPMENT Total		**798,590**	**808,976**	**540,482**	**1,111,500**	**1,111,500**	**1,080,660**	**(30,840)**	**-2.8%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
OPERATING EXPENDITURES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
AFFORDABLE HOUSING	SALARIES	496,670	706,420	669,085	933,830	934,330	1,176,400	242,070	25.9%
	BENEFITS	228,504	345,067	314,429	467,060	467,060	552,870	85,810	18.4%
	ORG DEVELOPMENT	19,154	22,842	11,055	31,700	25,700	28,400	2,700	10.5%
	OPERATING EXP	1,342,581	514,230	345,289	7,573,590	1,720,160	10,640,660	8,920,500	518.6%
	CONTRACT SERVICES	4,297,664	4,685,431	3,033,514	6,173,130	5,337,970	5,744,160	406,190	7.6%
	CAPITAL OUTLAY	22,370	28,055	8,795	25,950	28,950	25,250	(3,700)	-12.8%
	UTILITIES	1,028,315	1,568,592	914,471	1,561,320	1,633,140	1,621,660	(11,480)	-0.7%
	PROGRAM EXP	2,140,048	751,109	355,546	20,415,330	4,951,600	20,174,000	15,222,400	307.4%
	CAPITAL	405,165	575,757	90,094	1,435,000	685,000	1,219,000	534,000	78.0%
	DEBT SERVICE	599,703	1,630,166	787,693	2,274,990	1,716,560	1,715,740	(820)	0.0%
	TRANSFERS OUT	159,718	530,088	-	706,520	706,520	154,840	(551,680)	-78.1%
AFFORDABLE HOUSING Total		**10,739,889**	**11,357,758**	**6,529,971**	**41,598,420**	**18,206,990**	**43,052,980**	**24,845,990**	**136.5%**
BUILDING AND SAFETY	SALARIES	1,418,618	1,869,967	1,454,090	2,043,050	1,943,050	1,879,510	(63,540)	-3.3%
	BENEFITS	721,421	918,338	673,842	1,059,550	1,061,150	865,530	(195,620)	-18.4%
	ORG DEVELOPMENT	28,144	32,122	16,927	42,700	42,700	36,900	(5,800)	-13.6%
	OPERATING EXP	988	4,550	1,859	19,000	19,000	11,000	(8,000)	-42.1%
	CONTRACT SERVICES	538,274	661,466	374,477	851,010	851,010	851,010	-	0.0%
	CAPITAL OUTLAY	3,322	1,562	896	4,000	4,000	4,000	-	0.0%
	UTILITIES	6,574	6,973	5,027	7,140	7,140	7,140	-	0.0%
	TRANSFERS OUT	106,578	288,550	-	385,120	385,120	289,260	(95,860)	-24.9%
BUILDING AND SAFETY Total		**2,823,919**	**3,783,529**	**2,527,117**	**4,411,570**	**4,313,170**	**3,944,350**	**(368,820)**	**-8.6%**
CDBG	SALARIES	235,265	206,372	212,416	187,660	187,660	45,930	(141,730)	-75.5%
	BENEFITS	19,528	24,605	15,362	21,500	21,500	23,390	1,890	8.8%
	ORG DEVELOPMENT	1,743	1,507	100	7,500	500	7,500	7,000	1400.0%
	OPERATING EXP	99,254	69,432	21,350	98,520	98,520	98,520	-	0.0%
	CONTRACT SERVICES	66,511	102,356	72,113	119,320	171,820	174,320	2,500	1.5%
	CAPITAL OUTLAY	-	-	-	100	-	100	100	0.0%
	UTILITIES	17,060	646	-	-	-	-	-	0.0%
	PROGRAM EXP	-	-	-	1,792,280	448,080	1,344,200	896,120	200.0%
	DEBT SERVICE	321,874	347,518	373,038	373,040	373,040	-	(373,040)	-100.0%
CDBG Total		**761,235**	**752,436**	**694,378**	**2,599,920**	**1,301,120**	**1,693,960**	**392,840**	**30.2%**
ECONOMIC DEVELOPMENT	SALARIES	281,981	356,019	263,352	399,710	398,710	407,520	8,810	2.2%
	BENEFITS	131,838	158,838	112,500	152,520	152,520	160,500	7,980	5.2%
	ORG DEVELOPMENT	33,963	36,188	18,118	38,420	33,170	32,100	(1,070)	-3.2%
	OPERATING EXP	320,402	1,051,716	808,639	2,046,640	1,371,630	4,008,760	2,637,130	192.3%
	CONTRACT SERVICES	430,609	347,441	452,798	952,340	912,340	771,400	(140,940)	-15.4%
	CAPITAL OUTLAY	-	851	-	1,500	1,500	1,500	-	0.0%
	UTILITIES	17,658	17,212	14,479	22,950	17,250	16,550	(700)	-4.1%
	TRANSFERS OUT	24,571	81,553	-	108,700	108,700	56,830	(51,870)	-47.7%
ECONOMIC DEVELOPMENT Total		**1,241,023**	**2,049,818**	**1,669,887**	**3,722,780**	**2,995,820**	**5,455,160**	**2,459,340**	**82.1%**

CITY OF PALMDALE
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	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
PLANNING	SALARIES	814,636	960,642	925,854	1,233,100	1,231,600	1,328,670	97,070	7.9%
	BENEFITS	396,518	469,123	442,916	629,170	630,470	561,700	(68,770)	-10.9%
	ORG DEVELOPMENT	16,866	9,870	11,719	21,920	21,920	16,360	(5,560)	-25.4%
	OPERATING EXP	5,707	4,765	7,720	17,500	17,500	20,200	2,700	15.4%
	CONTRACT SERVICES	72,501	107,117	57,402	328,200	328,700	143,700	(185,000)	-56.3%
	CAPITAL OUTLAY	2,908	280	-	3,000	3,000	3,000	-	0.0%
	UTILITIES	47	718	229	-	300	300	-	0.0%
	TRANSFERS OUT	49,145	165,617	-	217,390	217,390	170,480	(46,910)	-21.6%
PLANNING Total		**1,358,327**	**1,718,132**	**1,445,839**	**2,450,280**	**2,450,880**	**2,244,410**	**(206,470)**	**-8.4%**
6. ECONOMIC & COMMUNITY DEVELOPMENT Total		**17,722,984**	**20,470,649**	**13,407,674**	**55,894,470**	**30,379,480**	**57,471,520**	**27,092,040**	**89.2%**
7. PUBLIC SAFETY									
PUBLIC SAFETY	SALARIES	2,685,189	2,071,465	2,077,093	3,285,940	3,282,940	3,550,870	267,930	8.2%
	BENEFITS	1,068,392	1,106,542	1,049,258	1,828,030	1,827,030	1,713,060	(113,970)	-6.2%
	ORG DEVELOPMENT	15,683	24,482	28,808	36,000	36,000	32,270	(3,730)	-10.4%
	OPERATING EXP	89,570	407,602	393,342	711,000	646,400	666,400	20,000	3.1%
	CONTRACT SERVICES	637,510	2,597,769	1,957,265	3,720,780	3,453,710	3,529,650	75,940	2.2%
	SOFTWARE	-	12,000	-	-	-	-	-	0.0%
	CAPITAL OUTLAY	1,365	1,600	7,701	7,500	14,500	7,500	(7,000)	-48.3%
	COUNTY CONTRACTS	30,852,379	33,366,712	25,152,368	39,004,510	39,077,240	40,181,580	1,104,340	2.8%
	UTILITIES	25,720	27,312	16,321	35,000	30,000	32,520	2,520	8.4%
	CAPITAL	433,314	-	-	-	-	-	-	0.0%
	DEBT SERVICE	150,000	-	-	-	-	-	-	0.0%
	TRANSFERS OUT	111,862	615,668	-	259,580	259,580	919,910	660,330	254.4%
PUBLIC SAFETY Total		**36,070,983**	**40,231,152**	**30,682,154**	**48,888,340**	**48,627,400**	**50,633,760**	**2,006,360**	**4.1%**
7. PUBLIC SAFETY Total		**36,070,983**	**40,231,152**	**30,682,154**	**48,888,340**	**48,627,400**	**50,633,760**	**2,006,360**	**4.1%**
8. PARKS & RECREATION									
COMMUNITY PROGRAMS	SALARIES	299,270	350,342	310,953	496,710	500,710	691,310	190,600	38.1%
	BENEFITS	146,926	177,727	159,493	212,240	202,240	227,080	24,840	12.3%
	ORG DEVELOPMENT	2,835	1,919	-	6,350	6,350	6,350	-	0.0%
	OPERATING EXP	203,770	159,640	112,263	240,500	215,500	195,000	(20,500)	-9.5%
	CONTRACT SERVICES	4,070	1,792	2,371	4,500	4,500	3,800	(700)	-15.6%
	UTILITIES	606	5,976	9,506	25,300	18,700	19,200	500	2.7%
COMMUNITY PROGRAMS Total		**657,477**	**697,396**	**594,586**	**985,600**	**948,000**	**1,142,740**	**194,740**	**20.5%**
EVENTS & CULTURE	SALARIES	1,288,250	1,554,952	1,339,881	1,880,900	1,883,900	1,987,230	103,330	5.5%
	BENEFITS	392,744	432,285	365,048	446,770	444,270	428,850	(15,420)	-3.5%
	ORG DEVELOPMENT	9,194	5,024	12,418	14,100	17,510	17,900	390	2.2%
	OPERATING EXP	833,969	1,148,482	916,179	1,662,450	1,600,710	1,662,950	62,240	3.9%
	CONTRACT SERVICES	872,145	1,505,864	1,847,794	2,733,750	2,706,750	3,370,500	663,750	24.5%
	SOFTWARE	2,107	2,301	2,364	5,000	5,000	5,000	-	0.0%
	CAPITAL OUTLAY	34,174	41,193	33,515	60,900	60,900	17,500	(43,400)	-71.3%
	UTILITIES	76,516	81,467	43,632	122,750	84,250	89,750	5,500	6.5%
	CAPITAL	31,939	8,388	-	45,000	35,000	30,000	(5,000)	-14.3%
EVENTS & CULTURE Total		**3,541,038**	**4,779,956**	**4,560,830**	**6,971,620**	**6,838,290**	**7,609,680**	**771,390**	**11.3%**

CITY OF PALMDALE
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OPERATING EXPENDITURES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
LIBRARY	SALARIES	34,448	8,275	7,996	8,000	8,000	-	(8,000)	-100.0%
	BENEFITS	2,126	260	251	-	-	-	-	0.0%
	OPERATING EXP	293,296	364,332	264,196	376,000	373,500	373,500	-	0.0%
	CONTRACT SERVICES	1,097,023	1,198,664	1,024,251	1,333,040	1,334,040	1,340,660	6,620	0.5%
	CAPITAL OUTLAY	5,955	3,838	3,922	5,000	5,000	5,000	-	0.0%
	UTILITIES	51,414	46,334	53,901	60,600	75,100	75,600	500	0.7%
	TRANSFERS OUT	49,145	163,106	-	217,390	217,390	369,380	151,990	69.9%
LIBRARY Total		**1,533,407**	**1,784,808**	**1,354,518**	**2,000,030**	**2,013,030**	**2,164,140**	**151,110**	**7.5%**
PARKS & FACILITIES	SALARIES	2,287,619	2,541,950	2,245,476	3,094,900	2,854,740	3,233,030	378,290	13.3%
	BENEFITS	595,237	707,810	761,501	1,018,750	1,017,650	891,610	(126,040)	-12.4%
	ORG DEVELOPMENT	22,209	26,195	10,456	39,460	29,660	31,660	2,000	6.7%
	OPERATING EXP	492,605	351,117	337,410	713,100	692,200	698,100	5,900	0.9%
	CONTRACT SERVICES	176,197	273,001	760,505	1,206,600	932,600	654,300	(278,300)	-29.8%
	CAPITAL OUTLAY	88,410	128,636	32,019	221,000	131,000	98,000	(33,000)	-25.2%
	UTILITIES	382,010	412,119	316,326	533,150	476,300	494,650	18,350	3.9%
	CAPITAL	24,430	72,007	206,562	2,454,300	397,550	2,042,150	1,644,600	413.7%
	TRANSFERS OUT	351,423	1,005,654	-	1,350,370	1,350,370	1,603,250	252,880	18.7%
PARKS & FACILITIES Total		**4,420,140**	**5,518,488**	**4,670,256**	**10,631,630**	**7,882,070**	**9,746,750**	**1,864,680**	**23.7%**
RECREATION SERVICES	SALARIES	2,399,467	2,611,026	1,992,040	2,870,020	2,870,020	3,059,740	189,720	6.6%
	BENEFITS	385,060	413,051	324,378	322,060	334,300	367,870	33,570	10.0%
	ORG DEVELOPMENT	10,197	13,327	7,580	18,930	14,030	16,930	2,900	20.7%
	OPERATING EXP	188,336	208,964	156,350	274,690	221,690	248,890	27,200	12.3%
	CONTRACT SERVICES	182,512	176,684	175,811	307,000	226,500	275,000	48,500	21.4%
	CAPITAL OUTLAY	17,216	36,187	64,392	73,870	73,870	25,350	(48,520)	-65.7%
	UTILITIES	64,177	79,833	65,471	104,180	97,180	97,180	-	0.0%
RECREATION SERVICES Total		**3,246,964**	**3,539,072**	**2,786,023**	**3,970,750**	**3,837,590**	**4,090,960**	**253,370**	**6.6%**
EMERGENCY MANAGEMENT	SALARIES	130,218	149,363	124,364	157,000	154,900	164,010	9,110	5.9%
	BENEFITS	71,246	78,057	64,030	82,280	82,280	78,720	(3,560)	-4.3%
	ORG DEVELOPMENT	5,981	422	655	10,800	5,800	7,500	1,700	29.3%
	OPERATING EXP	15,826	21,393	15,062	31,500	21,000	25,250	4,250	20.2%
	CONTRACT SERVICES	11,781	6,200	50	40,800	25,800	15,800	(10,000)	-38.8%
	CAPITAL OUTLAY	512	741	-	8,400	8,400	-	(8,400)	-100.0%
	UTILITIES	498	559	232	2,000	1,000	800	(200)	-20.0%
EMERGENCY MANAGEMENT Total		**236,061**	**256,734**	**204,393**	**332,780**	**299,180**	**292,080**	**(7,100)**	**-2.4%**
8. PARKS & RECREATION Total		**13,635,087**	**16,576,454**	**14,170,606**	**24,892,410**	**21,818,160**	**25,046,350**	**3,228,190**	**14.8%**
9. PUBLIC WORKS									
CAPITAL IMPROVEMENT PROJECTS	SALARIES	351,913	296,273	125,836	-	-	-	-	0.0%
	BENEFITS	368,291	323,110	61,375	-	-	-	-	0.0%
	CAPITAL	38,359,581	79,449,431	32,464,648	229,884,880	233,082,080	72,678,030	(160,404,050)	-68.8%
CAPITAL IMPROVEMENT PROJECTS Total		**39,079,785**	**80,068,814**	**32,651,859**	**229,884,880**	**233,082,080**	**72,678,030**	**(160,404,050)**	**-68.8%**

CITY OF PALMDALE
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OPERATING EXPENDITURES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
ENGINEERING	SALARIES	1,211,752	1,044,977	1,308,838	1,947,060	1,967,060	1,889,650	(77,410)	-3.9%
	BENEFITS	561,738	493,515	619,092	1,032,100	1,032,900	865,270	(167,630)	-16.2%
	ORG DEVELOPMENT	10,090	11,211	16,916	36,000	36,000	32,150	(3,850)	-10.7%
	OPERATING EXP	9,430	5,676	5,128	20,100	20,100	20,500	400	2.0%
	CONTRACT SERVICES	382,478	153,780	314,193	1,337,700	1,322,700	1,542,700	220,000	16.6%
	CAPITAL OUTLAY	2,000	2,333	1,379	16,200	16,200	16,600	400	2.5%
	UTILITIES	10,154	13,799	10,357	23,150	16,150	15,950	(200)	-1.2%
	DEBT SERVICE	17,787	-	-	-	-	-	-	0.0%
	TRANSFERS OUT	35,921	59,988	-	83,350	83,350	37,730	(45,620)	-54.7%
ENGINEERING Total		**2,241,350**	**1,785,278**	**2,275,902**	**4,495,660**	**4,494,460**	**4,420,550**	**(73,910)**	**-1.6%**
ENVIRONMENTAL	SALARIES	383,452	419,993	217,028	393,980	393,980	416,120	22,140	5.6%
	BENEFITS	185,635	183,010	114,807	205,450	205,450	203,630	(1,820)	-0.9%
	ORG DEVELOPMENT	15,282	9,925	10,089	14,580	14,580	18,580	4,000	27.4%
	OPERATING EXP	5,762	2,780	2,293	13,000	13,000	5,000	(8,000)	-61.5%
	CONTRACT SERVICES	202,978	364,486	352,247	1,112,710	1,072,710	321,060	(751,650)	-70.1%
	SOFTWARE	-	-	-	-	-	66,250	66,250	0.0%
	CAPITAL OUTLAY	-	2,993	-	7,010	7,010	-	(7,010)	-100.0%
	UTILITIES	480	503	955	1,000	1,000	500	(500)	-50.0%
	TRANSFERS OUT	-	-	-	-	-	350,000	350,000	0.0%
ENVIRONMENTAL Total		**793,589**	**983,691**	**697,418**	**1,747,730**	**1,707,730**	**1,381,140**	**(326,590)**	**-19.1%**
MAINTENANCE	SALARIES	8,437,549	9,420,289	8,242,036	11,335,980	11,426,580	11,982,890	556,310	4.9%
	BENEFITS	4,702,858	5,170,363	4,373,990	6,510,370	6,502,320	6,199,490	(302,830)	-4.7%
	ORG DEVELOPMENT	143,029	121,034	95,894	226,420	226,420	219,220	(7,200)	-3.2%
	OPERATING EXP	4,516,062	4,602,641	2,546,298	7,004,430	6,290,430	5,571,080	(719,350)	-11.4%
	CONTRACT SERVICES	8,545,288	10,655,331	8,197,096	17,806,860	17,690,860	16,279,750	(1,411,110)	-8.0%
	CAPITAL OUTLAY	47,312	42,780	26,858	121,600	121,600	117,600	(4,000)	-3.3%
	UTILITIES	5,061,415	5,991,005	4,226,924	6,816,750	6,967,250	7,197,900	230,650	3.3%
	CAPITAL	197,741	2,541,049	634,933	3,558,090	3,558,090	2,398,500	(1,159,590)	-32.6%
	DEBT SERVICE	1,011,945	963,835	963,595	990,070	989,700	959,490	(30,210)	-3.1%
	TRANSFERS OUT	3,565,970	6,619,110	-	9,007,750	9,007,750	7,018,120	(1,989,630)	-22.1%
MAINTENANCE Total		**36,229,168**	**46,127,437**	**29,307,624**	**63,378,320**	**62,781,000**	**57,944,040**	**(4,836,960)**	**-7.7%**
PALMDALE CCA	SALARIES	121,749	139,401	120,315	164,990	164,990	179,030	14,040	8.5%
	BENEFITS	54,510	54,726	58,689	85,410	85,410	86,680	1,270	1.5%
	ORG DEVELOPMENT	6,194	6,997	2,802	25,000	25,000	31,000	6,000	24.0%
	OPERATING EXP	3,510	324	2,685	855,250	855,250	859,250	4,000	0.5%
	CONTRACT SERVICES	59,094,433	72,205,157	42,676,268	69,207,830	69,207,830	70,608,580	1,400,750	2.0%
	CAPITAL OUTLAY	2,403	-	-	5,250	5,250	8,250	3,000	57.1%
	TRANSFERS OUT	4,095	13,761	-	-	-	20,580	20,580	0.0%
PALMDALE CCA Total		**59,286,894**	**72,420,367**	**42,860,759**	**70,343,730**	**70,343,730**	**71,793,370**	**1,449,640**	**2.1%**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
OPERATING EXPENDITURES-ALL FUNDS BY DEPARTMENT/DIVISION

	Category	2024 Actuals	2025 Actuals	2026 YTD Actual	2026 Adopted	2026 Projected	2027 Proposed	$ Chg	% Chg
PUBLIC WORKS - ADMINISTRATION	SALARIES	1,128,880	1,226,230	813,686	1,180,060	1,179,060	1,369,310	190,250	16.1%
	BENEFITS	(168,992)	(121,296)	358,771	(363,420)	(363,350)	(650,040)	(286,690)	78.9%
	ORG DEVELOPMENT	14,850	15,131	18,815	31,200	31,830	23,800	(8,030)	-25.2%
	OPERATING EXP	4,900	8,245	6,861	11,000	11,000	10,500	(500)	-4.5%
	CONTRACT SERVICES	81,047	272,388	118,287	1,512,000	1,137,000	1,277,500	140,500	12.4%
	CAPITAL OUTLAY	2,597	165	-	6,000	6,000	5,000	(1,000)	-16.7%
	UTILITIES	2,620	3,596	1,640	3,860	3,860	4,640	780	20.2%
	DEBT SERVICE	9,360	-	-	10,200	10,200	-	(10,200)	-100.0%
	TRANSFERS OUT	6,840	11,422	-	15,880	15,880	36,890	21,010	132.3%
PUBLIC WORKS - ADMINISTRATION Total		**1,082,102**	**1,415,881**	**1,318,059**	**2,406,780**	**2,031,480**	**2,077,600**	**46,120**	**2.3%**
9. PUBLIC WORKS Total		**138,712,887**	**202,801,468**	**109,111,620**	**372,257,100**	**374,440,480**	**210,294,730**	**(164,145,750)**	**-43.8%**
Grand Total		**361,444,725**	**449,288,134**	**239,977,406**	**647,779,190**	**630,588,700**	**476,199,820**	**(154,388,880)**	**-24.5%**

CITY OF PALMDALE
FY 2027 PROPOSED BUDGET
MEASURE AV FUND

	Description	Project Description	2024 Actuals	2025 Actuals	2026 Budget	2026 YTD Actual	2026 Projected	2027 Proposed
1. Revenue								
1. Revenue	REVENUE		23,807,078	24,123,988	24,068,000	13,656,708	23,654,330	24,377,710
1. Revenue Total			**23,807,078**	**24,123,988**	**24,068,000**	**13,656,708**	**23,654,330**	**24,377,710**
2. Expenditure								
A. Public Safety	PUBLIC SAFETY		1,756,230	1,250,439	1,368,530	1,428,022	1,332,230	2,016,360
	PUBLIC SAFETY	INDEPENDENT ANIMAL SVCS FEASABILITY	67,279	-	-	-	-	-
	PUBLIC SAFETY	ANIMAL HEALTH SVCS	143,352	122,792	445,780	178,453	300,000	300,000
	PUBLIC SAFETY	SHERIFF-GENERAL CONTRACT	1,838,470	1,893,600	2,143,710	1,429,140	2,143,710	4,193,020
	PUBLIC SAFETY	SHERIFF - INFRASTRUCTURE/COMMERCIAL	227,380	234,200	265,140	176,760	265,140	271,240
	PUBLIC SAFETY	SHERIFF-COMMUNITY PROGRAMS	4,092,650	4,215,400	4,772,190	3,181,460	4,772,190	4,881,950
	PUBLIC SAFETY	SHERIFF-ECON DEV	1,050,600	1,082,100	1,225,030	1,633,373	1,225,030	1,253,210
	EMERGENCY MANAGEMENT		201,464	227,420	240,080	188,587	237,380	242,730
A. Public Safety Total			**9,377,425**	**9,025,951**	**10,460,460**	**8,215,796**	**10,275,680**	**13,158,510**
B. Beautification/Infrastructure/CIP	PARK MAINTENANCE MAV		293,385	516,279	8,000	104,179	223,320	515,620
	PARK MAINTENANCE MAV	EMERGENCY INC-HURRICANE HILARY	1,729	-	-	-	-	-
	LANDSCAPE MAINTENANCE		-	217,273	-	-	-	-
	FLEET MAINTENANCE		145,077	-	-	-	-	-
	COMMUNITY PRESERVATION		-	6,019	2,365,330	1,273,410	2,395,330	2,208,130
	CITY WIDE SECURITY		364,792	162,950	355,740	35,511	110,000	-
	HAMMACK CNT DEMO		-	38,365	128,570	10,775	10,780	-
	CHIMBOLE/LIBRARY/CITY HALL IMP		-	185,911	1,526,850	-	1,526,850	-
	PUB FACILITY ENERGY EFFICIENCY	SPORTSFIELD LIGHTING	-	3,201,521	3,000,870	766,830	766,830	-
	BATTERY STORAGE MCADAM		442,795	441,786	118,050	-	-	-
	SAM YELLEN PARK		5,745,599	4,792,827	1,290,570	616,172	1,290,570	850,000
	MK PARK SWIM DECK		65,925	34,755	-	23,065	-	-
	SPORTS FIELD MAINTENANCE		94,155	131,712	9,440	-	9,440	-
	SPORTS FIELD MAINTENANCE	PARK IMPR TURF AND PAINT	21,467	26,592	34,080	27,750	34,080	-
	SPORTS FIELD MAINTENANCE	PARK IMPR OASIS PLYGRND	723,131	689	-	-	-	-
	SPORTS FIELD MAINTENANCE	PARK IMPR DESERT SANDS PLYGRND	802,603	689	-	-	-	-
	SPORTS FIELD MAINTENANCE	PARK IMPR DESERT SANDS PARK	55,265	137,754	269,430	-	269,430	-
	SPORTS FIELD MAINTENANCE	PARK IMPR CONCRETE RPR	215,670	134,076	198,910	127	198,910	-
	SPORTS FIELD MAINTENANCE	PARK IMPR BIRD MITIGATION	29,400	-	-	-	-	-
	SPORTS FIELD MAINTENANCE	PARK IMPR BALLFIELD FENCING	-	144,022	220,000	25,400	220,000	-
	SPORTS FIELD MAINTENANCE	SOCCER FIELD RENOVATION	191,061	30,118	590,500	175,956	590,500	-
	PARK MASTER PLAN		79,299	2,579	-	-	-	-
	SPORTS FIELD LED LIGHT RETROFI		964,041	-	-	-	-	1,530,000
	BOTW SNACK BAR		-	17,550	482,450	432,706	482,450	-
	MCADAM PARK RENOV		125,015	269,678	10,156,560	332,625	10,356,560	-
	COURSON REVITALIZATION		-	-	2,356,900	-	2,356,900	-
	MK PARK POOL ENCLOSURE		-	-	702,530	-	702,530	-
	MCADAM CULTURAL ART		-	-	150,000	-	44,830	105,170
	DRYTOWN DROPSLIDE		-	-	1,149,980	8,871	1,149,980	-
	PARKING ENF/SIGNAGE/SWEEPING		16,439	10,329	-	-	-	-
	PARKING ENF/SIGNAGE/SWEEPING	PARKING ENF/SIGNAGE/SWEEPING	104,715	326,954	29,670	27,648	29,670	-
	OASIS PARK BASIN UPGRADE		-	-	-	-	-	2,500,000
B. Beautification/Infrastructure/CIP Total			**10,593,582**	**11,168,811**	**25,480,050**	**4,033,815**	**23,104,580**	**7,708,920**

CITY OF PALMDALE
FY 2027 PROPOSED BUDGET
MEASURE AV FUND

	Description	Project Description	2024 Actuals	2025 Actuals	2026 Budget	2026 YTD Actual	2026 Projected	2027 Proposed
C. Community Programs	MAV ADMINISTRATION		1,900	5,487	1,125,000	5,700	25,000	25,000
	MAV ADMINISTRATION	COMMUNITY PARTNERSHIPS MAV	-	50,000	50,000	-	15,000	55,000
	COMMUNITY PROGRAMS		-	-	-	-	-	70,000
	MAV S.A.V.E.S.		89,609	141,127	312,340	72,887	295,740	662,820
	MAV S.A.V.E.S.	UNHOUSED PROGRAMS	135,025	75,157	110,000	51,219	85,000	90,000
	PARKS ADMIN MAV		13,232	13,784	30,000	14,184	30,000	30,000
	SENIOR CENTER MAV		319,166	346,348	455,950	292,528	436,050	414,560
	SENIOR CENTER MAV	PART-TIME RENTALS	24,446	23,466	50,910	26,832	52,410	56,670
	SPECIAL EVENTS MAV		833,075	1,050,362	1,125,670	862,306	1,125,670	1,194,090
	SPECIAL EVENTS MAV	HOSTED EVENTS	11,044	19,941	355,060	67,109	355,060	354,010
C. Community Programs Total			**1,427,496**	**1,725,671**	**3,614,930**	**1,392,766**	**2,419,930**	**2,952,150**
D. Economic Development	MAV ECON DEV		-	2,318	-	-	-	-
	MAV ECON DEV	BUSINESS RETENTION	72,636	175,175	184,370	132,523	154,370	193,500
	MAV ECON DEV	AUTO MALL PARTNERSHIP	33,390	565,056	500,000	344,511	500,000	500,000
	MAV ECON DEV	AEROSPACE INCENTIVE	62,500	62,500	625,000	125,000	250,000	500,000
	MAV ECON DEV	PROPERTY ACQUISITION/ENTITLEMENT	30,703	143,989	507,010	105,823	257,000	1,500,000
	MAV ECON DEV	FILM & TOURISM	75,114	24,676	100,000	30,756	80,000	135,000
D. Economic Development Total			**274,343**	**973,715**	**1,916,380**	**738,612**	**1,241,370**	**2,828,500**
E. Administrative Costs	MAV ADMINISTRATION		10,000	-	10,000	-	10,000	-
	MAV ADMINISTRATION		77,972	86,867	98,000	78,293	98,000	220,260
E. Administrative Costs Total			**87,972**	**86,867**	**108,000**	**78,293**	**108,000**	**220,260**
Grand Total			**45,567,896**	**47,105,002**	**65,647,820**	**28,115,991**	**60,803,890**	**51,246,050**
Expenditure Total			**21,760,818**	**22,981,015**	**41,579,820**	**14,459,283**	**37,149,560**	**26,868,340**
Surplus/(Deficit)			**2,046,259**	**1,142,973**	**(17,511,820)**	**(802,575)**	**(13,495,230)**	**(2,490,630)**
Beginning Fund Balance							**22,759,039**	**9,263,809**
Change in Fund Balance							**(13,495,230)**	**(2,490,630)**
Ending Fund Balance - Before Reserves							**9,263,809**	**6,773,179**
Reserve Requirement - 10% (Presented 25% for FY27)							**3,714,956**	**6,717,085**
Ending Fund Balance - After Reserves							**5,548,853**	**56,094**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
CAPITAL IMPROVEMENT PROGRAM

CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
B0004	**ADA COMPLIANCE**	203	PROP A FUND	-	395,420	-	395,420
		206	LOCAL TRANSP FUND ART 3	23,800	204,930	-	204,930
		220	PARK DEVELOPMENT FUND	34,153	125,000	-	125,000
B0004 Total				**57,953**	**725,350**	**-**	**725,350**
B0013	**ADA COMP-AVE Q 12/10TH-12TH E**	214	PROP C LOCAL RETURN	-	55,800	-	55,800
		280	CDBG FUND	6,330	65,760	-	65,760
B0013 Total				**6,330**	**121,560**	**-**	**121,560**
B0XX1	**RVB ADA & SIDEWALK GAP CLOSURE**	201	GAS TAX FUND	-	-	500,000	500,000
		280	CDBG FUND	-	-	1,000,000	1,000,000
B0XX1 Total				**-**	**-**	**1,500,000**	**1,500,000**
D0001	**AMARGOSA DRAINAGE**	222	AMARGOSA DRAINAGE FUND	-	20,000	-	20,000
D0001 Total				**-**	**20,000**	**-**	**20,000**
D0002	**ANAVERDE DRAINAGE**	223	ANAVERDE DRAINAGE FUND	-	20,000	-	20,000
D0002 Total				**-**	**20,000**	**-**	**20,000**
D0003	**PORTAL RIDGE DRAINAGE**	224	PORTAL RIDGE DRAINAGE FUND	-	20,000	-	20,000
D0003 Total				**-**	**20,000**	**-**	**20,000**
D0004	**PEARLAND DRAINAGE**	225	PEARLAND DRAINAGE FUND	2,468	19,620	-	19,620
D0004 Total				**2,468**	**19,620**	**-**	**19,620**
D0008	**AMARGOSA CRK UPPER RECHG PROJ**	156	PUBLIC ART FUND	-	1,000	89,000	90,000
		211	MEASURE A LA COUNTY PARKS	388,292	915,680	-	915,680
		222	AMARGOSA DRAINAGE FUND	13,031	502,920	-	502,920
		223	ANAVERDE DRAINAGE FUND	-	296,920	-	296,920
		224	PORTAL RIDGE DRAINAGE FUND	-	448,700	-	448,700
		225	PEARLAND DRAINAGE FUND	34,870	944,200	-	944,200
		226	LITTLEROCK DRAINAGE FUND	24,260	50,000	-	50,000
		230	BIG ROCK DRAINAGE FUND	22,822	73,400	-	73,400
D0008 Total				**483,275**	**3,232,820**	**89,000**	**3,321,820**
D0118	**PEARLAND DRAINAGE PLAN STUDY**	225	PEARLAND DRAINAGE FUND	-	500,330	-	500,330
D0118 Total				**-**	**500,330**	**-**	**500,330**
D0119	**OASIS PARK BASIN UPGRADE**	157	MEASURE AV	-	-	2,500,000	2,500,000
		225	PEARLAND DRAINAGE FUND	83,919	1,158,650	-	1,158,650
D0119 Total				**83,919**	**1,158,650**	**2,500,000**	**3,658,650**
D0120	**40TH E/AVE R DRAINAGE IMPRV**	225	PEARLAND DRAINAGE FUND	62,927	2,257,630	-	2,257,630
D0120 Total				**62,927**	**2,257,630**	**-**	**2,257,630**
D0171	**DRNG IMPR 25 W OLIVE DR/AVE S**	225	PEARLAND DRAINAGE FUND	-	-	-	-
D0171 Total				**-**	**-**	**-**	**-**
D0173	**TS HILARY-BERNARDIN WALL RPR**	225	PEARLAND DRAINAGE FUND	-	-	-	-
D0173 Total				**-**	**-**	**-**	**-**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
CAPITAL IMPROVEMENT PROGRAM

CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
D0XX1	**PUMP REPLC&REPAIR**	218	MEASURE R LOCAL RETURN	-	-	375,000	375,000
		223	ANAVERDE DRAINAGE FUND	-	-	375,000	375,000
D0XX1 Total				**-**	**-**	**750,000**	**750,000**
F0010	**CITY FACILITIES**	101	GENERAL FUND	73	-	-	-
		157	MEASURE AV	172,790	335,620	-	335,620
		229	PUBLIC FACILITIES FUND	71,135	494,930	-	494,930
		240	FEDERAL FUNDS FUND	656,983	1,211,610	-	1,211,610
	CITY FACILITIES ARPA	158	AMERICAN RESCUE PLAN FUND	-	3,801,330	-	3,801,330
F0010 Total				**900,981**	**5,843,490**	**-**	**5,843,490**
F0028	**PTC WAYFINDING SIGNAGE**	203	PROP A FUND	-	100,000	-	100,000
F0028 Total				**-**	**100,000**	**-**	**100,000**
F0047	**LIBRARY IMPROVEMENTS**	241	STATE GRANTS FUND	273,000	273,000	-	273,000
F0047 Total				**273,000**	**273,000**	**-**	**273,000**
F0052	**PLAYHOUSE HVAC UPGRADE**	220	PARK DEVELOPMENT FUND	-	-	-	-
		229	PUBLIC FACILITIES FUND	-	-	-	-
F0052 Total				**-**	**-**	**-**	**-**
F0060	**PTC TRANSIT INFRSTR IMPR**	209	MEASURE M FUND	-	1,659,330	-	1,659,330
F0060 Total				**-**	**1,659,330**	**-**	**1,659,330**
F0062	**SAVES/OASIS GENERATORS**	241	STATE GRANTS FUND	-	-	-	-
F0062 Total				**-**	**-**	**-**	**-**
F0083	**CITY WIDE SECURITY**	157	MEASURE AV	35,511	110,000	-	110,000
		203	PROP A FUND	-	-	-	-
F0083 Total				**35,511**	**110,000**	**-**	**110,000**
F0121	**CITY DEV SVCS ELEVATOR REPAIR**	229	PUBLIC FACILITIES FUND	-	118,850	-	118,850
F0121 Total				**-**	**118,850**	**-**	**118,850**
F0122	**FIRE SUPRESSION RETROFITTING**	229	PUBLIC FACILITIES FUND	-	-	-	-
F0122 Total				**-**	**-**	**-**	**-**
F0137	**OASIS GENERATOR**	158	AMERICAN RESCUE PLAN FUND	-	-	-	-
F0137 Total				**-**	**-**	**-**	**-**
F0148	**OASIS REC CNTR ROOF**	101	GENERAL FUND	-	-	-	-
F0148 Total				**-**	**-**	**-**	**-**
F0156	**HAMMACK CNT DEMO**	157	MEASURE AV	10,775	10,780	-	10,780
		158	AMERICAN RESCUE PLAN FUND	-	-	-	-
F0156 Total				**10,775**	**10,780**	**-**	**10,780**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
CAPITAL IMPROVEMENT PROGRAM

CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
F0161	CHIMBOLE/LIBRARY/CITY HALL IMP	101	GENERAL FUND	-	12,019,100	-	12,019,100
		157	MEASURE AV	-	1,526,850	-	1,526,850
		158	AMERICAN RESCUE PLAN FUND	478,199	4,289,250	-	4,289,250
		280	CDBG FUND	-	-	-	-
F0161 Total				**478,199**	**17,835,200**	**-**	**17,835,200**
F0164	FACILITIES REPAIR P&R BLDG	229	PUBLIC FACILITIES FUND	2,520	31,050	-	31,050
F0164 Total				**2,520**	**31,050**	**-**	**31,050**
F0178	SAVES TENANT IMPR	158	AMERICAN RESCUE PLAN FUND	247,000	1,435,520	-	1,435,520
		280	CDBG FUND	-	1,000,000	-	1,000,000
F0178 Total				**247,000**	**2,435,520**	**-**	**2,435,520**
F0188	TV LINC	158	AMERICAN RESCUE PLAN FUND	-	-	-	-
F0188 Total				**-**	**-**	**-**	**-**
F0XX1	IT SERVER AND COMM RM RENO	229	PUBLIC FACILITIES FUND	-	-	2,000,000	2,000,000
F0XX1 Total				**-**	**-**	**2,000,000**	**2,000,000**
F0XX2	CITY FACILITIES AERO BLDG	101	GENERAL FUND	-	-	250,000	250,000
		229	PUBLIC FACILITIES FUND	-	-	250,000	250,000
F0XX2 Total				**-**	**-**	**500,000**	**500,000**
F0XX3	DEV SVCS CARPET	229	PUBLIC FACILITIES FUND	-	-	280,000	280,000
F0XX3 Total				**-**	**-**	**280,000**	**280,000**
F0XX4	CITY FACILITIES AERO BLDG	101	GENERAL FUND	-	-	110,000	110,000
F0XX4 Total				**-**	**-**	**110,000**	**110,000**
G0007	PAVEMENT MANAGEMENT PROGRAM	207	LOCAL TRANSP FUND ART 8	50,128	346,520	-	346,520
		214	PROP C LOCAL RETURN	51,088	166,960	-	166,960
G0007 Total				**101,216**	**513,480**	**-**	**513,480**
G0026	PUBLIC WORKS SOFTWARE UPGRADE	201	GAS TAX FUND	9,000	105,320	-	105,320
G0026 Total				**9,000**	**105,320**	**-**	**105,320**
G0027	RITTER RANCH CFD 93-1 DEP AGMT	101	GENERAL FUND	-	-	-	-
G0027 Total				**-**	**-**	**-**	**-**
G0028	HIGH SPEED RAIL ADM REIMB AGMT	241	STATE GRANTS FUND	-	-	-	-
G0028 Total				**-**	**-**	**-**	**-**
G0030	GENERAL PLAN UPDATE	101	GENERAL FUND	75	80	-	80
		241	STATE GRANTS FUND	-	-	-	-
G0030 Total				**75**	**80**	**-**	**80**
G0095	PUB FAC ENERGY EFFICIENCY	101	GENERAL FUND	-	-	-	-
		158	AMERICAN RESCUE PLAN FUND	-	-	-	-
	PUB FACILITY ENERGY EFFICIENCY	157	MEASURE AV	766,830	766,830	-	766,830
G0095 Total				**766,830**	**766,830**	**-**	**766,830**

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CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
G0096	BATTERY STORAGE MCADAM	157	MEASURE AV	-	-	-	-
	BATTERY STORAGE PROJECT	205	AIR QUALITY IMPROVEMENT FUND	211,750	211,750	-	211,750
G0096 Total				211,750	211,750	-	211,750
G0157	DIGITAL EQUITY STUDY	241	STATE GRANTS FUND	65,749	254,930	-	254,930
G0157 Total				65,749	254,930	-	254,930
G0165	EECBG GRANT	241	STATE GRANTS FUND	-	-	-	-
G0165 Total				-	-	-	-
G0167	FACILITY ENERGY EFFICIENCY	101	GENERAL FUND	-	-	-	-
G0167 Total				-	-	-	-
G0168	RECORD DIGITIZATION	158	AMERICAN RESCUE PLAN FUND	132,826	463,050	-	463,050
G0168 Total				132,826	463,050	-	463,050
G0171	MULTIAGENCY REGIONAL RES CNTR	101	GENERAL FUND	-	-	-	-
G0171 Total				-	-	-	-
G0172	DOT CHARGING FACILITY INFR	240	FEDERAL FUNDS FUND	-	1,844,000	-	1,844,000
G0172 Total				-	1,844,000	-	1,844,000
G0XX1	ENGINEERING STUDIES	218	MEASURE R LOCAL RETURN	-	-	500,000	500,000
G0XX1 Total				-	-	500,000	500,000
L0013	LMD DESIGN AND RENOVATION	251	LANDSCAPE MAINTENANCE FUND	-	206,280	-	206,280
L0013 Total				-	206,280	-	206,280
L0088	PALM BLVD/47TH LNDSCP	214	PROP C LOCAL RETURN	27,565	147,990	-	147,990
L0088 Total				27,565	147,990	-	147,990
L0193	LMD 24 BOLZ RANCH RD	251	LANDSCAPE MAINTENANCE FUND	-	287,120	-	287,120
L0193 Total				-	287,120	-	287,120
L0194	LMD 24 N8/BOLZ RANCH RD	251	LANDSCAPE MAINTENANCE FUND	-	298,630	-	298,630
L0194 Total				-	298,630	-	298,630
P0009	SAM YELLEN PARK	156	PUBLIC ART FUND	19,072	20,000	-	20,000
		157	MEASURE AV	616,172	1,290,570	850,000	2,140,570
		211	MEASURE A LA COUNTY PARKS	-	-	-	-
		220	PARK DEVELOPMENT FUND	549,987	549,990	-	549,990
		241	STATE GRANTS FUND	260,000	260,000	-	260,000
P0009 Total				1,445,231	2,120,560	850,000	2,970,560
P0027	DRY TOWN WP-REFURBISHMENT	250	PARK ASSESSMENTS FUND	-	300,000	-	300,000
P0027 Total				-	300,000	-	300,000
P0042	COMMUNITY PUBLIC ART PROJECTS	156	PUBLIC ART FUND	-	-	-	-
		242	MISC GRANT/DEVELOPER CONTRIB	-	-	-	-
P0042 Total				-	-	-	-

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CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
P0052	**MARIE KERR PARK N RIDE**	203	PROP A FUND	14,290	4,616,260	2,000,000	6,616,260
		211	MEASURE A LA COUNTY PARKS	-	-	2,383,740	2,383,740
		224	PORTAL RIDGE DRAINAGE FUND	-	1,000,000	-	1,000,000
P0052 Total				**14,290**	**5,616,260**	**4,383,740**	**10,000,000**
P0055	**ARNIE QUINONES PARK**	220	PARK DEVELOPMENT FUND	-	175,000	250,000	425,000
P0055 Total				**-**	**175,000**	**250,000**	**425,000**
P0105	**MK PARK SWIM DECK**	157	MEASURE AV	23,065	-	-	-
		211	MEASURE A LA COUNTY PARKS	571,712	610,310	-	610,310
P0105 Total				**594,777**	**610,310**	**-**	**610,310**
P0109	**SPORTS FIELD MAINTENANCE**	157	MEASURE AV	229,233	1,322,360	-	1,322,360
P0109 Total				**229,233**	**1,322,360**	**-**	**1,322,360**
P0110	**PARK MASTER PLAN**	157	MEASURE AV	-	-	-	-
P0110 Total				**-**	**-**	**-**	**-**
P0111	**SPORTS FIELD LED LIGHT RETROFI**	157	MEASURE AV	-	-	1,530,000	1,530,000
P0111 Total				**-**	**-**	**1,530,000**	**1,530,000**
P0115	**DESERT SANDS PARK IMPROVEMENTS**	229	PUBLIC FACILITIES FUND	-	-	-	-
P0115 Total				**-**	**-**	**-**	**-**
P0117	**BOTW SNACK BAR**	101	GENERAL FUND	182,609	270,200	-	270,200
		157	MEASURE AV	432,706	482,450	-	482,450
		158	AMERICAN RESCUE PLAN FUND	-	-	-	-
P0117 Total				**615,315**	**752,650**	**-**	**752,650**
P0130	**MCADAM PARK RENO**	242	MISC GRANT/DEVELOPER CONTRIB	-	275,000	-	275,000
	MCADAM PARK RENOV	157	MEASURE AV	332,625	10,356,560	-	10,356,560
		254	SEWER MAINT ASSESSMENT DIST	-	200,000	-	200,000
P0130 Total				**332,625**	**10,831,560**	**-**	**10,831,560**
P0131	**COURSON REVITALIZATION**	101	GENERAL FUND	-	150,000	-	150,000
		157	MEASURE AV	-	2,356,900	-	2,356,900
	COURSON REVITALIZATION GRNT	242	MISC GRANT/DEVELOPER CONTRIB	71,817	3,787,310	-	3,787,310
P0131 Total				**71,817**	**6,294,210**	**-**	**6,294,210**
P0140	**MK PARK POOL ENCLOSURE**	157	MEASURE AV	-	702,530	-	702,530
P0140 Total				**-**	**702,530**	**-**	**702,530**
P0144	**BARREL SPRINGS TRL IMPR**	242	MISC GRANT/DEVELOPER CONTRIB	-	100,000	-	100,000
P0144 Total				**-**	**100,000**	**-**	**100,000**
P0151	**MCADAM CULTURAL ART**	156	PUBLIC ART FUND	-	-	75,000	75,000
		157	MEASURE AV	-	44,830	105,170	150,000
		220	PARK DEVELOPMENT FUND	-	-	350,000	350,000
P0151 Total				**-**	**44,830**	**530,170**	**575,000**

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CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
P0172	PELONA VISTA P&R LIGHTING	203	PROP A FUND	-	93,040	-	93,040
P0172 Total				-	93,040	-	93,040
P0180	PLAYHOUSE INFR MAINT	220	PARK DEVELOPMENT FUND	94,406	275,000	-	275,000
P0180 Total				94,406	275,000	-	275,000
P0181	DT LITTLE MINER REFURB	300	WATER PARK	3,271	80,120	-	80,120
P0181 Total				3,271	80,120	-	80,120
P0182	DT PATHWAY LIGHTING RETROFIT	300	WATER PARK	-	316,040	-	316,040
P0182 Total				-	316,040	-	316,040
P0183	DT SPLASH POOL REPAIR	300	WATER PARK	-	-	-	-
P0183 Total				-	-	-	-
P0184	DT TWR B MECHANICAL REFURB	300	WATER PARK	-	156,380	-	156,380
P0184 Total				-	156,380	-	156,380
P0185	DT TWR B REPAIRS	300	WATER PARK	89	44,000	-	44,000
P0185 Total				89	44,000	-	44,000
P0190	ADA SIDEWALKS	280	CDBG FUND	270,045	649,690	-	649,690
P0190 Total				270,045	649,690	-	649,690
P0191	ADA PLAYGROUND IMPR	280	CDBG FUND	-	500,000	-	500,000
P0191 Total				-	500,000	-	500,000
P0192	DRYTOWN DROPSLIDE	101	GENERAL FUND	1,355,187	2,823,850	-	2,823,850
		157	MEASURE AV	8,871	1,149,980	-	1,149,980
P0192 Total				1,364,058	3,973,830	-	3,973,830
P0XX2	DESERT SANDS BASEBALL FIELD IMPR	211	MEASURE A LA COUNTY PARKS	-	-	-	-
P0XX2 Total				-	-	-	-
P0XX3	DESERT SANDS LIGHTING	211	MEASURE A LA COUNTY PARKS	-	-	-	-
P0XX3 Total				-	-	-	-
P0XX6	DRYTOWN KITCHEN REFURB	300	WATER PARK	-	-	500,000	500,000
P0XX6 Total				-	-	500,000	500,000
P0XX7	DRYTOWN PA SYSTEM DESIGN AND INST	300	WATER PARK	-	-	150,000	150,000
P0XX7 Total				-	-	150,000	150,000
S0025	STREET RESURFACING PROGRAM	201	GAS TAX FUND	7,371,434	8,721,500	200,000	8,921,500
		207	LOCAL TRANSP FUND ART 8	146,047	499,010	-	499,010
		210	ROAD MAINT & REHAB ACCT FUND	1,518,318	1,709,270	-	1,709,270
		214	PROP C LOCAL RETURN	1,676,917	3,452,400	-	3,452,400
		218	MEASURE R LOCAL RETURN	-	-	3,913,440	3,913,440
S0025 Total				10,712,716	14,382,180	4,113,440	18,495,620

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CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
S0040	**RANCHO VISTA GRADE SEP PH II**	201	GAS TAX FUND	56,102	893,570	-	893,570
		208	MEASURE R FUND	-	500,000	-	500,000
	RANCHO VISTA GRADE SEP PH 2	218	MEASURE R LOCAL RETURN	-	-	500,000	500,000
	RVB GRADE SEPARATION PHASE II	240	FEDERAL FUNDS FUND	-	-	23,000,000	23,000,000
S0040 Total				**56,102**	**1,393,570**	**23,500,000**	**24,893,570**
S0044	**NO CO FORUMITS EXPANSION**	204	PROP C FUND	680,194	936,040	-	936,040
	NO CO FORUM ITS EXPANSION	203	PROP A FUND	201,013	2,190,590	-	2,190,590
S0044 Total				**881,206**	**3,126,630**	**-**	**3,126,630**
S0049	**SR 138 PALMDALE BLVD 5TH/10TH**	208	MEASURE R FUND	353,187	19,442,630	-	19,442,630
S0049 Total				**353,187**	**19,442,630**	**-**	**19,442,630**
S0050	**SR 138/10TH ST W INTERCHANGE**	208	MEASURE R FUND	18,430	23,447,170	-	23,447,170
S0050 Total				**18,430**	**23,447,170**	**-**	**23,447,170**
S0051	**SR 138/PLMDL BLVD SB 14 RAMP**	208	MEASURE R FUND	8,466,761	22,549,870	-	22,549,870
		209	MEASURE M FUND	936,924	1,156,200	-	1,156,200
S0051 Total				**9,403,685**	**23,706,070**	**-**	**23,706,070**
S0052	**SR 138(SR 14) WDEN RVB TO BLVD**	208	MEASURE R FUND	-	-	-	-
S0052 Total				**-**	**-**	**-**	**-**
S0055	**SR 138 AVE N OVERCROSSING**	208	MEASURE R FUND	-	6,256,620	-	6,256,620
S0055 Total				**-**	**6,256,620**	**-**	**6,256,620**
S0058	**AVE R COMPLETE STRT & SAFE RTS**	201	GAS TAX FUND	374,785	374,790	-	374,790
		207	LOCAL TRANSP FUND ART 8	27,737	27,740	-	27,740
		209	MEASURE M FUND	(6,296)	-	-	-
		240	FEDERAL FUNDS FUND	-	-	-	-
S0058 Total				**396,226**	**402,530**	**-**	**402,530**
S0061	**AVENUE R ITS SIGNAL SYNC**	203	PROP A FUND	78,804	583,980	-	583,980
		204	PROP C FUND	-	2,880,170	-	2,880,170
S0061 Total				**78,804**	**3,464,150**	**-**	**3,464,150**
S0062	**COUNTY PAVEMENT PROJ**	207	LOCAL TRANSP FUND ART 8	46,963	242,990	-	242,990
		210	ROAD MAINT & REHAB ACCT FUND	-	-	-	-
	COUNTY PAVEMENT PROJ CONTRIB	201	GAS TAX FUND	-	735,780	-	735,780
		254	SEWER MAINT ASSESSMENT DIST	-	364,800	-	364,800
	COUNTY PAVEMENT PROJECT	218	MEASURE R LOCAL RETURN	-	168,900	-	168,900
		219	MEASURE M LOCAL RETURN	-	575,090	-	575,090
S0062 Total				**46,963**	**2,087,560**	**-**	**2,087,560**

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CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
S0066	**HSIP ROUNDABOUT @ S-8 & 40TH E**	208	MEASURE R FUND	-	-	-	-
		240	FEDERAL FUNDS FUND	-	-	-	-
	S8 & 40TH EAST	218	MEASURE R LOCAL RETURN	159,044	159,050	-	159,050
	S8 & 40TH EST	156	PUBLIC ART FUND	-	-	-	-
S0066 Total				**159,044**	**159,050**	**-**	**159,050**
S0067	**CIVIC CENTER COMPLETE STREETS**	201	GAS TAX FUND	182	251,400	-	251,400
		218	MEASURE R LOCAL RETURN	26,626	304,950	-	304,950
		219	MEASURE M LOCAL RETURN	27,928	149,630	-	149,630
		241	STATE GRANTS FUND	52,921	282,800	-	282,800
S0067 Total				**107,657**	**988,780**	**-**	**988,780**
S0072	**RV AND SIERRA AT GRADE SEP**	204	PROP C FUND	-	1,272,290	-	1,272,290
S0072 Total				**-**	**1,272,290**	**-**	**1,272,290**
S0075	**RV BLVD SH RR SAFETY CROSSING**	240	FEDERAL FUNDS FUND	20,988	3,633,560	-	3,633,560
S0075 Total				**20,988**	**3,633,560**	**-**	**3,633,560**
S0077	**20TH STREET WEST BRIDGE**	242	MISC GRANT/DEVELOPER CONTRIB	-	742,100	-	742,100
S0077 Total				**-**	**742,100**	**-**	**742,100**
S0125	**AVE M SR14 TO 10TH PUB ART**	218	MEASURE R LOCAL RETURN	-	255,000	-	255,000
S0125 Total				**-**	**255,000**	**-**	**255,000**
S0126	**AVE M INTERCHG IMPRV**	208	MEASURE R FUND	-	6,615,380	-	6,615,380
S0126 Total				**-**	**6,615,380**	**-**	**6,615,380**
S0142	**AVE M GRADE SEPARATION**	214	PROP C LOCAL RETURN	-	-	-	-
		219	MEASURE M LOCAL RETURN	1,533	500,000	-	500,000
		240	FEDERAL FUNDS FUND	-	2,000,000	-	2,000,000
S0142 Total				**1,533**	**2,500,000**	**-**	**2,500,000**
S0143	**GUARDRAIL MAINTENANCE**	201	GAS TAX FUND	-	3,720	-	3,720
S0143 Total				**-**	**3,720**	**-**	**3,720**
S0145	**AVE R SH RR SAFETY CRS**	240	FEDERAL FUNDS FUND	78,107	776,670	-	776,670
S0145 Total				**78,107**	**776,670**	**-**	**776,670**
S0146	**SR138 PLMD BLVD SIDEWALK GAP C**	209	MEASURE M FUND	-	50,000	-	50,000
S0146 Total				**-**	**50,000**	**-**	**50,000**
S0155	**MUSICAL ROAD**	158	AMERICAN RESCUE PLAN FUND	-	-	-	-
S0155 Total				**-**	**-**	**-**	**-**
S0169	**PARKING ENF/SIGNAGE/SWEEPING**	157	MEASURE AV	27,648	29,670	-	29,670
S0169 Total				**27,648**	**29,670**	**-**	**29,670**
S0175	**AVTA BUS STOPS**	203	PROP A FUND	-	-	-	-
S0175 Total				**-**	**-**	**-**	**-**
S0177	**AVTA BUS STOPS**	203	PROP A FUND	-	84,170	-	84,170
S0177 Total				**-**	**84,170**	**-**	**84,170**

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CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
S0186	PALMDALE BLVD ACQ	201	GAS TAX FUND	29,258	497,910	-	497,910
S0186 Total				29,258	497,910	-	497,910
S0187	AVE T DESIGN & ENVIRONMENTAL	210	ROAD MAINT & REHAB ACCT FUND	358,510	2,496,410	-	2,496,410
		219	MEASURE M LOCAL RETURN	-	-	2,500,000	2,500,000
S0187 Total				358,510	2,496,410	2,500,000	4,996,410
S019X	SS4A ACTIVE TRANSP PLAN	203	PROP A FUND	-	-	100,000	100,000
		240	FEDERAL FUNDS FUND	-	-	400,000	400,000
S019X Total				-	-	500,000	500,000
S02XX	SS4A 20TH EAST CORRIDOR	219	MEASURE M LOCAL RETURN	-	-	1,345,540	1,345,540
		240	FEDERAL FUNDS FUND	-	-	5,382,160	5,382,160
S02XX Total				-	-	6,727,700	6,727,700
S02XY	AVE R8 IMPROVEMENTS	210	ROAD MAINT & REHAB ACCT FUND	-	4,300,000	4,500,000	8,800,000
		214	PROP C LOCAL RETURN	-	4,800,000	4,000,000	8,800,000
		218	MEASURE R LOCAL RETURN	-	6,000,000	-	6,000,000
S02XY Total				-	15,100,000	8,500,000	23,600,000
S0XX5	AVE Q COMPLETE STRT & CROSSING	218	MEASURE R LOCAL RETURN	-	-	500,000	500,000
		240	FEDERAL FUNDS FUND	-	-	1,000,000	1,000,000
S0XX5 Total				-	-	1,500,000	1,500,000
S0XX6	DIV ST REALIGNMENT	218	MEASURE R LOCAL RETURN	-	-	750,000	750,000
S0XX6 Total				-	-	750,000	750,000
T0006	TRAFFIC SIGNAL LEFT PHASING	221	TRAFFIC IMPACT FUND	-	100,000	-	100,000
T0006 Total				-	100,000	-	100,000
T0027	15 E/DR 138 INTERSCTN IMPR	214	PROP C LOCAL RETURN	-	120,000	-	120,000
	15 E/SR 138 INTRSCTN IMPRVMT	204	PROP C FUND	-	148,190	-	148,190
T0027 Total				-	268,190	-	268,190
T0031	AVE R 45TH ST E TRAFFIC SIGNAL	221	TRAFFIC IMPACT FUND	-	-	-	-
T0031 Total				-	-	-	-
T0032	RVB & DIVISION ST TRAFFIC	210	ROAD MAINT & REHAB ACCT FUND	18,854	736,890	-	736,890
T0032 Total				18,854	736,890	-	736,890
T0033	Traffic Signal - Auto Ctr & 5t	201	GAS TAX FUND	-	-	-	-
T0033 Total				-	-	-	-
T0127	TRAFFIC SIGNAL M & 20TH E	219	MEASURE M LOCAL RETURN	265,672	377,430	-	377,430
T0127 Total				265,672	377,430	-	377,430
T0129	RVB & ARMFIELD SIGNAL	210	ROAD MAINT & REHAB ACCT FUND	-	-	-	-
T0129 Total				-	-	-	-
T0163	CITYWIDE SIGNAL MOD	218	MEASURE R LOCAL RETURN	29,302	626,940	-	626,940
		240	FEDERAL FUNDS FUND	264,438	5,781,970	-	5,781,970
T0163 Total				293,739	6,408,910	-	6,408,910

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CIP	Description	Fund	Fund Description	2026 YTD Actual	2026 Adopted	2027 Final Proposed Budget	Total Proposed CIP Budget
T0170	TECHNOLOGY DR & 3 ST E	210	ROAD MAINT & REHAB ACCT FUND	-	1,150,000	-	1,150,000
T0170 Total				-	1,150,000	-	1,150,000
T0XX2	TS MOD REWIRE	218	MEASURE R LOCAL RETURN	-	-	250,000	250,000
T0XX2 Total				-	-	250,000	250,000
T0XX3	RETRO SIGN RPLMT	218	MEASURE R LOCAL RETURN	-	-	250,000	250,000
T0XX3 Total				-	-	250,000	250,000
T0XX4	RETRO SIGN RPLMT	218	MEASURE R LOCAL RETURN	-	-	290,000	290,000
T0XX4 Total				-	-	290,000	290,000
T0XXX	AVE M CORRIDOR & USAF IMPR	214	PROP C LOCAL RETURN	-	300,000	23,000	323,000
		240	FEDERAL FUNDS FUND	-	-	1,500,000	1,500,000
T0XXX Total				-	300,000	1,523,000	1,823,000
U0001	STORM DRAIN UPGRADE	219	MEASURE M LOCAL RETURN	-	3,000,000	443,300	3,443,300
		225	PEARLAND DRAINAGE FUND	166,488	2,059,610	607,680	2,667,290
		228	SEWER UPGRADE FUND	157,112	421,900	-	421,900
		254	SEWER MAINT ASSESSMENT DIST	-	2,700,000	-	2,700,000
U0001 Total				323,600	8,181,510	1,050,980	9,232,490
U0002	LIFT STATION ELIM SEWER REPAIR	254	SEWER MAINT ASSESSMENT DIST	-	1,929,920	-	1,929,920
U0002 Total				-	1,929,920	-	1,929,920
U0003	CITY WIDE SEWER REPAIRS	254	SEWER MAINT ASSESSMENT DIST	-	164,860	-	164,860
U0003 Total				-	164,860	-	164,860
U0004	SEWER MANHOLE REPAIR AND RAISE	254	SEWER MAINT ASSESSMENT DIST	-	-	-	-
U0004 Total				-	-	-	-
U0134	FLEET MAINTENANCE BLDG	101	GENERAL FUND	-	-	400,000	400,000
		205	AIR QUALITY IMPROVEMENT FUND	-	-	400,000	400,000
		214	PROP C LOCAL RETURN	-	-	1,900,000	1,900,000
		218	MEASURE R LOCAL RETURN	-	-	1,000,000	1,000,000
		219	MEASURE M LOCAL RETURN	-	-	1,100,000	1,100,000
		254	SEWER MAINT ASSESSMENT DIST	24,905	3,999,540	-	3,999,540
U0134 Total				24,905	3,999,540	4,800,000	8,799,540
Grand Total				32,651,859	233,082,080	72,678,030	305,760,110

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
PERSONNEL REQUESTS

Department	Division	Position Title Requested	Status	FTE	Union (Y/N)	Funding Source	Annual Salary & Benefits Amount
New Position Requests							
Economic & Community Development	Planning	Office Assistant I/II	FT	1	N	General Fund	78,650
Operations	Purchasing	Buyer I/II	FT	1	N	General Fund	138,750
Public Safety	Public Safety	Parking Enfocement Officer	FT	1	N	General Fund	91,050
Parks & Recreation	Community Programs	Administrative Assistant	FT	1	N	General Fund	102,310
Public Works	Administration/CIP	Project Manager	FT	1	N	Various Project Funds	180,350
Public Works	Engineering	Assistant Engineer	FT	1	N	TDA 8/Special Funds	163,540
Public Works	Maintenance	Operator I/II	FT	1	Y	Gas Tax	102,310
Public Works	Maintenance	Sr. Inspector	FT	1	Y	Traffic Signal Assessment Districts	151,210
Public Works	Maintenance	Maintenance Worker I/II	FT	1	Y	Measure AV	84,200
		New Position Total		**9**			**1,092,370**
Reclassification Requests (Existing Positions)							
City Council	Administration	City Council Liaison	FT	1	N	General Fund	8,082
City Manager	Communications	Sr. Manager	FT	1	N	General Fund	14,518
Operations	Information Technology	Sr. Analyst	FT	1	N	I.T. Internal Service Fund	10,829
Public Safety	Public Safety	Sr. Commuity Service Officer	FT	1	N	General Fund	6,647
Parks & Recreation	Aquatics Maintenance	Maintenance Specialist	FT	1	N	General Fund	6,443
Parks & Recreation	Administration	Specialist, Sr	FT	1	N	General Fund	6,470
Public Works	Environmental	Coordinator (Title Change Only)	FT	2	N	General Fund	-
		Reclassification Total		**8**			**52,989**

CITY OF PALMDALE
FY 2027 DRAFT BUDGET
CAPITAL OUTLAY REQUESTS

	Capital Outlay - Technology	Department	Division / Section	Quantity	Funding Source	2027 Proposed
1	Password Manager	Operations	Information Technology	1	IT ISF	50,000
2	Network VideoRecorder (NVR) Storage	Operations	Information Technology	1	IT ISF	160,000
3	Avigilon System Support	Operations	Information Technology	1	IT ISF	125,000
4	Hard Drive Shredder	Operations	Information Technology	1	IT ISF	25,000
5	City Hall Internet Connection Enhancement	Operations	Information Technology	1	IT ISF	12,000
6	City Facility Fiber Upgrade	Operations	Information Technology	1	IT ISF	20,000
			Subtotal			**392,000**
	Equipment					
7	Pool Cover Replacements	Parks & Recreation	Acquatics	1	General Fund	75,000
8	Marie Kerr Pool Replaster	Parks & Recreation	Parks & Facilities	1	Park Development Fund	350,000
9	RFID Theft Prevention System	Parks & Recreation	Parks & Facilities	1	General Fund	53,900
10	Library Scanning Services	Parks & Recreation	Parks & Facilities	1	General Fund	120,000
11	Manzanita Park Playground	Parks & Recreation	Parks & Facilities	1	Park Development Fund	200,000
12	Playhouse Improvements	Parks & Recreation	Events & Culture	1	General Fund	290,000
13	Dog Agility Equipment	Parks & Recreation	Parks & Facilities	1	General Fund	15,000
14	Amphitheater Master Plan	Parks & Recreation	Parks & Facilities	1	Park Development Fund	50,000
			Subtotal			**1,153,900**
	Program Requests					
15	Gaming Program	Parks & Recreation	Recreation Centers	1	General Fund	42,000
16	Cultural Festival	Parks & Recreation	Events & Culture	1	General Fund	110,000
			Subtotal			**152,000**
	Vehicles/Equipment - Replacements					
17	508042 F450 Service Truck with Welder (508042)	Public Works	Maintenance - Parks	1	Fleet ISF	100,000
18	310434 F250 Service Body ZEV Pickup Truck (310434)	Public Works	Maintenance - Landscape	1	Fleet ISF	85,000
19	801158 Stump Grinder (801158/701158)	Public Works	Maintenance - Streets	1	Fleet ISF	80,000
20	812199 410 Backhoe (812199)	Public Works	Maintenance - Streets	1	Fleet ISF	240,000
21	310437 F250 Service Body ZEV Pickup Truck (310437)	Public Works	Maintenance - Landscape	1	Fleet ISF	85,000
22	312065 ZEV Pickup Truck (312065)	Public Works	Maintenance - Utility	1	Fleet ISF	85,000
23	908PD1 ECO250 Top Dresser	Public Works	Maintenance - Parks	1	Fleet ISF	16,000
24	Electric Bunker Rake	Public Works	Maintenance - Parks	1	Fleet ISF	40,000
			Subtotal			**731,000**
	Vehicles/Equipment - New					
25	F150 Truck or ZEV equivalent	Public Works	Maintenance - Parks	1	Fleet ISF	85,000
26	Ramptek 28' Tandem Axle Trailer	Public Works	Maintenance - Traffic	1	Fleet ISF	20,000
27	Class C Equipment Transport Trailer (9999 gvw)	Public Works	Maintenance - Parks	1	Fleet ISF	30,000
28	Tractor with Boom Mower	Public Works	Maintenance - Landscape	1	Fleet ISF	440,000
29	Peterson Grapple-Rolloff Truck	Public Works	Maintenance - CPP	1	Fleet ISF	410,000
30	Toro Dingo Tractor w. Grapple-Brush Mower	Public Works	Maintenance - CPP	1	Fleet ISF	50,000
31	Toro Dingo Concrete Breaker Attachment	Public Works	Maintenance - Landscape	1	Fleet ISF	12,500
32	HD Utility Vehicle	Public Works	Park Maintenance	1	Fleet ISF	25,000
			Subtotal			**1,072,500**
			Grand Total			**3,501,400**

Acronyms

AB	Assembly Bill
ACA	Affordable Care Act
ACFR	Annual Comprehensive Financial Report
AD	Assessment District
ADA	Americans with Disabilities Act
AJCC	America's Job Center of California
AUMA	Adult Use of Marijuana Act
AVEK	Antelope Valley-Eastern Kern Water Agency
AVTA	Antelope Valley Transit Authority
CC	City Council
CCA	Community Choice Aggregation
CDBG	Community Development Block Grant
CFD	Community Facilities District
CIP	Capital Improvement Program
COP	Certificates of Participation
CRA	Community Redevelopment Agency
CSMFO	California Society of Municipal Finance Officers
DAB	Development Advisory Board
DDA	Disposition & Development Agreement
EOC	Emergency Operations Center
EPIC	Energy for Palmdale's Independent Choice
ERAF	Educational Revenue Augmentation Fund
FEMA	Federal Emergency Management Agency
FTE	Full-Time Equivalent
FY	Fiscal Year
GAAP	Generally Accepted Accounting Principles
GASB	Governmental Accounting Standards Board
GAVEA	Greater Antelope Valley Economic Alliance
GFOA	Government Finance Officers Association
GIS	Geographical Information System
HSIP	Highway Safety Improvement Program
HUD	U.S. Department of Housing and Urban Development
HVAC	Heating, Ventilation and Air Conditioning
IDA	Industrial Development Authority
JAG	Justice Assistance Grant
LAD	Landscape Assessment District
LAIF	Local Agency Investment Fund
LED	Light Emitting Diode

LMD	Landscape Maintenance District
MHP	Mobile Home Park
MMRSA	Medical Marijuana Regulation and Safety Act
MTA	Metropolitan Transportation Authority
NPDES	National Pollution Discharge Elimination System
NSP	Neighborhood Stabilization Program
O&M	Operations and Maintenance
OPA	Owner Participation Agreement
OPEB	Other Post-Employment Benefits
PAA	Palmdale Airport Authority
PCA	Palmdale Civic Authority
PCF	Palmdale Community Foundation
PERS	Public Employees' Retirement System
PFA	Palmdale Financing Authority
PROP	Proposition
PSO	Public Security Officer
RDA	Redevelopment Agency
RFP	Request for Proposals
RORF	Redevelopment Obligation Retirement Fund
RPTTF	Redevelopment Property Tax Trust Fund
SA	Successor Agency
SARC	School Accountability Report Card
SAVES	South Antelope Valley Emergency Services
SB	Senate Bill
SCAG	Southern California Association of Governments
SERAF	Supplemental Educational Revenue Augmentation Fund
STPL	Surface Transportation Program – Local
TOT	Transient Occupancy Tax
VLF	Vehicle License Fee
WIA	Workforce Investment Act
WIOA	Workforce Innovation and Opportunity Act

Terms

Accrual Basis – The method of accounting under which revenues and expenses are recorded when they occur, regardless of the timing of related cash flows. Expenses are recorded at the time liabilities are incurred and revenues are recorded when earned.

ACFR – The Annual Comprehensive Financial Report of the City which shows the financial status of the City.

Adoption – Formal action by the City Council that sets the spending limits for the fiscal year.

Appropriation – City Council authorization permitting the City to incur obligations and expend resources during the fiscal year.

Assessed Valuation – An official governmental value placed upon real estate or other property as a basis for levying taxes.

Assessments – Levies that pay for improvements directly benefiting the property owners.

Audit – A review of the City's accounts by an independent auditing firm to substantiate year-end fund balances, reserves, and cash on hand.

Balanced Budget – The City's operating revenues equal or exceed its operating expenditures.

Base Budget – Ongoing expense for personnel, contractual services, and the replacement of supplies and equipment to maintain service levels previously authorized by the City Council.

Beginning / Ending Fund Balance – Unencumbered resources available in a fund from the prior/current year after payment of the prior/current year's expenses. This is not necessarily cash on hand.

Bond – A funding tool representing a written promise to pay a specific sum (face value or principal amount) in the future (maturity date), plus interest. In local California government, bonds are only used to finance capital improvements. There are two types of bonds:

General Obligation Bond – A bond requiring a 2/3 vote of the registered voters and backed by the full faith, credit, and taxing power of the municipality.

Revenue Bond – A bond backed by either the revenue produced by the capital improvement or by commitment of a specific revenue source.

Bond Proceeds – Debt issuances derived from the sale of bonds for the purpose of constructing major capital facilities.

Budget – A financial plan listing proposed operational expenditures and revenue estimates for a particular time period. The budget is proposed until it has been approved and adopted by the City Council. Palmdale's budget encompasses one fiscal year (July 1 to June 30).

Budget Message – A general discussion of the proposed budget as presented in writing by the City Manager to the City Council. The message contains an explanation of principal budget items relative to the current year adopted budget.

Capital Budget – The appropriation of bonds, operating revenue, or fees for improvements to City facilities including buildings, streets, sewer lines, parks, traffic signals, drainage, etc.

Capital Improvement Program – A financial plan of proposed capital improvement projects with single and multiple-year capital expenditures. The City of Palmdale's Capital Improvement Program is a ten-year plan, which is updated annually.

Capital Improvement Projects (CIP) – A permanent addition to the City's assets, including the design, major renovation, construction, or purchase of land, buildings, or facilities. This includes physical structural improvements with a cost of $10,000 or more and a useful life of one year or more. Examples include a new park, building modifications, traffic signals, resurfacing of streets and drainage improvements.

Capital Outlay – A budget category that budgets all equipment having a unit cost of more than $5,000. Capital Outlay is budgeted in the operating budget as opposed to the capital improvement budget.

Contingency Fund – A budgetary reserve set aside for emergency or unanticipated expenditures.

Continuing Appropriation – Resources appropriated for a specific expenditure that is carried over from the prior fiscal year.

Debt Ratio – Total debt divided by total assets. Used by Finance to assess fiscal health, internal controls, etc.

Debt Service – Payments of principal and interest on an obligation resulting from the issuance of bonds, notes, or loans.

Debt Service Requirements – The amount of money required to pay principal and interest on outstanding debt or to accumulate monies for future retirement of term bonds.

Deficit – An excess of expenditures or expenses over resources.

Department – An organizational unit comprised of divisions or programs. This basic organizational unit of government is functionally unique in its delivery of services.

Division – An organizational component of a department.

Encumbrances – Resources committed for future expenditures as a result of signing executory contracts such as purchase orders and specific contracts for goods and services.

Enterprise Fund – An accounting entity that is financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs of providing goods and services to the general public on a continuing basis is financed or recovered primarily through user charges.

Expenditure – The actual spending of funds set aside by an appropriation.

Fiscal Year – A 12-month accounting period used by the City. The City of Palmdale's fiscal year begins July 1 and ends June 30.

Full Time Equivalent Position (FTE) – A part-time position converted to the decimal equivalent of a full-time position based on 2,080 hours per year. For example, a part time typist working 20 hours per week would be equivalent to 0.5 of a full-time position.

Fund – An independent fiscal and accounting entity with a self-balancing set of accounts to record revenue and expenditures.

Fund Balance – The amount of financial resources available for use.

GAAP – Generally Accepted Accounting Principles. Uniform standards for financial accounting and recording, encompassing the conventions, rules and procedures that define accepted accounting principles.

GASB – Governmental Accounting Standards Board is the current standards setting board for governmental GAAP.

General Fund – The primary fund of the City used to account for all revenues and expenditures related to municipal services and maintenance. Examples of departments financed by the General Fund include the City Council, Finance, Planning and Law Enforcement.

General Obligation Bond – A bond requiring a 2/3 vote of the registered voters and backed by the full faith, credit and taxing power of the municipality. This type of bond is used to finance capital improvements in local California governments.

Goal – A statement of broad direction, purpose or intent based on the needs of the community. A goal is general and timeless; that is, it is not concerned with a specific achievement in a given time period.

Grant – A contribution by a government or other organization to support a specific purpose, activity, or facility.

Infrastructure – Facilities upon which the continuance and growth of a community depend such as roads, sewers, public buildings, parks, etc.

Interfund Transfers – The reallocation of money from one fund to another. The receiving fund must spend the transferred money in a way that complies with any restrictions placed on the money when it was originally received by the donor fund.

Investment Policy – A written, Council adopted policy delineating permitted investments of the City's idle cash. The City of Palmdale Investment Policy is typically updated and reaffirmed annually.

Major Fund – Any fund whose revenues or expenditures, excluding other financing sources and uses, constitute more than 10% of the revenues or expenditures of the appropriated budget.

Modified Accrual Basis – The accrual basis of accounting adapted to the governmental fund type spending measurement focus. Under it, revenues are recognized when they become both measurable and available to finance expenditures of the current period. Expenditures are recognized when the related fund liability is incurred.

Municipal Code – A book that contains City Council approved ordinances currently in effect. The Code defines City policy with respect to areas such as planning, business licensing, etc.

Objective – Desired output-oriented accomplishments that can be measured and achieved within a given time frame. Achievement of the objective advances the activity and organization toward a corresponding goal.

Operating Budget – Annual appropriation of funds for ongoing program costs including salaries and benefits, services and supplies, debt service, capital outlay, and capital improvements.

Operating Expenditures – Expenditures for materials, supplies, and services which are ordinarily consumed within a fiscal year and which are not included in departmental inventories.

Ordinance – A formal legislative enactment by the City Council that has the full force and effect of law within City boundaries unless preempted by a higher form of law. An ordinance has a higher legal standing than a resolution.

Palmdale Community Choice Aggregation (CCA) – The Palmdale CCA was formed in April 2019 through California Choice Energy Authority (CalChoice) via City Council resolution to purchase power on behalf of the City's residents.

Palmdale Community Foundation – A 501(c)(3) nonprofit organization organized under the California Nonprofit Public Benefit Corporation Law for public purposes.

PERS – Public Employees Retirement System.

Personnel – A budget category used to account for employee compensation including wages, salaries and fringe benefits such as health, life, and disability insurance, retirement, and car allowance/mileage.

Program – A group of related activities performed by one or more organizational units for the purpose of accomplishing a function.

Property Tax – An *ad valorem* tax on real property based upon the value of the property.

Property Transfer Tax – A tax imposed whenever the ownership of real property changes.

Reimbursement – Payment of amount remitted on behalf of another party, department, or fund.

Reserve – An account used to indicate that a portion of a fund's balance is legally restricted for a specific purpose and is, therefore, not available for general appropriation.

Resolution – A special order of the City Council having a lower legal standing than an ordinance.

Resources – Total amounts available for appropriation including estimated revenues, fund transfers, and beginning fund balances.

Revenue Bonds – A bond usually issued to construct facilities that is backed by either the revenue produced by the capital improvement or by commitment of a specific revenue source.

Revenues – Money received by the City from taxes, fees, permits, licenses, interest, etc. or from other governments during the fiscal year.

Special Revenue Funds – A fund used to account for revenues that are restricted in use by the City, State, or Federal Government.

Subventions – Intergovernmental revenues paid to the City by another government, such as the State.

Transfer – A transfer is a transaction whereby the fund receiving the revenue transfers money to the fund expending the revenue. An example would be an operating transfer from a Special Revenue Fund to the Capital Projects Fund for construction expenditures.

User Fees/Charges – Charges of a voluntary nature paid by the person receiving the service in exchange for the fee.

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2026-032

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING THE PUBLICLY AVAILABLE PAY SCHEDULE FOR GENERAL EMPLOYEE CLASSIFICATIONS TO ENSURE COMPLIANCE WITH THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) PENSIONABLE COMPENSATION REQUIREMENTS.

WHEREAS, the City of Palmdale (City) maintains a comprehensive salary and pay plan for all of its employees and is required to adopt by resolution or ordinance any and all revisions to its salary schedule in order to ensure accurate reporting to the California Public Employees' Retirement System (CalPERS) in compliance with the Public Employees' Retirement Law (PERL) and related regulations; and

WHEREAS, the City Council finds that the publicly available pay schedule is necessary and appropriate to maintain consistency with comparable public agencies and to ensure the proper administration of employee compensation;

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. the City Council of the City of Palmdale hereby adopts the publicly available pay schedule for General employee classifications, attached hereto as Exhibit A, and Exhibit B, and incorporated herein by reference.

SECTION 2. The City Manager, or designee, is hereby authorized to take all necessary actions to implement the terms of this Resolution.

SECTION 3. The publicly available pay schedule, as detailed in Exhibits A and B, is deemed effective on 06/29/2026.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

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PASSED, APPROVED and **ADOPTED** this 2nd day of June, 2026.

Approved as to form:

_____
Eric Ohlsen, Mayor

ATTEST:

_____
Alexandra Severino, City Attorney

_____
Rochelle Scott, City Clerk

I, Rochelle Scott, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 2nd day of June, 2026, by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Rochelle Scott, City Clerk

Classification & Pay Plan Effective: 06/29/2026
Revision Date: N/A
Adopted: 06/02/2026, Resolution No. CC: 2026-032

CLASSIFICATION & PAY PLAN - GENERAL POSITIONS

PART-TIME TITLES	RANGE #	HOURLY RANGE
Intern	14	$18.94 - $21.36
Administrative Intern	18	$20.74 - $26.47
Office Assistant I	20	$22.87 - $29.18
Clerk I*	20	$22.87 - $29.18
SAVES Assistant	22	$25.21 - $32.18
Clerk II*	22	$26.47 - $33.78
Neighborhood Compliance Officer	24	$27.80 - $35.48
Senior Neighborhood Compliance Officer	26	$30.65 - $39.11
Technician I	26	$30.65 - $39.11
Administrative Assistant	27	$32.18 - 41.07
Coordinator I*	30	$37.25 - $47.55

FULL-TIME TITLES	RANGE #	MONTHLY RANGE
Office Assistant I	20	$3,964 - $5,058
Account Clerk I*	22	$4,370 - $5,578
Office Assistant II	22	$4,370 - $5,578
SAVES Assistant	22	$4,370 - $5,578
Account Clerk II*	24	$4,819 - $6,150
Neighborhood Compliance Officer	24	$4,819 - $6,150
Community Compliance Aide I	26	$5,313 - $6,779
Community Service Officer	26	$5,313 - $6,779
Account Clerk, Sr*	26	$5,313 - $6,779
Neighborhood Compliance Officer, Sr	26	$5,313 - $6,779
Technician I*	26	$5,313 - $6,779
Administrative Assistant I*	27	$5,578 - $7,119
Administrative Assistant II*	28	$5,855 - $7,478
Community Compliance Aide II	28	$5,855 - $7,478
Community Service Officer II	28	$5,855 - $7,478
Specialist I*	28	$5,855 - $7,478

Classification & Pay Plan Effective: 06/29/2026
Revision Date: N/A
Adopted: 06/02/2026, Resolution No. CC: 2026-032

TITLE	RANGE #	MONTHLY RANGE
Technician II*	28	$5,855 - $7,478
Administrative Assistant, Sr*	29	$6,150 - $7,847
Coordinator I*	30	$6,457 - $8,242
Planning Aide	30	$6,457 - $8,242
Community Service Officer, Sr	30	$6,457 - $8,242
Technician, Sr*	30	$6,457 - $8,242
Specialist II*	30	$6,457 - $8,242
Buyer I*	31	$6,779 - $8,322
Code Enforcement Officer I	31	$6,779 - $8,322
Executive Assistant*	31	$6,779 - $8,322
Inspector I	31	$6,779 - $8,322
Assistant Planner	32	$7,119 - $9,086
Buyer II*	32	$7,119 - $9,086
Coordinator II*	32	$7,119 - $9,086
Specialist, Sr*	32	$7,119 - $9,086
Supervising Technician*	32	$7,119 - $9,086
Code Enforcement Officer II	33	$7,478 - $9,542
Inspector II	33	$7,478 - $9,542
Buyer, Sr*	33	$7,478 - $9,542
Supervisor I	33	$7,478 - $9,542
Analyst I*	34	$7,847 - $10,019
Associate Planner	34	$7,847 - $10,019
City Council Liaison*	34	$7,847 - $10,019
Coordinator, Sr*	34	$7,847 - $10,019
Engineering Technician, Sr	34	$7,847 - $10,019
Code Enforcement Officer, Sr	35	$8,242 - $10,518
Inspector, Sr	35	$8,242 - $10,518
Supervisor II	35	$8,242 - $10,518
Analyst II*	36	$8,655 - $11,047
Assistant Engineer	36	$8,655 - $11,047
Supervising Coordinator*	37	$9,086 - $11,587
Supervisor, Sr	37	$9,086 - $11,587
Planner, Sr	37	$9,086 - $11,587
Analyst, Sr*	38	$9,542 - $12,177
Safety Officer*	38	$9,542 - $12,177

Superintendent	38	$9,542 - $12,177

TITLE	RANGE #	MONTHLY RANGE
Associate Engineer	39	$10,019 - $12,787
Project Manager	39	$10,019 - $12,787
Supervising Inspector	39	$10,019 - $12,787
Supervising Plan Reviewer	39	$10,019 - $12,787
Emergency Services Administrator	40	$10,518 - $13,426
Manager I*	40	$10,518 - $13,426
Principal Planner	40	$10,518 - $13,426
Manager II*	42	$11,587 - $14,801
Civil Engineer, Sr	42	$11,587 - $14,801
City Clerk*	43	$12,177 - $15,539
Building Official	44	$12,787 - $16,318
Traffic Engineer	44	$12,787 - $16,318
Manager, Sr*	44	$12,787 - $16,318
Deputy Director*	46	$14,097 - $17,989
City Engineer	48	$15,539 - $19,835
Director*	50	$17,132 - $21,869
Deputy City Manager*	51	$17,989 - $22,963
Director of Public Works*	51	$17,989 - $22,963
Assistant City Manager*	55	$21,869 - $27,908
Interim City Manager*	C1	$24,109 - $28,931
City Manager*	C2	$27,560 - $33,072

* = Designated as Confidential positions. Additionally, all positions within the Human Resources, Finance, and City Clerk Departments are also designated as Confidential positions.

Salary Schedule Effective: 06/29/2026
Revision Date: N/A

City of Palmdale
Hourly Wage Range/Step Schedule - General Positions

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	18.94	19.76	20.74	21.36
15	17.27	18.94	19.76	20.74	21.79	22.87
16	18.94	19.76	20.74	21.79	22.87	24.02
17	19.76	20.74	21.79	22.87	24.02	25.21
18	20.74	21.79	22.87	24.02	25.21	26.47
19	21.79	22.87	24.02	25.21	26.47	27.80
20	22.87	24.02	25.21	26.47	27.80	29.18
21	24.02	25.21	26.47	27.80	29.18	30.65
22	25.21	26.47	27.80	29.18	30.65	32.18
23	26.47	27.80	29.18	30.65	32.18	33.78
24	27.80	29.18	30.65	32.18	33.78	35.48
25	29.18	30.65	32.18	33.78	35.48	37.25
26	30.65	32.18	33.78	35.48	37.25	39.11
27	32.18	33.78	35.48	37.25	39.11	41.07
28	33.78	35.48	37.25	39.11	41.07	43.14
29	35.48	37.25	39.11	41.07	43.14	45.27
30	37.25	39.11	41.07	43.14	45.27	47.55
31	39.11	41.07	43.14	45.27	47.55	49.93
32	41.07	43.14	45.27	47.55	49.93	52.42
33	43.14	45.27	47.55	49.93	52.42	55.05
34	45.27	47.55	49.93	52.42	55.05	57.80
35	47.55	49.93	52.42	55.05	57.80	60.68
36	49.93	52.42	55.05	57.80	60.68	63.73
37	52.42	55.05	57.80	60.68	63.73	66.85
38	55.05	57.80	60.68	63.73	66.85	70.25
39	57.80	60.68	63.73	66.85	70.25	73.77
40	60.68	63.73	66.85	70.25	73.77	77.46
41	63.73	66.85	70.25	73.77	77.46	81.33
42	66.85	70.25	73.77	77.46	81.33	85.39
43	70.25	73.77	77.46	81.33	85.39	89.65
44	73.77	77.46	81.33	85.39	89.65	94.14
45	77.46	81.33	85.39	89.65	94.14	98.84
46	81.33	85.39	89.65	94.14	98.84	103.78
47	85.39	89.65	94.14	98.84	103.78	108.97
48	89.65	94.14	98.84	103.78	108.97	114.43
49	94.14	98.84	103.78	108.97	114.43	120.14
50	98.84	103.78	108.97	114.43	120.14	126.17
51	103.78	108.97	114.43	120.14	126.17	132.48
52	108.97	114.43	120.14	126.17	132.48	139.09
53	114.43	120.15	126.17	132.48	139.09	146.04
54	120.15	126.17	132.48	139.09	146.04	153.35
55	126.17	132.48	139.09	146.04	153.35	161.01
C1	139.09	N/A	N/A	N/A	N/A	166.91
C2	159.00	N/A	N/A	N/A	N/A	190.80

City of Palmdale
Bi-weekly Wage Range/Step Schedule - General Positions

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	1,515.20	1,580.80	1,659.20	1,708.80
15	1,381.60	1,515.20	1,580.80	1,659.20	1,743.20	1,829.60
16	1,515.20	1,580.80	1,659.20	1,743.20	1,829.60	1,921.60
17	1,580.80	1,659.20	1,743.20	1,829.60	1,921.60	2,016.80
18	1,659.20	1,743.20	1,829.60	1,921.60	2,016.80	2,117.60
19	1,743.20	1,829.60	1,921.60	2,016.80	2,117.60	2,224.00
20	1,829.60	1,921.60	2,016.80	2,117.60	2,224.00	2,334.40
21	1,921.60	2,016.80	2,117.60	2,224.00	2,334.40	2,452.00
22	2,016.80	2,117.60	2,224.00	2,334.40	2,452.00	2,574.40
23	2,117.60	2,224.00	2,334.40	2,452.00	2,574.40	2,702.40
24	2,224.00	2,334.40	2,452.00	2,574.40	2,702.40	2,838.40
25	2,334.40	2,452.00	2,574.40	2,702.40	2,838.40	2,980.00
26	2,452.00	2,574.40	2,702.40	2,838.40	2,980.00	3,128.80
27	2,574.40	2,702.40	2,838.40	2,980.00	3,128.80	3,285.60
28	2,702.40	2,838.40	2,980.00	3,128.80	3,285.60	3,451.20
29	2,838.40	2,980.00	3,128.80	3,285.60	3,451.20	3,621.60
30	2,980.00	3,128.80	3,285.60	3,451.20	3,621.60	3,804.00
31	3,128.80	3,285.60	3,451.20	3,621.60	3,804.00	3,994.40
32	3,285.60	3,451.20	3,621.60	3,804.00	3,994.40	4,193.60
33	3,451.20	3,621.60	3,804.00	3,994.40	4,193.60	4,404.00
34	3,621.60	3,804.00	3,994.40	4,193.60	4,404.00	4,624.00
35	3,804.00	3,994.40	4,193.60	4,404.00	4,624.00	4,854.40
36	3,994.40	4,193.60	4,404.00	4,624.00	4,854.40	5,098.40
37	4,193.60	4,404.00	4,624.00	4,854.40	5,098.40	5,348.00
38	4,404.00	4,624.00	4,854.40	5,098.40	5,348.00	5,620.00
39	4,624.00	4,854.40	5,098.40	5,348.00	5,620.00	5,901.60
40	4,854.40	5,098.40	5,348.00	5,620.00	5,901.60	6,196.80
41	5,098.40	5,348.00	5,620.00	5,901.60	6,196.80	6,506.40
42	5,348.00	5,620.00	5,901.60	6,196.80	6,506.40	6,831.20
43	5,620.00	5,901.60	6,196.80	6,506.40	6,831.20	7,172.00
44	5,901.60	6,196.80	6,506.40	6,831.20	7,172.00	7,531.20
45	6,196.80	6,506.40	6,831.20	7,172.00	7,531.20	7,907.20
46	6,506.40	6,831.20	7,172.00	7,531.20	7,907.20	8,302.40
47	6,831.20	7,172.00	7,531.20	7,907.20	8,302.40	8,717.60
48	7,172.00	7,531.20	7,907.20	8,302.40	8,717.60	9,154.40
49	7,531.20	7,907.20	8,302.40	8,717.60	9,154.40	9,611.20
50	7,907.20	8,302.40	8,717.60	9,154.40	9,611.20	10,093.60
51	8,302.40	8,717.60	9,154.40	9,611.20	10,093.60	10,598.40
52	8,717.60	9,154.40	9,611.20	10,093.60	10,598.40	11,127.20
53	9,154.40	9,612.00	10,093.60	10,598.40	11,127.20	11,683.20
54	9,612.00	10,093.60	10,598.40	11,127.20	11,683.20	12,268.00
55	10,093.60	10,598.40	11,127.20	11,683.20	12,268.00	12,880.80
C1	11,127.20	N/A	N/A	N/A	N/A	13,352.80
C2	12,720.00	N/A	N/A	N/A	N/A	15,264.00

City of Palmdale
Monthly Wage Range/Step Schedule - General Positions

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	3,282.93	3,425.07	3,594.93	3,702.40
15	N/A	3,282.93	3,425.07	3,594.93	3,776.93	3,964.13
16	3,282.93	3,425.07	3,594.93	3,776.93	3,964.13	4,163.47
17	3,425.07	3,594.93	3,776.93	3,964.13	4,163.47	4,369.73
18	3,594.93	3,776.93	3,964.13	4,163.47	4,369.73	4,588.13
19	3,776.93	3,964.13	4,163.47	4,369.73	4,588.13	4,818.67
20	3,964.13	4,163.47	4,369.73	4,588.13	4,818.67	5,057.87
21	4,163.47	4,369.73	4,588.13	4,818.67	5,057.87	5,312.67
22	4,369.73	4,588.13	4,818.67	5,057.87	5,312.67	5,577.87
23	4,588.13	4,818.67	5,057.87	5,312.67	5,577.87	5,855.20
24	4,818.67	5,057.87	5,312.67	5,577.87	5,855.20	6,149.87
25	5,057.87	5,312.67	5,577.87	5,855.20	6,149.87	6,456.67
26	5,312.67	5,577.87	5,855.20	6,149.87	6,456.67	6,779.07
27	5,577.87	5,855.20	6,149.87	6,456.67	6,779.07	7,118.80
28	5,855.20	6,149.87	6,456.67	6,779.07	7,118.80	7,477.60
29	6,149.87	6,456.67	6,779.07	7,118.80	7,477.60	7,846.80
30	6,456.67	6,779.07	7,118.80	7,477.60	7,846.80	8,242.00
31	6,779.07	7,118.80	7,477.60	7,846.80	8,242.00	8,654.53
32	7,118.80	7,477.60	7,846.80	8,242.00	8,654.53	9,086.13
33	7,477.60	7,846.80	8,242.00	8,654.53	9,086.13	9,542.00
34	7,846.80	8,242.00	8,654.53	9,086.13	9,542.00	10,018.67
35	8,242.00	8,654.53	9,086.13	9,542.00	10,018.67	10,517.87
36	8,654.53	9,086.13	9,542.00	10,018.67	10,517.87	11,046.53
37	9,086.13	9,542.00	10,018.67	10,517.87	11,046.53	11,587.33
38	9,542.00	10,018.67	10,517.87	11,046.53	11,587.33	12,176.67
39	10,018.67	10,517.87	11,046.53	11,587.33	12,176.67	12,786.80
40	10,517.87	11,046.53	11,587.33	12,176.67	12,786.80	13,426.40
41	11,046.53	11,587.33	12,176.67	12,786.80	13,426.40	14,097.20
42	11,587.33	12,176.67	12,786.80	13,426.40	14,097.20	14,800.93
43	12,176.67	12,786.80	13,426.40	14,097.20	14,800.93	15,539.33
44	12,786.80	13,426.40	14,097.20	14,800.93	15,539.33	16,317.60
45	13,426.40	14,097.20	14,800.93	15,539.33	16,317.60	17,132.27
46	14,097.20	14,800.93	15,539.33	16,317.60	17,132.27	17,988.53
47	14,800.93	15,539.33	16,317.60	17,132.27	17,988.53	18,888.13
48	15,539.33	16,317.60	17,132.27	17,988.53	18,888.13	19,834.53
49	16,317.60	17,132.27	17,988.53	18,888.13	19,834.53	20,824.27
50	17,132.27	17,988.53	18,888.13	19,834.53	20,824.27	21,869.47
51	17,988.53	18,888.13	19,834.53	20,824.27	21,869.47	22,963.20
52	18,888.13	19,834.53	20,824.27	21,869.47	22,963.20	24,108.93
53	19,834.53	20,826.00	21,869.47	22,963.20	24,108.93	25,313.60
54	20,826.00	21,869.47	22,963.20	24,108.93	25,313.60	26,580.67
55	21,869.47	22,963.20	24,108.93	25,313.60	26,580.67	27,908.40
C1	24,108.93	N/A	N/A	N/A	N/A	28,931.07
C2	27,560.00	N/A	N/A	N/A	N/A	33,072.00

City of Palmdale
Yearly Wage Range/Step Schedule - General Positions

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	39,395.20	41,100.80	43,139.20	44,428.80
15	N/A	39,395.20	41,100.80	43,139.20	45,323.20	47,569.60
16	39,395.20	41,100.80	43,139.20	45,323.20	47,569.60	49,961.60
17	41,100.80	43,139.20	45,323.20	47,569.60	49,961.60	52,436.80
18	43,139.20	45,323.20	47,569.60	49,961.60	52,436.80	55,057.60
19	45,323.20	47,569.60	49,961.60	52,436.80	55,057.60	57,824.00
20	47,569.60	49,961.60	52,436.80	55,057.60	57,824.00	60,694.40
21	49,961.60	52,436.80	55,057.60	57,824.00	60,694.40	63,752.00
22	52,436.80	55,057.60	57,824.00	60,694.40	63,752.00	66,934.40
23	55,057.60	57,824.00	60,694.40	63,752.00	66,934.40	70,262.40
24	57,824.00	60,694.40	63,752.00	66,934.40	70,262.40	73,798.40
25	60,694.40	63,752.00	66,934.40	70,262.40	73,798.40	77,480.00
26	63,752.00	66,934.40	70,262.40	73,798.40	77,480.00	81,348.80
27	66,934.40	70,262.40	73,798.40	77,480.00	81,348.80	85,425.60
28	70,262.40	73,798.40	77,480.00	81,348.80	85,425.60	89,731.20
29	73,798.40	77,480.00	81,348.80	85,425.60	89,731.20	94,161.60
30	77,480.00	81,348.80	85,425.60	89,731.20	94,161.60	98,904.00
31	81,348.80	85,425.60	89,731.20	94,161.60	98,904.00	103,854.40
32	85,425.60	89,731.20	94,161.60	98,904.00	103,854.40	109,033.60
33	89,731.20	94,161.60	98,904.00	103,854.40	109,033.60	114,504.00
34	94,161.60	98,904.00	103,854.40	109,033.60	114,504.00	120,224.00
35	98,904.00	103,854.40	109,033.60	114,504.00	120,224.00	126,214.40
36	103,854.40	109,033.60	114,504.00	120,224.00	126,214.40	132,558.40
37	109,033.60	114,504.00	120,224.00	126,214.40	132,558.40	139,048.00
38	114,504.00	120,224.00	126,214.40	132,558.40	139,048.00	146,120.00
39	120,224.00	126,214.40	132,558.40	139,048.00	146,120.00	153,441.60
40	126,214.40	132,558.40	139,048.00	146,120.00	153,441.60	161,116.80
41	132,558.40	139,048.00	146,120.00	153,441.60	161,116.80	169,166.40
42	139,048.00	146,120.00	153,441.60	161,116.80	169,166.40	177,611.20
43	146,120.00	153,441.60	161,116.80	169,166.40	177,611.20	186,472.00
44	153,441.60	161,116.80	169,166.40	177,611.20	186,472.00	195,811.20
45	161,116.80	169,166.40	177,611.20	186,472.00	195,811.20	205,587.20
46	169,166.40	177,611.20	186,472.00	195,811.20	205,587.20	215,862.40
47	177,611.20	186,472.00	195,811.20	205,587.20	215,862.40	226,657.60
48	186,472.00	195,811.20	205,587.20	215,862.40	226,657.60	238,014.40
49	195,811.20	205,587.20	215,862.40	226,657.60	238,014.40	249,891.20
50	205,587.20	215,862.40	226,657.60	238,014.40	249,891.20	262,433.60
51	215,862.40	226,657.60	238,014.40	249,891.20	262,433.60	275,558.40
52	226,657.60	238,014.40	249,891.20	262,433.60	275,558.40	289,307.20
53	238,014.40	249,912.00	262,433.60	275,558.40	289,307.20	303,763.20
54	249,912.00	262,433.60	275,558.40	289,307.20	303,763.20	318,968.00
55	262,433.60	275,558.40	289,307.20	303,763.20	318,968.00	334,900.80
C1	289,307.20	N/A	N/A	N/A	N/A	347,172.80
C2	330,720.00	N/A	N/A	N/A	N/A	396,864.00

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2026-035

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING THE PUBLICLY AVAILABLE PAY SCHEDULE FOR PARKS AND RECREATION UNBENEFITED EMPLOYEE CLASSIFICATIONS TO ENSURE COMPLIANCE WITH THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) PENSIONABLE COMPENSATION REQUIREMENTS.

WHEREAS, the City of Palmdale (City) maintains a comprehensive salary and pay plan for all of its employees and is required to adopt by resolution or ordinance any and all revisions to its salary schedule in order to ensure accurate reporting to the California Public Employees' Retirement System (CalPERS) in compliance with the Public Employees' Retirement Law (PERL) and related regulations; and

WHEREAS, the City Council finds that the publicly available pay schedule is necessary and appropriate to maintain consistency with comparable public agencies and to ensure the proper administration of employee compensation;

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. the City Council of the City of Palmdale hereby adopts the publicly available pay schedule for Parks and Recreation unbenefited classifications, attached hereto as Exhibit A, and Exhibit B, and incorporated herein by reference.

SECTION 2. The City Manager, or designee, is hereby authorized to take all necessary actions to implement the terms of this Resolution.

SECTION 3. The publicly available pay schedule, as detailed in Exhibits A and B, is deemed effective on 06/29/2026.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

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PASSED, APPROVED and **ADOPTED** this 2nd day of June, 2026.

Approved as to form:

_____
Eric Ohlsen, Mayor

ATTEST:

_____
Alexandra Severino, City Attorney

_____
Rochelle Scott, City Clerk

I, Rochelle Scott, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 2nd day of June, 2026, by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Rochelle Scott, City Clerk

Classification & Pay Plan Effective: 06/29/2026
Revision Date: N/A
Adopted: 06/02/2026, Resolution CC: 2026-035

CLASSIFICATION & PAY PLAN - PARKS & RECREATION
UNBENEFITED POSITIONS

PART-TIME TITLE	RANGE #	HOURLY RANGE
Program Leader I	1	$20.20 - $22.26
Program Leader II	2	$21.20 - $23.37
Lifeguard I	2	$21.20 - $23.37
Stage Assistant I	2	$21.20 - $23.37
Lifeguard II	3	$22.26 - $24.55
Stage Assistant II	3	$22.26 - $24.55
Senior Program Leader	4	$24.55 - $27.06
Senior Lifeguard	4	$24.55 - $27.06
Stage Assistant III	4	$24.55 - $27.06
Head Lifeguard	5	$25.76 - $28.41
Senior Stage Assistant	5	$25.76 - $28.41

Salary Schedule Effective: June 29, 2026
Revision Date: N/A

City of Palmdale
Hourly Wage Range/Step Schedule
Parks And Recreation Unbenefited Positions

Range	Step A	Step B	Step C
1	20.20	21.20	22.26
2	21.20	22.26	23.37
3	22.26	23.37	24.55
4	24.55	25.76	27.06
5	25.76	27.06	28.41

OFFICE OF THE CITY MANAGER

FY 2026-27 Proposed Budget

City Council Meeting

Tuesday, June 2, 2026

City-wide Budget Summary

	FY 2027 Draft 05/5/26	FY 2027 Proposed	$ Chg	% Chg
Beginning Balance	$ 367,459,358	$ 368,085,028		
Revenues/Transfers In	470,201,960	471,313,960	1,112,000	0.2%
Expenditures/Transfers Out	462,141,170	476,199,820	14,058,650	3.0%
Estimated Ending Fund Balance – Before Reserves	**375,520,148**	**363,199,168**		
Reserve Requirement	(59,688,267)	(59,126,026)		
Estimated Ending Balance	**$ 315,831,880**	**$ 304,071,141**		

General Fund Budget Summary

General Fund	FY 2027 Draft 05/5/26	FY 2027 Proposed	Amount Change	% Ch
Beginning Balance*	$ 97,206,778	$ 97,206,778		
Revenues/Transfers In	128,080,100	128,080,100	-	0.0%
Expenditures/Transfers Out	127,063,800	127,182,550	118,750	0.1%
Estimated Ending Balance (Before Reserves/Restrictions)	**98,223,078**	**98,104,327**		
Reserve Requirement	38,119,140	38,154,765		
Restricted/Assigned Funds	35,000,000	35,000,000		
Estimated Ending Fund Balance – After Reserves	**$ 25,103,938**	**$ 24,949,562**		

General Fund Revenues

Description	FY 2027 Draft 05/5/26	FY 2027 Proposed	Amount Change	% Ch
Property Tax	$ 34,468,920	$ 34,468,920	$ -	0.0%
Sales & Use Tax	51,726,520	51,726,520	-	0.0%
Transient Occupancy Tax	5,350,000	5,350,000	-	0.0%
Franchise Fees	9,683,100	9,683,100	-	0.0%
Use Of Property	3,319,300	3,319,300	-	0.0%
License & Permits	5,470,040	5,470,040	-	0.0%
Charges For Services	1,613,650	1,613,650	-	0.0%
Development Charges	3,091,850	3,091,850	-	0.0%
Fines & Forfeitures	942,420	942,420	-	0.0%
Other Revenue	3,869,000	3,869,000	-	0.0%
Transfer In	8,545,300	8,545,300	-	0.0%
Total Revenues	**$ 128,080,100**	**$ 128,080,100**	**$ -**	**0.0%**

General Fund Expenditures

Description	FY 2027 Draft 05/5/26	FY 2027 Proposed	Amount Change	% Ch
Salaries & Benefits	$ 33,219,680	$ 33,358,430	$ 138,750	0.4%
Organizational Development	722,440	722,440	-	0.0%
Operating	14,439,340	14,429,340	(10,000)	-0.1%
Contract Services	26,867,590	26,497,590	(370,000)	-1.4%
County Contracts	29,075,460	29,075,460	-	0.0%
Utilities	3,238,670	3,238,670	-	0.0%
Capital	669,140	1,029,140	360,000	53.8%
Debt Service	4,612,630	4,612,630	-	0.0%
Transfers Out	12,183,850	12,183,850	-	0.0%
Transfers Out – Reserves	2,035,000	2,035,000	-	0.0%
Total Expenditures	**$ 127,063,800**	**$ 127,182,550**	**$ 118,750**	**0.1%**

Measure AV

Measure AV Fund	FY 2027 Draft 05/5/26	FY 2027 Proposed	Amount Change	% Ch
Beginning Available Balance	$ 9,158,639	$ 9,158,639		
Total Revenues	**24,377,710**	**24,377,710**	**-**	**0.0%**
Expenditures				
Public Safety	13,158,510	13,158,510	-	0.0%
Beautification / Infrastructure / CIP	5,223,750	7,708,920	2,485,170	0.5%
Community Programs	2,952,150	2,952,150	-	0.0%
Economic Development	2,828,500	2,828,500	-	0.0%
Administrative	220,260	220,260	-	0.0%
Total Expenditures	**24,383,170**	**26,868,340**	**2,485,170**	**0.1%**
Estimated Fund Balance – Before Reserves	9,153,179	6,773,179		
Reserve Requirement (10%, Target 25%)	7,314,951	6,717,085		
Estimated Ending Fund Balance- After Reserves	**$ 1,838,228**	**$ 56,094**		

Other Funds

Transportation funds are used exclusively for the repair, maintenance, or improvement of roadways and other transportation infrastructure.

The table below shows the FY 2027 Proposed Transportation fund expenditures:

Transportation Funds	FY 2027 Draft 05/5/26	FY 2027 Proposed	Amount Change	% Chg
Gas Tax Fund	$ 3,893,050	$ 4,495,380	$ 602,330	15.5%
Prop A Fund	7,460,710	7,460,710	-	0.0%
Prop C Fund	11,194,650	7,917,650	(3,227,000)	-29.3%
Local Transp Art 3 Fund	-	-	-	0.0%
Local Transp Art 8 Fund	8,644,850	8,231,410	(413,440)	-4.8%
Measure R Fund	1,500,000	8,328,440	6,828,440	455.2%
Measure M Fund	2,888,840	5,388,840	2,500,000	86.5%
Total Expenditures	**$ 35,582,100**	**$ 41,822,430**	**$ 6,240,330**	**17.5%**

Capital Improvement Program

Project Type	FY 2026 Draft 05/5/26 CIP	FY 2027 Proposed CIP	Amount Change	% Chg
Bicycle & Pedestrian	$ 846,910	$ 2,346,910	$ 1,500,000	177.1%
Drainage	7,318,050	10,568,050	3,250,000	44.4%
Facilities	29,417,220	31,307,220	1,890,000	6.4%
General Improvements	4,159,440	4,659,440	500,000	12.0%
Parks & Recreation	42,375,220	44,092,300	1,717,080	4.1%
Sewer and Watershed	20,126,810	20,126,810	-	0.0%
Streets	176,441,520	181,004,960	4,563,440	2.6%
Traffic	10,841,420	11,654,420	813,000	4.9%
Total Capital Improvement Projects	**$ 291,526,590**	**$ 305,760,110**	**$ 14,233,520**	**4.9%**

Personnel

Department	Division	Title	FTE	$ Impact
Public Safety	Public Safety	Parking Enforcement Officer	1	$ 91,050
E&CD	Planning	Office Assistant I/II	1	78,650
Parks & Recreation	Community Programs	Administrative Assistant	1	102,310
Public Works	Administration	Project Manager	1	180,350
Public Works	Engineering	Assistant Engineer	1	163,540
Public Works	Maintenance	Maintenance Worker I/II	1	84,200
Public Works	Maintenance	Sr. Inspector	1	151,210
Public Works	Maintenance	Operator I/II	1	102,310
Operations	Purchasing	Buyer I/II	1	138,750
Total Requested			**9.0**	**$ 1,092,370**

Discussion

City Council Staff Report

DATE: **JUNE 2, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY ATTORNEY'S OFFICE**

DISTRICT: **ALL**

SUBJECT: **DISCUSSION AND DIRECTION REGARDING PREPARATION OF RESOLUTIONS RELATED TO THE POTENTIAL REPEAL AND DEFERRED IMPLEMENTATION OF MEASURE PD**

RECOMMENDATION

Staff recommend that the City Council discuss and provide direction to staff regarding a motion to:

1. Draft a resolution ordering that an ordinance to fully repeal Measure PD be submitted to the voters at the General Municipal Election on November 3, 2026;

2. Draft a resolution to defer implementation and collection of the full amount of the Measure PD sales and use tax increase, with such deferral remaining in effect until certification of the November 3, 2026, election results; and,

3. Return both resolutions to the City Council for consideration and action at the next regularly scheduled City Council meeting.

BACKGROUND

At its May 5, 2026, meeting, the City Council directed staff to place this item on the agenda for discussion.

Measure PD, the "Palmdale Essential Services Protection Measure," was approved by Palmdale voters at the November 5, 2024, General Municipal Election. The measure authorized an increase to the City's transactions and use tax rate. Following certification of the election results, the City Council adopted the required ordinance implementing the voter-approved tax.

Under California Elections Code Sections 9222 and 1415, a City Council may submit a proposed ordinance to the voters, including an ordinance that would repeal a previously adopted or voter-approved measure. Any such repeal ordinance must be placed before the voters at a regular municipal election or at a special election called for that purpose.

The next regularly scheduled General Municipal Election for the City of Palmdale will occur on November 3, 2026.

DISCUSSION

If directed, staff will prepare a resolution placing an ordinance on the November 3, 2026, ballot that would fully repeal Measure PD. Adoption of such a resolution would constitute the Council's formal action ordering the submission of the repeal ordinance to the voters, consistent with Elections Code requirements.

The motion also proposes that the City Council consider a resolution deferring implementation and collection of the full Measure PD tax rate until after November 3, 2026, election results are certified. A deferral resolution would not repeal or amend Measure PD; rather, it would direct staff to continue collecting the tax at the currently implemented rate and to postpone any increase to the full authorized rate pending the outcome of the 2026 election.

If the Council provides direction to proceed, staff will prepare both resolutions and place them on the agenda for the next regularly scheduled City Council meeting for formal consideration and possible action.

FISCAL IMPACT

$0; There is no fiscal impact associated with this discussion.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

B. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Alexandra Severino, City Attorney
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

None