City Council and Successor Agency to the Brea Redevelopment Agency Agenda

Closed Session - 6:00 p.m.
General Session - 7:00 p.m.

Tuesday, October 6, 2026, 7:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

Cecilia Hupp, Mayor **Marty Simonoff,** Mayor Pro Tem

Christine Marick, Council Member **Blair Stewart,** Council Member **Steven Vargas,** Council Member

This agenda contains a brief general description of each item that the Council will consider. The City Clerk has on file copies of written documentation relating to each item of business on this agenda available for public inspection. Contact the City Clerk's Office at (714) 990-7756 or view the agenda and related materials on the City's website at https://www.cityofbrea.gov/1857/Meetings-and-Agendas. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website, subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Council

The Council encourages interested people to address this legislative body by making public comments. Public comments may be made during public hearing items or during designated agendized and non-agendized public comment periods. Public comments are limited to five (5) minutes per speaker, unless a different time is announced by the Mayor/presiding Chair.

The Council encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. State law generally prohibits the City Council from responding to or acting upon matters not listed on this agenda. Council rules prohibit clapping, booing, or shouts of approval or disagreement from the audience.

In-Person Option – Members of the public can provide in-person comments in the Council Chambers. Speakers who wish to address the Council must do so by submitting a speaker card. Members will be called on in the order that cards are received, and all in-person public comments will be heard prior to virtual public comments.

Virtual Option – Members of the public may provide live comments during the designated public comment period by Zoom or conference call. To join by Zoom, click the following link or enter it into your web browser https://cityofbrea-net.zoom.us/j/82834064814 Meeting ID: 828 3406 4814. To join the conference call, dial (213) 338-8477 and when prompted, enter the Meeting ID followed by "#". You will be prompted by the City Clerk when it is time for each comment period and you may request to speak by raising your hand on Zoom or dialing *9 from your phone.

Written Comments – Written comments may be submitted in advance of the meeting by emailing cityclerksgroup@cityofbrea.gov. Written comments received by 3 p.m. on the day of the meeting will be provided to the Council, made available to the public at the meeting, and included in the official record of the meeting.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 990-7757. A notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Important Notice

The City of Brea shows both live broadcasts and replays of City Council meetings on Brea Cable Channel 3 and over the Internet at www.cityofbrea.gov. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice as previously described.

Reminder: Please silence all cell phones and other electronic equipment while the Council is in session.

1. CLOSED SESSION - EXECUTIVE CONFERENCE ROOM 3RD FLOOR - TIME 6:00 P.M.

1.A. Call to Order/Roll Call

1.B. Public Comment

1.C. Conference with Legal Counsel Pursuant to Government Code Section 54956.9(d)(2) - Anticipated Litigation. Significant Exposure to Litigation: 1 potential case. Facts and Circumstances: Urban Habitat Claim.

1.D. Conference with Legal Counsel Pursuant to Government Code Section 54956.9(d)(4) - Anticipated Litigation. Initiation of Litigation: 2 potential cases.

1.E. Conference with Legal Counsel Pursuant to Government Code Section 54956.9(d)(1) - Existing Litigation. Name of Case: City of Brea v. Schwarze Industries (Case No. 30-2024-01437243-CU-BC-CJC).

2. GENERAL SESSION - COUNCIL CHAMBERS PLAZA LEVEL - 7:00 P.M.

2.A. Call to Order/Roll Call

2.B. Pledge of Allegiance: Boy Scout Troop 707

2.C. Invocation: Pastor Dan Crane, Formation Church

2.D. Commendation: Shirley Marks 100th Birthday

2.E. Commendation: Brea Police Department K9 Mirk

2.F. Presentation: OCTA SR-57 Truck Climbing Lane Project

2.G. Presentation - Integrated Crime Center (ICC) Update & Automated License Plate Reader (ALPR) Program Overview

2.H. Community Announcements

2.I. Public Comment - Agenda Items
The City Council will address comments on agenda items during this section and speakers will be called in the order received. Comments relating to public hearing items will be heard during the public hearing.

2.J. Response to Public Inquiries

3. CONSENT CALENDAR

The City Council/Successor Agency approves all Consent Calendar matters with one motion unless Council/Agency or Staff requests further discussion of a particular item. Items of concern regarding Consent Calendar matters should be presented during "Public Comment - Agenda Items."

3.A. September 15, 2026 Special City Council Meeting Minutes

— 1. Approve.

3.B. Commercial Office Lease Agreement between the City of Brea and Richards, Watson & Gershon (RWG)

— 1. Approve a one-year Commercial Office Lease Agreement with RWG;

— 2. Authorize the City Manager or designee to approve non-substantive changes, as well as amend and extend the term of the Commercial Office Lease Agreement, not to exceed a total of two years; and

— 3. Amend the City's General Fund (110) Operating Budget to appropriate $53,996 in Fiscal Year 2026-27 in additional revenue from the new Commercial Office Lease Agreement.

3.C. Second Reading of Ordinance No. 1277 to Increase E-Bike Fine Amount

— 1. Waive full reading and adopt Ordinance No. 1277, "An Ordinance of the City of Brea Revising Electric Mobility Device Regulations, Amending the Brea City Code, and Approving a CEQA Exemption."

3.D. August Outgoing Payment Log and City Disbursement Registers for September 11, September 18, and September 25, 2026

— 1. Receive and file.

4. PUBLIC HEARING

This portion of the meeting is for matters that legally require an opportunity for public input. Audience participation is encouraged and is limited to 5 minutes per speaker.

4.A. Public Hearing to Consider Ordinance No. 1278 Cancellation of Development Agreement No. 19-01 for the Former Mercury Lane Residential Planned Community Project Located at the Southeast Corner of Mercury Lane and Berry Street

— 1. Find the cancellation of Development Agreement No. 19-01 exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3);

— 2. Introduce by title only and waive further reading of Ordinance No. 1278 "An Ordinance of the City Council of the City of Brea approving cancellation of Development Agreement No. 19-01 (Mercury Lane Residential Planned Community)";

— 3. Open and conduct a public hearing;

— 4. Schedule second reading and adoption of the aforementioned ordinance at the next regular City Council meeting; and

— 5. Authorize the City Manager, or their designee, to execute the following documents on behalf of the City, subject to any non-substantive changes deemed necessary or appropriate by the City Manager and the City Attorney: a. Cancellation of Development Agreement; b. Affordable Housing Agreement Termination; and c. Workforce Housing Restrictive Covenant Termination.

4.B. Conduit Financing for the Mercury Senior Apartments Affordable Housing Project

— 1. Conduct a public hearing under the Tax and Equity Fiscal Responsibility Act (“TEFRA”) and the Internal Revenue Code of 1986, as amended (the “Code”) in connection with the proposed issuance of qualified exempt facility bonds by the California Municipal Finance Authority (“CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed $60,000,000, (the “Bonds”), to finance or refinance the acquisition, construction, improvement and equipping of a senior multifamily rental housing project (“Project”) located at the southeast corner of Mercury Lane and Berry Street; and

— 2. Adopt Resolution No. 2026-66 approving the issuance of the Bonds by the CMFA for the benefit of Mercury Brea LP, a partnership of which C&C Development Co., LLC (“Developer” or “Borrower”) or a related person to the Developer is the general partner, to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and California Government Code Section 6500 (and following).

5. PUBLIC COMMENT - NON-AGENDA ITEMS

The City Council will address comments on non-agenda items during this section and speakers will be called in the order received.

5.A. Public Comment - Non-Agenda Items

6. ADMINISTRATIVE ANNOUNCEMENTS

6.A. City Manager

6.B. City Attorney

6.C. Council Requests

7. COUNCIL ANNOUNCEMENTS

7.A. Council Announcements

8. ADJOURNMENT

8.A. Meeting Adjournment

Date Posted: October 1, 2026

CITY of BREA

City Council Regular Meeting
Communication
October 6, 2026
Item No. 2G.

Presentation - Integrated Crime Center (ICC) Update & Automated License Plate Reader (ALPR) Program Overview

TO	PREPARED BY
Honorable Mayor and City Council Members	Adam Hawley, Police Chief
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Kristin Webster, City Manager	Kristin Webster, City Manager

RECOMMENDATION

Staff recommends that the City Council take the following action:

1. Receive and file an update from the Brea Police Department regarding the Integrated Crime Center (ICC) and Automated License Plate Reader (ALPR) program.

BACKGROUND/DISCUSSION

The Brea Police Department has continued to expand its use of technology and data-driven strategies to enhance public safety and support the Department's investigative and operational capabilities.

The Integrated Crime Center (ICC) brings together multiple public-safety technologies and information resources to provide officers and investigators with enhanced situational awareness and investigative tools.

As part of the ICC, the City's Automated License Plate Reader (ALPR) program helps identify vehicles of investigative interest and develop leads related to criminal activity. The program is governed by Brea Police Department policies and applicable laws designed to ensure appropriate use and protection of privacy.

The presentation is intended to provide the City Council and the community with a general overview of these technologies and their role in enhancing safety and quality of life in Brea.

FISCAL IMPACT/SUMMARY

There is no fiscal impact to the General Fund.

Attachments

The Brea Police Department's Commitment to the Ethical and Responsible Use of Technology - Updated 09 2026.pdf

BPD ALPR Overview - Updated 09 2026.pdf

BPD Alpr Myth v Fact.pdf

The Brea Police Department's Commitment to the Ethical and Responsible Use of Technology

The Brea Police Department (BPD) is committed to enhancing safety and quality of life through smart, empathetic, and responsive policing in partnership with the community. Technology is a vital component of modern policing because it enhances our ability to prevent and solve crime, respond quickly and effectively to incidents, and operate with greater transparency and accountability. Today's policing environment demands real-time information, data-driven decision-making, and tools that improve both officer safety and community trust. However, the BPD recognizes that technology must be used responsibly, thoughtfully, and with the utmost respect for civil liberties and the dignity of every person. This document outlines the BPD's commitment to implementing all technological initiatives with transparency and strict adherence to the highest ethical standards and applicable federal, state, and local laws.

Key Commitments, Guiding Principles, Safeguards, and Compliance with Applicable Laws:

The Brea Police Department's use of technology is fundamentally aligned with our Core Values: **Professionalism, Honor, Integrity, Innovation, and Trust**.

- **Strengthening Public Safety and Enhancing Capabilities:** BPD is committed to optimizing our effectiveness and efficient service delivery through the intelligent use of modern technology. Our investments, such as the Integrated Crime Center (ICC) and Drone as a First Responder programs, are designed to provide responding officers with real-time, actionable intelligence and serve as a rich source of investigative leads, helping us solve crimes that would otherwise go unsolved. Technology provides better communication tools and increased analytical capabilities, assisting personnel in detecting and investigating criminal activity, which in turn enhances community and officer safety.

- **Implementing Thoughtfully and Ethically:** BPD is committed to ensuring that technology is used only in ways that are purposeful, ethical, and unbiased. Police have a duty to use technology ethically and responsibly, balancing operational needs with the protection of civil liberties. Our use will never exceed what is necessary to achieve legitimate, specific law enforcement objectives.

- **Transparency and Data Integrity:** BPD openly shares information about technology use, highlighting success stories and being transparent about any misuse, because transparency is key to maintaining and enhancing police-community relations. We safeguard all collected data, including personally identifiable information (PII), through robust internal cybersecurity measures, ensuring that only authorized users access data for legitimate law enforcement purposes. We commit to retaining data in compliance with all applicable statutes and retention policies.

- **Limitations on Automated Decision-Making:** BPD firmly believes that technology is a tool designed to augment human capabilities, not replace them. All critical decisions based on technology outputs will be made through human interpretation of data. Our policy expressly prohibits the use of generative technology that automates decision-making.
- **Restrictions on Surveillance Technology:** BPD recognizes that California law prohibits the installation, activation, or use of biometric surveillance systems, including facial recognition, in connection with body-worn cameras. Furthermore, the use of live or real-time facial recognition is strictly limited to exigent circumstances with life-and-death consequences (e.g., missing children or at-risk elderly adults). Additionally, we will not place City-owned cameras in private spaces and will not record in areas or at times where there is a reasonable expectation of privacy without legal authority.
- **Responsible Drone Use:** BPD's Unmanned Aerial Systems (UAS) and Drones as a First Responder (DRF) aircraft will be used to respond to specific incidents, not for random patrols. UAS/DFR shall not be used to target a person based solely on actual or perceived characteristics such as race, ethnicity, national origin, religion, sex, sexual orientation, or economic status. Drone flights are automatically posted on the Police Department's website to maximize transparency.
- **Adhering to Legal Standards:** BPD operates in strict compliance with all applicable federal, state, and local laws and ordinances. This legal framework includes robust protections for privacy and civil rights. We maintain close coordination with legal counsel to review policies governing technology use.
- **Adherence to the California Values Act (SB 54):** In accordance with the California Values Act (Government Code § 7284 et seq.), BPD shall not use department resources or personnel to investigate, interrogate, detain, detect, or arrest individuals for immigration enforcement purposes. Specifically, we will not inquire into an individual's immigration status or intentionally participate in arrests based on civil immigration warrants. Furthermore, our policies ensure that data governance for department databases limits the availability of information for immigration enforcement to the fullest extent practicable. We will not release personal information from agency databases to enforce any program that compiles data on individuals based on religious belief, affiliation, national origin, or ethnicity.

Conclusion

The Brea Police Department believes that the ethical and responsible use of technology is foundational to modern policing. We are committed to maximizing the public safety benefits these tools offer while strictly protecting the rights and privacy of every person in our community. By maintaining transparency, accountability, human oversight, and absolute adherence to our Core Values and the law, we will ensure that our use of technology strengthens community partnerships and helps create safer neighborhoods.

Brea Police Department's Automated License Plate Reader (ALPR) Program

OUR CORE COMMITMENT: The Brea Police Department (BPD) utilizes Automated License Plate Reader (ALPR) technology within our Integrated Crime Center (ICC) to provide real-time actionable intelligence, protect public safety, and generate investigative leads to help solve crimes. Aligned with our Core Values of Professionalism, Honor, Integrity, Innovation, and Trust, we ensure that ALPR operations are governed by strict technical query controls, mandatory human verification, annual audits, and absolute respect for constitutional civil liberties.

1. System Purpose, Technology Scope & Fourth Amendment Principles

- **Public Safety Purpose:** Our ALPR cameras are deployed at key fixed ingress and egress locations along our city's borders and commercial hubs. They provide continuous protection against organized retail theft, burglaries, vehicle thefts, and violent crime.
- **Vehicle Leads, Not Driver Profiles:** ALPR cameras capture still photographs of license plates and vehicle attributes (make, color, body type) voluntarily displayed on public roadways where courts hold there is no reasonable expectation of privacy (We commit to retaining data in compliance with all applicable statutes and retention policies). The system does NOT capture driver/passenger identities, names, DOBs, SSNs, addresses, or DMV personal records at the time of a scan.
- **Fourth Amendment Distinctions:** ALPR records public roadway observations and differs fundamentally from geofence warrants (Chatrie v. United States) or GPS tracking (United States v. Jones; Carpenter v. United States).
- **Strict Ban on Facial Recognition & Private Spaces:** California law strictly prohibits integrating facial recognition or biometric tools with ALPR systems. Furthermore, BPD will never place City-owned cameras in private residential spaces or areas with a reasonable expectation of privacy without legal authority.

2. Technical Search Safeguards, System Access & Accountability

Arbitrary or open-ended database browsing is technically impossible in BPD's ALPR portal. Access is strictly regulated through a mandatory three-tier query verification system:

- **Mandatory Technical Input for all Queries:** The software portal technically blocks and rejects any database search unless the operator enters required data fields: (1) Authorized Employee Name & ID, (2) Documented Legitimate Law Enforcement Purpose, and (3) Specific Criminal Case or Official Incident Report Number.
- **Automated Audit Logging (Civil Code § 1798.90.52):** Every system query automatically generates an unalterable audit log documenting the operator credentials, exact timestamp, search terms, and corresponding criminal case number.
- **System Audits:** BPD is committed to conducting comprehensive administrative audits of ALPR access logs to verify data security and privacy compliance.
- **Mandatory User Training & Certification:** All authorized sworn and professional staff must complete ALPR System Training, CJIS Security Awareness Training, and review all relevant BPD Policies related to technology.
- **Data Retention:** BPD retains ALPR scan data in compliance with all applicable statutes and retention policies; strictly for official law enforcement and investigative purposes. All historical data remains password-protected, CJIS-compliant, and accessible solely through documented case queries.

3. Legal Compliance, Data Ownership & Empirical Effectiveness

- **Mandatory CLETS Human Verification (Detect → Verify → Investigate):** No officer acts on a plate read alone. Officers must independently verify every ALPR alert through the California Law Enforcement Telecommunications System (CLETS) or dispatch before taking any enforcement action.
- **California Values Act (SB 54) & SB 34 Compliance:** In strict accordance with Government Code § 7284 et seq. and Penal Code § 186.36, BPD flatly prohibits sharing ALPR data out-of-state or with federal authorities (e.g., ICE, CBP) for civil immigration enforcement or religious/ethnic profiling.
- **Outright Agency Data Ownership:** BPD owns all ALPR data outright. Vendor contracts (Vigilant / Motorola Solutions) grant technology providers zero rights to access, mine, commercialize, or sell agency data.
- **Community Survey Mandate:** Deployment was directly shaped by community engagement (town halls, surveys, Coffee with a Cop). In BPD community surveys, nearly two-thirds (63%) of respondents requested ALPR deployment to protect neighborhoods.
- **Proven Crime Reduction Efficacy:** Independent national empirical research across 216 law enforcement agencies (Mourtgos & Adams, 2026) demonstrates that fixed ALPR deployments yield an 11.0% reduction in motor vehicle theft and a 15.9% increase in arrest clearances.

4. Summary Matrix: Common Misconceptions vs. Operational Realities

Common Misconception	Operational Reality & Guardrails
ALPRs track driver identities, personal profiles, and build continuous surveillance databases.	Captures public license plates & vehicle attributes. No driver identity, DMV personal records, or facial recognition captured. Placed on public roads, never private spaces.
Officers can perform arbitrary searches or open-ended browsing without specific cause.	A search requires mandatory entry of Username, Legitimate Purpose, and Criminal Case Number. System logs all queries for annual audits.
ALPR scan data is shared with out-of-state agencies or federal immigration authorities.	SB 34 and SB 54 (California Values Act) flatly prohibit data sharing for civil immigration enforcement. BPD owns data outright; vendor has zero commercial rights.
ALPR hits automatically trigger enforcement stops or automated traffic tickets.	No automated ticketing. BPD mandates CLETS human verification before any enforcement stop. Officers must independently confirm hit details prior to action.
Historical scan data should be deleted after 30 days to prevent investigative misuse.	Reasonable data retention preserves evidence needed to investigate organized retail thefts, serial burglaries, and violent crimes, including sexual assaults and homicides, which have long or no statute of limitations. Access remains password-protected and audit-logged.

Conclusion: Public safety and constitutional civil liberties are complementary principles. The Brea Police Department's deployment of ALPR technology incorporates strict technical query locks, mandatory human review, robust SB 34/SB 54 protections, and administrative audits. By replacing common misconceptions with operational facts, BPD reaffirms its commitment to ethical, transparent, and effective policing in full partnership with the community.

Brea Police Department Automated License Plate Recognition (ALPR) Technology Myths vs. Facts

Policymakers and communities deserve clear and accurate facts about how ALPR works, the limits of the technology, and its proven role in helping protect communities and save lives. Law enforcement is committed to ensuring that ALPR technology is used responsibly, with strong safeguards, transparency, and meaningful accountability.

- MYTH: ALPR is new and untested technology.
- FACT: For more than 20 years, ALPR has been a proven public-safety tool that provides critical leads when information is limited and time matters.

ALPR helps law enforcement find missing and endangered children, rescue human trafficking and kidnapping victims, identify vehicles linked to violent crimes, apprehend dangerous suspects and fugitives, and recover stolen vehicles.

- MYTH: ALPR is always recording and continuously tracks people and vehicles.
- FACT: ALPR captures a still photograph of a license plate when a vehicle passes a camera in a publicly accessible area; not continuous video of a vehicle's movements. A series of discrete vehicle observations is not tracking.

The image includes the vehicle, its publicly displayed license plate, and the date, time, and location. It does not identify the driver or occupants or show everywhere the vehicle has traveled.

- MYTH: People are stopped and arrested based only on an ALPR alert.
- FACT: An ALPR alert is an investigative lead - not proof of a crime, identification of a person, or an automatic basis for arrest.

Officers must independently verify the license plate and the underlying alert and develop additional facts before taking enforcement action. ALPR does not establish guilt or, on its own, probable cause for an arrest.

- MYTH: ALPR causes people to be stopped unnecessarily.
- FACT: The opposite is true. ALPR helps prevent unnecessary stops by allowing officers to identify a specific vehicle instead of relying on a general description and stopping vehicles en masse.

A description such as a dark sedan or white pickup truck may match hundreds of vehicles. License plate information helps officers narrow the search and avoid stopping drivers based only on those general characteristics.

- MYTH: ALPR obtains information that is otherwise unavailable to law enforcement.
- FACT: ALPR automates what officers have always lawfully done: observe publicly displayed license plates and compare them to lists of license plates associated with stolen vehicles, active warrants, and vehicles related to criminal investigations or missing people.

Instead of requiring officers to enter each plate manually into an in-car computer, ALPR reads and checks the plate against "hot lists" more quickly and efficiently.

- MYTH: Sharing ALPR information across jurisdictions is a privacy violation and is unnecessary.
- FACT: Criminals cross jurisdictional lines; investigations have to follow them. Responsible sharing of ALPR information is essential to allow law enforcement to follow legitimate investigative leads across jurisdictions.

Sharing helps agencies connect crimes, locate missing or kidnapped individuals, identify trafficking activity, and apprehend dangerous offenders. It must be limited to authorized law enforcement purposes and governed by consistent safeguards.

- MYTH: Historical ALPR information has little investigative value.
- FACT: Reasonable retention periods are critical because serious crimes may not be reported immediately and investigations develop over time.

A relevant vehicle may not be identified until days, weeks, or months later. If the ALPR record has already been deleted, an important investigative lead may be permanently lost.

- MYTH: ALPR use is largely unregulated, and misuse goes undetected or unpunished.
- FACT: Law enforcement agencies already operate ALPR systems under safeguards requiring authorized access, documented queries, verification, auditing, and meaningful consequences for misuse. That is how publicly reported instances of misuse have been caught.

Searchable audit logs identify who accessed the system, when a search occurred, and why it was conducted. When misuse has occurred, these logs have helped uncover it, leading to discipline or termination and, in some cases, criminal prosecution. These safeguards should be the consistent standard for every law enforcement agency using ALPR.

- MYTH: Law enforcement sells ALPR information for commercial gain.
- FACT: Law enforcement ALPR information is used solely for authorized public safety purposes.

License plate images collected by law enforcement agencies and ALPR query data are controlled law enforcement records and are not a government or commercial revenue source. Responsible agency policies and provider agreements expressly prohibit the sale of law enforcement ALPR data.

- MYTH: ALPR violates individuals' Fourth Amendment expectation of privacy.
- FACT: Courts across the country have repeatedly held that ordinary use of ALPR systems does not violate the Fourth Amendment or require a warrant.

License plates are publicly displayed, and ALPR documents when and where a vehicle was photographed. A publicly displayed license plate does not become private simply because technology makes the observation.

Courts have distinguished this limited ALPR information from the tracking of a person's movements through cell phone location history at issue in Carpenter v. United States. Over forty court decisions, including United States v. Porter, Robinson v. Commonwealth, United States v. Sturdivant, have rejected Fourth Amendment challenges to ordinary investigative use of ALPR.

Law enforcement remains committed to using ALPR in compliance with the Constitution and applicable federal and state laws.

The Bottom Line

ALPR is a proven investigative tool that helps law enforcement find victims, solve serious crimes, protect communities, and save lives. It provides leads, not conclusions, and its use must include verification, strong safeguards, and meaningful accountability.

Law enforcement is committed to working with policymakers and communities to prevent misuse without preventing legitimate use.

CITY of BREA

City Council Regular Meeting
Communication
October 6, 2026
Item No. 3A.

September 15, 2026 Special City Council Meeting Minutes

TO	PREPARED BY
Honorable Mayor and City Council Members	Christina Dizol, Deputy City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Kristin Webster, City Manager	Kristin Webster, City Manager

RECOMMENDATION

Approve.

Attachments

09-15-2026 - Draft Minutes.pdf

**** The following document is a draft of the minutes and the not the official approved minutes ****

Minutes for the City Council Special Meeting

1 Civic Center Circle, Brea, California 92821

September 15, 2026

Roll Call: *(The following members were in attendance)*

- **Cecilia Hupp,** Mayor
- **Marty Simonoff,** Mayor Pro Tem
- **Christine Marick**, Council Member
- **Blair Stewart,** Council Member
- **Steven Vargas,** Council Member

1. GENERAL SESSION - COUNCIL CHAMBERS PLAZA LEVEL - 6:30 P.M.

1.A. Call to Order/Roll Call

Mayor Hupp called the General Session to order at 6:31 p.m. All members were present.

1.B. Pledge of Allegiance: Girl Scout Troop 4089

Girl Scout Troop 4089 led the Pledge of Allegiance.

1.C. Invocation: Pastor Rick Crockett, Crosspointe Church

Pastor Rick Crockett, Crosspointe Church, led the invocation.

1.D. Proclamation: Hunger Action Month

Mayor Hupp presented Hallie Stohler-Plaza from Abound Food Care with a Proclamtion recognizing September as Hunger Action Month.

1.E. Commendation: Detective William Montalvo Retirement

Mayor Hupp presented Detective William Montalvo with a Commendation in honor of his retirement and his outstanding service and dedication to the Brea Police Department and the Brea community.

1.F. Community Announcements

Council Member Stewart announced that Orange County Supervisor Chair Doug Chaffee will be hosting a gun buyback event on September 27, from 9:00 a.m. to 2:00 p.m. at the Buena Park

Community Center. He also noted that individuals can turn in unwanted and unloaded firearms without any identification or documentation. Additional information can be found on the City website.

Mayor Pro Tem Simonoff announced that Alert OC will conduct its annual emergency alert test on September 16. He encouraged the community to register their cell phone numbers and e-mail addresses with AlertOC.

Council Member Marick invited the community to participate in the Inner Coastal Cleanup Day on Saturday, September 19, from 7:00 a.m. - 11:00 a.m. at the Brea Creak Channel. She emphasized the importance of this statewide program in protecting the natural environment.

1.G. Public Comment - Agenda and Non-Agenda Items

Alex Kraft expressed concerns about the use of Flock cameras in the City.

Mark Strom spoke about the records produced in a recent Public Records request, unanswered questions, and the lack of transparency.

Sean Thomas spoke against the City Treasurer position and responsibilities.

Linda Criner expressed concerns about the potential traffic impacts and the tax sharing agreement associated with the proposed Costco Development.

Dwight Manley spoke in support of the use of Flock cameras, the senior community, and the proposed Costco Development.

Jeff Isles spoke in support of the proposed Costco Development and emphasized the importance of respecting others.

Robby Bryant thanked the City Council for meeting with him and spoke about the importance of civic engagement.

Craig Faris spoke about opposing opinions, due process, and the proposed Costco Development.

1.H. Response to Public Inquiries

Mayor Hupp requested staff prepare a presentation on the use of Flock cameras.

2. CONSENT CALENDAR

A motion was made by Council Member Stewart and seconded by Mayor Pro Tem Simonoff to approve Consent Calendar items 2A - 2G, excluding item 2D. Motion passed 5-0-0-0 (Ayes: Hupp, Simonoff, Marick, Stewart, Vargas).

2.A. August 18, 2026 Regular City Council Meeting Minutes

The City Council approved the August 18, 2026 Regular City Council Meeting Minutes as written.

2.B. Easement Agreement for Tracks at Brea Trail Easement Extension Area for Property Located at 3200 Nasa Street

The City Council approved the Easement Agreement with Oltmans Investment Company, LLC, successor-in-interest to Menlo Business Park, LLC; and authorized the Mayor to execute the Easement Agreement, and authorized the City Manager to execute any non-monetary amendments and ancillary documents subsequently required for implementation of the Easement Agreement.

2.C. Conflict of Interest Code Amendment

The City Council adopted Resolution No. 2026-64 amending the City of Brea Conflict of Interest ("COI") Code of designated City employees and officials to address organizational changes and conform to current state law.

2.D. Second Reading of Ordinance No. 1277 to Increase E-Bike Fine Amount

This item was removed from the Consent Calendar and will return at a later date.

2.E. Resolution of Intent to Conduct a Public Hearing to Grant Waste Water Disposal Company a Franchise to Operate and Maintain an Existing Pipeline in the City

The City Council aopted Resolution No. 2026-65 noticing a Public Hearing for October 20, 2026, to consider granting Waste Water Disposal Company a franchise to operate and maintain an existing waste water pipeline in the City.

2.F. City Disbursement Registers for August 14, August 21, August 28, and September 4, 2026

The City Council received and filed the City Disbursement Registers for August 14, August 21, August 28, and September 4, 2026.

2.G. Monthly Report of Investments for the City of Brea for Period Ended August 31, 2026

The City Council received and filed the Monthly Report of Investments for the City of Brea for period ended August 31, 2026.

3. CITY/SUCCESSOR AGENCY - CONSENT

A motion was made by Council Member Stewart and seconded by Mayor Pro Tem Simonoff to approve the City/Successor Agency Consent items 3A and 3B. Motion passed 5-0-0-0 (Ayes: Hupp, Simonoff, Marick, Stewart, Vargas).

3.A. Monthly Report of Investments for the Successor Agency to the Brea Redevelopment Agency for Period Ended August 31, 2026

The City Council, as the Successor Agency, received and filed the Monthly Report of Investments for the Successor Agency to the Brea Redevelopment Agency for period ended August 31, 2026.

3.B. Successor Agency Disbursement Register for September 4, 2026

The City Council, as the Successor Agency, received and filed the Successor Agency Disbursement Register for September 4, 2026.

4. ADMINISTRATIVE ANNOUNCEMENTS

4.A. City Manager

None.

4.B. City Attorney

None.

4.C. Council Requests

Council Member Vargas addressed public comments regarding the City Treasurer position.

5. COUNCIL ANNOUNCEMENTS

5.A. Council Announcements

None.

Mayor Hupp recessed the meeting at 7:13 p.m.

Mayor Hupp reconvened the meeting at 7:19 p.m.

6. 2026 STATE OF THE CITY - 7:00 P.M.

6.A. Presentation by Mayor Cecilia Hupp

Mayor Hupp provided a presentation on the 2026 State of the City.

7. ADJOURNMENT

7.A. Meeting Adjournment

Mayor Hupp adjourned the meeting at 8:00 p.m.

CITY of BREA

City Council Regular Meeting
Communication
October 6, 2026
Item No. 3B.

Commercial Office Lease Agreement between the City of Brea and Richards, Watson & Gershon (RWG)

TO	PREPARED BY
Honorable Mayor and City Council Members	Jason Killebrew, Assistant City Manager/Community Development Director
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Kristin Webster, City Manager	Kristin Webster, City Manager

RECOMMENDATION

Staff recommends that the Finance Committee recommend that the City Council take the following actions:

1. Approve a one-year Commercial Office Lease Agreement with RWG (Attachment A);
2. Authorize the City Manager or designee to approve non-substantive changes, as well as amend and extend the term of the Commercial Office Lease Agreement, not to exceed a total of two years; and
3. Amend the City's General Fund (110) Operating Budget to appropriate $53,996 in Fiscal Year 2026-27 in additional revenue from the new Commercial Office Lease Agreement.

BACKGROUND/DISCUSSION

James Markman has served as the primary City Attorney for the City of Brea ("City") and the former Brea Redevelopment Agency/Successor Agency since November 1, 1977, originally through Whelan and Markman, a Professional Law Corporation. Over the years, a Legal Services Agreement has been restated and amended multiple times. After initially contracting with James Markman as a professional corporation, the City continued receiving services through subsequent firms until 1997 when he joined Richards, Watson and Gershon (RWG). The Amended and Restated Agreement for Professional Legal Services effective July 1, 2004, is the most recent comprehensive agreement with RWG. This legal services agreement included provisions for rental space within the Brea Civic and Cultural Center as summarized below:

> "Attorneys shall be provided that office space in the Civic/Cultural Center leased by City described in Exhibit "A" hereto (hereinafter "the office space") during the term of the Agreement for Attorneys' use in providing legal services hereunder and in servicing Attorneys' other clients. Attorneys also shall continue to be afforded immediate exclusive use of that room referred to as the Flower Conference Room. Attorneys agree to pay to City the amount of $5,567.27 per month in arrears and to pay City's reasonable charges for janitorial services provided to the office space and shall not be required to pay any utility charges."

Since that time of the above-mentioned agreements, RWG has occupied approximately 3,947 square feet of professional office tenant space on the 2nd floor of the Brea Civic and Cultural Center ("Civic Center"). RWG has a desire to continue to occupy this existing space as a tenant of the City.

At the direction of the City Council, RWG's professional Legal Services Agreement and the Commercial Office Lease Agreement ("Office Lease") are desired to be separate, independent documents. On August 18, 2026, the City Council approved a new, one-year Legal Services Agreement with RWG that formalized the continued relationship between the City and RWG and includes updated terms governing scope of work, compensation, and the designation of the City Attorney effective October 7, 2026. It is the City's intent to review the contract after one year.

Although separate, staff is proposing lease term language that is consistent with the Legal Services Agreement. The proposed Office Lease is included as an attachment of this report, with key lease terms outlined below:

Proposed Key Terms

1. **Term.** *The Office Lease shall become effective on October 7, 2026 for a one-year term ending on October 6, 2027 ("Base Term").*
2. **Term.** *RWG shall have the right to extend the term of the Office Lease for one term of twelve (12) months ("Tenant Extension Term") by giving written notice of the extension to Landlord at least three (3) months prior to the expiration of the Base Term.*
3. **Rent.** *The initial rent during the Base Term of the Office Lease shall be Ten Thousand Six Hundred Fifty-Seven Dollars ($10,657) per month, inclusive of utilities and janitorial services ("Rent"). Rent is calculated as Two Dollars and Seventy Cents ($2.70) per month, per usable square foot.*
4. **Rent.** *The monthly Rent shall be increased effective on July 1, 2027, and each July thereafter, by an amount equal to the annual percentage increase published as the CPI (Consumer Price Index) for the U.S. Department of Labor, Bureau of Labor Statistics, for the Los Angeles-Long Beach-Anaheim area, determined by comparing the CPI for May 2027 to the CPI for May 2026, in order to calculate the annual increase, with a minimum increase of 2% and a maximum increase of 5%.*
5. **Condition of, and Improvements to, Premises.** *RWG has accepted the lease area "AS-IS" and agrees that the City shall have no obligation or responsibility, actual or implied, to repair, alter, install, construct, accommodate, or make any improvements to the Premises prior to the Commencement Date, or as a condition of Tenant accepting initial possession of the Premises.*

Methodology and Comparable Analysis

City staff, with the assistance and support of special counsel, negotiated and prepared the terms of the proposed Office Lease. The majority of the operational terms remain consistent with the current tenant/landlord relationship that has existed for decades. However, the rent amount was a primary focus of discussion between City staff and RWG, followed by analysis by City staff to ensure consistency with market trends.

City staff utilized technological tools and resources, as well as market assessments against the conditions and setting of the tenant space in the Civic Center. In addition, the City considered the most recently approved tenant space agreement with the Brea Olinda Unified School District (BOUSD) as a baseline. It is important to note that the most recent BOUSD rent rate is based on $2.20 per square foot.

The proposed rent for this agreement is $2.70 per square foot, or $10,657 per month. In evaluating the conditions and amenities of the Civic Center, the Community Development Director has classified the RWG tenant space as a "Class B" office space. Southern California commercial real estate has industry standards and characteristics that distinguish the different office classes. Examples of these distinctions are included below:

- **Class A:** High-end office spaces in prime locations like Beverly Hills and Century City, featuring state-of-the-art amenities, cutting-edge infrastructure, and attracting top-tier tenants such as Fortune 500 companies, law firms, and tech startups.
- **Class B:** Located in established business hubs like Pasadena and Costa Mesa, Class B offices offer a balance of quality and price. While not as modern as Class A, these spaces are well-maintained and suited

for mid-sized businesses or regional offices.

- **Class C:** Found in suburban areas, Class C offices provide affordable options for small businesses and startups. Though lacking premium finishes, these spaces offer practical value and are ideal for cost-conscious tenants

Source: https://www.klabin.com/news/southern-california-commercial-real-estate-the-basics

As mentioned prior, City staff conducted a survey of current, available rates within the "Class B" office space tier for surrounding areas, considering the BOUSD lease as a baseline. Below is a summary of this survey (Exhibit 1):

Exhibit 1

Current Office Lease Rate Comparables

Location	Class	Lease Type	Rent (Per Sq. Ft./Month)	Average Rent (Per Sq. Ft./Month)
City of Brea				
Brea - Class A				**Brea Class A Average**
Olen	A	Full-Service	$ 2.65	**$2.95**
Fairway Center	A	Full-Service	$ 3.05	
Fairway Center	A	Full-Service	$ 3.05	
Fairway Center	A	Full-Service	$ 3.05	
Brea - Class B				**Brea Class B Average**
Fairway Center	B	Full-Service	$ 2.75	**$2.56**
Brea Corporate Plaza	B	Full-Service	$ 2.50	
Brea Corporate Plaza	B	Full-Service	$ 2.50	
Brea Corporate Plaza	B	Full-Service	$ 2.50	
City of Irvine				
Irvine - Class A				**Irvine Class A Average**
Von Karman Lakeshore	A	Full-Service	$ 3.35	**$3.74**
Irvine Center	A	Full-Service	$ 3.10	
The Launch	A	Full-Service	$ 3.95	
The Launch	A	Full-Service	$ 4.55	
Irvine/Newport Border	A	Full-Service	$ 3.75	
Irvine - Class B				**Irvine Class B Average**
Near Irvine Spectrum	B	Full-Service	$ 2.95	**$2.76**
Near Irvine Spectrum	B	Full-Service	$ 2.35	
Near Irvine Spectrum	B	Full-Service	$ 2.75	
The Parc (Jamboree/Barranca)	B	Full-Service	$ 2.95	
Venture Park - Irvine Business Park	B	Full-Service	$ 3.05	
Irvine Concourse - Irvine Business Park	B	Full-Service	$ 2.85	
Red Hill Corporate - near John Wayne	B	Full-Service	$ 2.39	
City of Anaheim				
Anaheim - Class A				**Anaheim Class A Average**
5 Fwy / Ball Road	A	Full-Service	$ 2.70	**$2.90**
Near Angel Stadium	A	Full-Service	$ 3.10	
Anaheim - Class B				**Anaheim Class B Average**
Harbor/Broadway	B	Full-Service	$ 2.45	**$2.12**
Anaheim Hills - Festival Center	B	Full-Service	$ 1.75	
La Palma/Van Buren	B	Full-Service	$ 2.15	
City of Orange				
Orange - Class A				**Orange Class A Average**
Union Bank Square - La Veta/Main	A	Full-Service	$ 3.20	**$3.23**
Orange Executive Tower - 22 Fwy/Main	A	Full-Service	$ 3.25	
Orange -Class B				**Orange Class B Average**
Honda Center / Katella	B	Full-Service	$ 1.75	**$2.12**
55 Fwy/ 91 Fwy / Tustin Ave	B	Full-Service	$ 2.49	
Class B (No Class A Offices Available)				
La Habra - Class B				**All Cities Class B Average**
Lambert/Harbor	B	Full-Service	$ 1.75	**$2.48**
Placentia - Class B				
57 Fwy/Orangethorpe	B	Full-Service	$ 2.25	
Kraemer/Chapman	B	Full-Service	$ 1.99	
Fullerton - Class B				
Downtown Fullerton	B	Full-Service	$ 2.75	
Downtown Fullerton	B	Full-Service	$ 3.50	
Yorba Linda - Class B				
Yorba Linda	B	Full-Service	$ 2.49	
Buena Park - Class B				
5 Fwy / Artesia	B	Full-Service	$ 2.60	

Based on this research and support, staff recommends a rate of $2.70 per square foot, adjusted for CPI within the new fiscal year.

COMMISSION/COMMITTEE RECOMMENDATION

This item was scheduled for consideration by the Finance Committee at the September 29, 2026 Finance Committee meeting. The meeting was subsequently canceled on September 28, 2026.

FISCAL IMPACT/SUMMARY

A total of $73,888 in annual revenue from the Office Lease with RWG was budgeted for Fiscal Year 2026-2027. The proposed Office Lease increases annual revenue to $10,657 per month, or $127,884 annually. Approval of the proposed Office Lease with RWG would result in an additional $53,996 in General Fund (110) revenue for Fiscal Year 2026-2027.

Attachments

Commercial Office Lease Agreement - City of Brea and Richards, Watson & Gershon (RWG)
Exhibit 1

COMMERCIAL OFFICE LEASE AGREEMENT

THIS COMMERCIAL OFFICE LEASE AGREEMENT (the "Lease") is dated October 1, 2026 and entered into by and between the City of Brea, a municipal corporation ("Landlord") and Richards, Watson and & Gershon A Professional Corporation ("Tenant"), under the following terms and conditions:

R E C I T A L S

A. Landlord owns the land and improvements thereon (the "Building"), including certain office space on Level 2 of that constitute the City of Brea's Civic and Cultural Center ("Civic Center") located at 1 Civic Center Circle, including certain office space on Level 2 of the Building more particularly, described and, on Exhibit "A" attached hereto and by this reference incorporated herein (the "Premises").

B. Landlord and Tenant are entering into this Lease to facilitate Tenant's continued use of the Building Premises as a law office from which it services its clients, including the City of Brea.

C. Landlord has determined that 1) the Premises are not currently needed for and will not interfere with its municipal operations; 2) leasing the Premises to Tenant at a fair and reasonable market rate generates revenue; and 3) the Lease promotes efficiency and benefits the City Landlord by having its contract City Attorney within close proximity and accessible to City its staff and officials.

NOW THEREFORE, in consideration of the foregoing recitals, the mutual covenants herein, and other consideration, the sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Lease of Building Premises.

Landlord hereby leases the Building Premises to Tenant, and Tenant hereby leases the Building Premises from Landlord, subject to the terms and conditions hereinafter set forth. The Lease shall also entitle Tenant to use two parking spaces on secured parking level P2 within the Civic Center parking garage, free from additional charge, and as designated by the City Manager. In addition, Tenant's employees may, on a first-come, first-serve basis, park in the general public parking areas of the Civic Center and the adjacent hotel. Landlord and Tenant agree that the Premises constitute 3,947 useable square feet, which measurement shall be conclusive under this Lease. This Lease shall supersede in its entirety any prior agreement between Landlord and Tenant regarding Tenant's possession of the Premises.

2. Term and Occupancy. The term of this Lease ("Term") shall be as follows and shall include the Base Term, and any Tenant Extension Term, Optional Monthly Term, and Mutual Extension Term:

a. Base Term. The initial term (hereafter "Base Term") of this Lease shall be for twelve (12) months commencing on October 1, 2026 (the "Commencement Date") and ending on September 30, 2027.

b. Tenant Extension Term. Tenant shall have the right to extend the term of this Lease for one term of twelve (12) months ("Tenant Extension Term") by giving written notice of the extension to Landlord at least three (3) months prior to the expiration of the Base Term.

c. Optional Monthly Term". With Landlord's express written consent, which may be granted by the City Manager, Tenant may remain in possession of the Premises after expiration

Landlord's express written consent, the Base Term or the Tenant Extension Term, and such tenancy shall be a month- to- month ("Optional Monthly Term") on the terms and conditions of this Lease, except that either party may terminate the Optional Monthly Term by giving written notice at least sixty (60) days in advance. The City Manager's authority to grant express written consent under this section shall not exceed twelve (12) months.

d. Mutual Extension Term. Landlord and Tenant may extend the Term of this Lease by mutual agreement ("Mutual Extension Term") for up to twenty-four (24) months as provided in Section 4.

e. Early Termination Option. Notwithstanding anything to the contrary in the Lease, if the City of Brea appoints as its City Attorney an attorney who is not an employee of Tenant, then Tenant at is sole option may terminate this Lease by providing at least thirty (30) days' notice of the effective date of the Lease termination. No further Rent shall be due from Tenant to Landlord after the effective date of the termination as provided in the notice.

. c. Possession. Tenant may, upon execution of this Lease by Landlord and Tenant, continue to occupy the Building Premises provided Tenant complies with Section 14 (Insurance) and delivers an insurance certificate to Landlord prior to entry.

3. Rent and Deposit.

a. The initial rent during the term Base Term of this Lease shall be Ten Thousand Six Hundred Fifty Seven Dollars ($10,657) per month, inclusive of utilities and janitorial services ("Rent"). Rent is calculated as Two Dollars and Seventy Cents ($2.70) per month, per useable square foot, which shall be the rental rate (as adjusted by section 3.b) for any additional space leased by Tenant pursuant to Section 4. Tenant shall make the Rent payment on or before the first day of each calendar month during the Base Lease Term.

. The monthly Rent shall be increased effective on July 1, 2027, and each July thereafter, by an amount equal to the annual percentage increase published as the CPI

(Consumer Price Index) for the U.S. Department of Labor, Bureau of Labor Statistics, for the Los Angeles-Long Beach-Anaheim area, determined by comparing the CPI for May 2027 to the CPI for May 2026, in order to calculate the annual increase, with a minimum increase of 2% and a maximum increase of 5%. Subsequent CPI increases for the following years shall be based on annual May to May increases for the period ending May 31 immediately preceding the date of the increase. If for whatever reason, the CPI is not available for the month of May for the applicable year, the parties shall use a mutually agreeable calculation to determine the rate increase.

b. Tenant acknowledges that Landlord will incur additional administrative and other costs if Rent or any other sum due under this Lease is not paid when due, the exact amount of which would be impracticable to determine. Accordingly, if Landlord does not receive any installment of Rent or any other monetary obligation due under this Lease within five (5) calendar days after its due date, Tenant shall pay to Landlord a late charge equal to the greater of five percent (5%) of the overdue amount or $100.00, as liquidated damages and not as a penalty, to compensate Landlord for the additional costs resulting from the late payment.

c. Upon execution of this Lease, Tenant shall deposit with Landlord the sum of Twenty One Thousand Three Hundred Fourteen Dollars ($21,314) (the ""“Security Deposit""”) as security for the full and faithful performance of Tenant''s obligations under this Lease. The Security Deposit is not an advance payment of Rent, shall not be considered a measure or limitation of Tenant''s liability for damages or defaults, and shall not constitute the last month''s Rent, unless expressly agreed to in writing by Landlord. If Tenant defaults under this Lease, Landlord may, but shall not be obligated to, use all or any portion of the Security Deposit to cure such default or to reimburse Landlord for any unpaid Rent, damages, costs of repair, restoration expenses, cleaning costs, attorneys'' fees (to the extent recoverable under this Lease or applicable law), or any other amounts owed by Tenant under this Lease. Landlord''s application of the Security Deposit shall not limit or waive any other rights or remedies available under this Lease or applicable law.

d. Rent and all other sums which shall become due under this Lease shall be payable (i) by hand delivery or mail at the office of the Landlord located at the Civic Center, Attn: Cashier’s Office, Brea, CA, (ii) by electronic payment with Automated Clearing House (“ACH”) directions provided by Landlord, or (iii) at such other place as Landlord may designate from time to time in writing. Mailed payments must be received (not postmarked) by Landlord by the date due.

4. Lease of Additional Space or Extension of Time Beyond Extension Term. If Tenant desires to lease additional space in the Building or seeks a time extension beyond the Tenant Extension Term or an Optional Monthly Term, the City Manager shall be authorized to approve a written amendment to this Lease to reflect those terms, provided (i) the Rent is increased in accordance with Section 3(b) above and, (ii) Rent for any additional spaces is at the same rate per month, per useable square foot as the initial Premises, and (iii) any time extension does not
exceed 24 months. Any amendments exceeding the authority granted to the City Manager herein shall be subject to approval by a majority vote of the City Council.

5. Condition of, and Improvements to, Premises.

a. Improvements. Under this Lease, Landlord shall have no obligation or responsibility, actual or implied, to repair, alter, install, construct, accommodate, or make any improvements to the Premises prior to the Commencement Date, or as a condition of, Tenant accepting initial possession of the Premises

b. As-Is Condition. Tenant warrants and agrees that Tenant has inspected the Building Premises. Tenant agrees to take possession of the Building Premises in an AS-IS condition (without representation or warranty, express or implied).

c. Condition Upon Surrender. Upon termination of this Lease, Tenant shall surrender the Building Premises to Landlord in as good condition as on the Commencement Date ordinary wear and tear and damage by fire, earthquake, or act of God excepted, including any repairs or improvements made by Tenant.

d. CASp Disclosure. Landlord discloses that the Building has not undergone inspection by a Certified Access Specialist as referenced in California Civil Code Section 1938 subsection (e) which provides:

> “A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the

applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject Building premises, the commercial Building property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises."

Pursuant to the foregoing Section 1938(e), Tenant acknowledges and agrees that, if Tenant wishes to have the Building inspected by a CASp: (i) Tenant must notify Landlord in writing; (ii) the inspection will be at Tenant's sole cost and expense; (iii) Tenant shall provide a copy of the CASp report to Landlord on completion. Should any CASp alterations be required, Tenant shall be solely responsible for the CaspCASp alterations.

6. Use. Tenant shall use the Premises for general law office use twenty-four (24) hours per day, seven (7) days per week, in connection with its operations and shall not permit the Premises to be used for any other purpose without the prior written consent of the City Manager, which may be granted or withheld at City's sole and absolute discretion. Tenant shall not do or permit anything to be done in or about the Premises which will in any way obstruct or interfere with the rights of other tenants or parties in the Building. Nor shall Tenant, cause, maintain or permit any nuisance in or about the Premises. Tenant shall maintain the Premises so as to be free from risk hazards to the public health, safety, or welfare. Tenant acknowledges that normal City working hours are not twenty-four (24) hours per day, seven (7) days per week and all maintenance requests or contact with Landlord must be made during City working hours.

Tenant shall not provide access keys or entry cards to the Premises to anyone who is not employed by Tenant. Upon execution of this Lease, Tenant shall provide to the City Manager, a list of all people who have direct access to Premises with keys or entry cards.

7. Compliance with Laws/Hazardous Materials.

a. Tenant shall comply with all applicable laws, ordinances, rules and regulations of governmental authorities applicable to the Building and Premises (hereatfter or the use or occupancy thereof ("Laws"), but will not be obligated to make any changes to the Building required by Laws.

b. Tenant shall not cause or permit any Hazardous Materials, as defined below, to be brought upon, kept, used, discharged, deposited or leaked in or about or the Building by Tenant or any of Tenant's agents or by anyone in the Building (other than Landlord or its agents, employees or contractors), except to the extent such Hazardous Materials are cleaning or office supplies customarily kept or used by typical office tenants and are kept and used in accordance with Laws. If Tenant breaches the obligations stated in the preceding sentence, then Tenant shall indemnify, defend and hold Landlord harmless from any and all claims, damages, costs, liabilities and expenses (including, without limitation, diminution in value or use of the Building, attorneys' fees, consultant fees and expert fees) which arise during or after the Term as a result of such contamination. "Hazardous Materials" shall mean any toxic or hazardous substance, material or waste or any pollutant or contaminant or infectious or radioactive material, including

but not limited to those substances, materials or wastes regulated now or in the future under any of the following statutes or regulations promulgated thereto: (1) any "hazardous substance" within the meaning of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA") 42 U.S.C. §9601, et seq. or the California Hazardous Substance Account Act, Cal. Health and Safety Code §25300 et seq. or the Porter-Cologne Water Quality Act, Cal. Water Code §13000 et seq. or the Hazardous Materials Transportation Act, 49 U.S.C. §1801, et seq.; (2) any "hazardous waste" within the meaning of the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq.; or (3) any other substance, chemical, waste, toxicant, pollutant or contaminate regulated by any federal, state or local law, statute, rule, regulation or ordinance for the protection of health or the environment, including, without limitation, any petroleum products or fractions thereof. Nothing in this Lease shall deem or be interpreted to release Landlord in its role as land owner under CERCLA or other applicable Laws, or a waiver of any claims thereunder nor does Tenant assume Landlord's liability for such obligation.

d. Tenant shall not suffer or commit any waste or nuisance on the Building. Tenant shall not use or allow the Building to be used for illegal purpose, or for a purpose other than general law office use and all activities reasonably related thereto.

8. Repair and Maintenance. Landlord shall, at sole cost and expense, maintain the Building and "Building Structures and Systems" in first class, working condition and repair.Tenant otherwise maintain the Premises in the same condition and repair as on the Commencement Date, normal use and "wear and tear" excepted.

The term "Building Structures and Systems" shall include all of the following to the extent they are necessary to support the Premises in the intended use, regardless of whether such systems lie within or outside the Premises:

a. all structural parts and support of, and improvements to, the Building or Premises including, without limitation, the foundations, supports, bearing and exterior walls, subflooring, and roof;

b. all mechanical, electrical, gas, steam, plumbing, life safety, elevator, sprinkler, sanitary, sewage, heating, ventilation, and air-conditioning systems;

c. all gutters, downspouts, storm water systems, and external doors and windows; and

d. any similar structures or systems that were not constructed by Tenant.

9. Utilities. City Tenant and Landlord agree the Rent provided in Section 3 above includes the cost of water, electrical, gas, janitorial services and other utility services, but excludes cable, internet and telephone costs. Tenant shall not run any new utility or communication service lines without prior written consent from the City Manager, which shall not be unreasonably withheld or delayed.

10. Alterations and Liens. Tenant shall not otherwise make or cause to be made any alterations, additions, or improvements to or of the Premises or Building or any part thereof without the prior written consent of Landlord, except for cosmetic or non-structural alterations up to a total cost of $10,000. Any alterations, additions, or improvements affixed to the Premises, except furnishings, equipment, and trade fixtures, shall, at Landlord's option, become part of the real Building and Premises and belong to Landlord on expiration or termination of the Term thereof. If any personal fixtures are not removed by the

expiration or earlier termination of the Lease Term, Landlord may dispose of them in any manner or retain them, all without obligation or liability to Tenant, and Tenant hereby waives all laws and statutes to the contrary.

If Landlord consents to the making of any alteration, additions, or improvements to the Premises, they shall be made at Tenant's sole cost and expense. Tenant shall keep the Premises and Building free and clear of any liens or encumbrances which may arise from such work.

11. No Assignment and/or Subletting. Tenant may not sublet or assign all or part of the Premises.

12. Entry by Landlord. Landlord and its agents shall have the right to enter the Premises with reasonable notice and at reasonable times and in the event of emergency to inspect and examine the same and to make such repairs to the Premises as the Landlord shall deem advisable, and to show the Premises to prospective tenants, buyers or lenders.

13. Indemnification.

a. Waiver of Claims. To the extent permitted by law, Tenant waives all claims against Landlord for damage to person or the Premises arising for any reason during the Lease Term, other than claims caused by Landlord, its officers, employees, contractors, agents, other tenants, or third parties for which or whom Landlord is responsible. Tenant assumes all such risks for Tenant and any employees, licensees, invitees, agents, or contractors during the Lease Term.

b. General Indemnity. Tenant shall indemnify, defend (with counsel selected by Landlord at Tenant's expense), protect and hold harmless Landlord, its employees, agents, officers, legal counsel, assigns, any successor or successors to Landlord's interest in the Premises (hereinafter collectively referred to as the "Indemnitees") from and against all claims, damages (including but not limited to special and consequential damages), injuries, costs, response costs, losses, demands, debts, liens, liabilities, causes of action, suits, legal or administrative proceedings, interest, fines, charges, penalties and expenses arising out of any damage to any person or the Premises occurring in, on, or about the Premises, to the extent caused by Landlord, its officers, employees, contractors, agents, other tenants, or third parties for which or whom Landlord is responsible.

14. Insurance.

a. Liability Insurance. Tenant shall carry, during the term hereof, public liability and Building building damage insurance with a single combined liability limit of not less than $1 million per occurrence, $2 million in aggregate, Building building damage limits of not less than $1 million insuring against all liability of Tenant and its authorized representatives arising out of and in connection with Tenant's or its subtenants or others use and occupancy of the Building, and statutory workers' compensation insurance for any employees. Landlord shall be named as an additional insured on each such policy. Tenant shall provide proof of such insurance in the form of a certificate of insurance prior to entering the Building Premises.

b. Waiver of Subrogation. The parties release each other, and their respective authorized representatives, from any claims related to Tenant's lease of the Premises (for damage to any person or to the Premises and/or the Building in which the Premises are located, and to the fixtures, personal property, Tenant's improvements, and alterations of either Landlord or Tenant in or on the Premises and/or the Building in which the Premises are located) that are caused by or result from risks which are insured

against under any insurance policies carried by the parties and in force at the time of any such damage and to the full extent of any proceeds paid under said policies.

15. Destruction of Building or Premises. If during the term of this Lease, the Building or the Premises and other improvements in which the Premises is located are totally or partially destroyed from a risk covered by insurance carried by either Tenant or Landlord, rendering the building Building totally or partially inaccessible or unusable, this Lease shall continue. PROVIDED, however, Tenant shall have the following rights:

a. If the Premises are partially destroyed, Rent shall be pro-rated to reflect the proportion of the Premises destroyed, and Landlord shall be obligated to promptly rebuild the Building or Premises in a reasonable time to restore Tenant's full occupancy of the Premises;
and

b. If thirty percent (30%) or more of the Premises are destroyed, Tenant may terminate this Lease at its sole option by providing at least thirty (30) days' notice of the effective date of the Lease termination. No further Rent shall be due from Tenant to Landlord
after the effective date of the termination as provided in the notice.

16. Default and Landlord's Remedies.

a. Default. It shall be an "Event of Default" if a party shall fail to observe, keep or perform any of the terms, covenants, agreements or conditions contained in this Lease to be performed by such party, and such default continues for a period of thirty (30) days after written notice by the other party specifying the nature of the default with reasonable particularity, unless the nature of the default is such that more than thirty days is required to cure it and Tenant commences to cure it within such thirty-day period and thereafter diligently pursues it to completion. Notices given under this section shall specify the alleged default and the applicable Lease provisions, and shall demand that Landlord or Tenant perform the provisions of this Lease or pay the rent that is in arrears, as the case may be, within the applicable period of time, or quit the Premises.

b. Remedies. If any Event of Default shall occur, the other party shall have the right to terminate this Lease by written notice.

17. Signs. Landlord shall provide white vinyl lettering signage similar to all other
Civic and Cultural Center tenants. Tenant shall not place any sign upon the Premises or the Building, without the City Manager's prior written consent.

18. Brokers. Tenant and Landlord each represent and warrant to each other that no
broker has represented either of them or is otherwise entitled to a commission or fee in connection with the transactions contemplated in this Lease.

19. Attorneys' Fees. If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit.

20. Notices. Any notice required or permitted to be given hereunder may be given by personal delivery or by United States certified mail, postage prepaid, addressed to:

Landlord, Attn: City Manager, Brea Civic & Cultural Center 1 Civic Center Circle, Brea, CA 92821 and

Landlord Tenant, Attn: Terence Boga, 1 Civic Center Circle, P.O. Box 1059, Brea, CA 92822-1059, or at such other address as the Landlord or Tenant shall designate in writing.

21. Waiver; Accord and Satisfaction. No delay or omission in the exercise of any right or remedy of Landlord on any default by Tenant shall impair such right or be construed as a waiver. The receipt and acceptance by Landlord of delinquent rent shall not constitute a waiver of any other default; it shall constitute only a waiver of timely payment for the particular rent payment involved. No payment by Tenant or receipt by Landlord of a lesser amount than the rent payment herein stipulated shall be deemed to be other than on account of the rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as rent be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or pursue any other remedy provided in this Lease.

22. Time is of the Essence. Time is of the essence of this Lease as to the performance of all terms, covenants, and conditions stated herein.

23. Successors and Assigns. Except as otherwise provided herein, all of the terms and conditions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. In the event of any transfer, assignment or other conveyance or transfers of any such title or tenant, Landlord herein named (and in case of any subsequent transfers or conveyances, the then grantor) shall be automatically freed and relieved from and after the date of such transfer. Landlord may transfer its interest in the Premises without the consent of Tenant and such transfer or subsequent transfer shall not be deemed a violation on Landlord's part of any of the terms and conditions of this Lease.

24. Titles and Definitions. The titles of Sections herein are for identification only. They shall not be considered to be a part of this Lease and shall have no effect upon the construction or interpretation thereof. The word "Landlord" and "Tenant" as used in this Lease shall include both singular, plural, masculine, feminine, and neuter as the context shall require.

25. Entire Agreement/Amendment. This Lease contains the entire agreement of the parties and supersedes all prior negotiations, drafts, and other understandings which the parties may have concerning the subject matter hereof. This Lease may not be modified except by written instrument duly executed by the parties hereto or their successors in interest.

26. Choice of Laws; Interpretation. This Lease shall be governed by and construed pursuant to the laws of the State of California. The provisions of this Lease shall be construed in accordance with the fair meaning of the language used and shall not be strictly construed against either party.

Recorded Memorandum of Lease. Concurrently with the execution and delivery of this Lease, Tenant shall execute, acknowledge and deliver to Landlord for recordation, a Memorandum of Lease in a form prescribed by the Landlord.

27. Authority. Each of the persons executing this Lease on behalf of Tenant warrants and represents that Tenant is a duly organized and validly existing entity, that Tenant has full right and authority to enter into this Lease and that the persons signing on behalf of Tenant are authorized to do upon request with evidence reasonably satisfactory to Landlord confirming the foregoing representations.

[SIGNATURES ON FOLLOWING PAGE]

LANDLORD:

CITY OF BREA

By:_____
Cecilia Hupp, Mayor

ATTEST

By: _____
Victoria Popescu, City Clerk

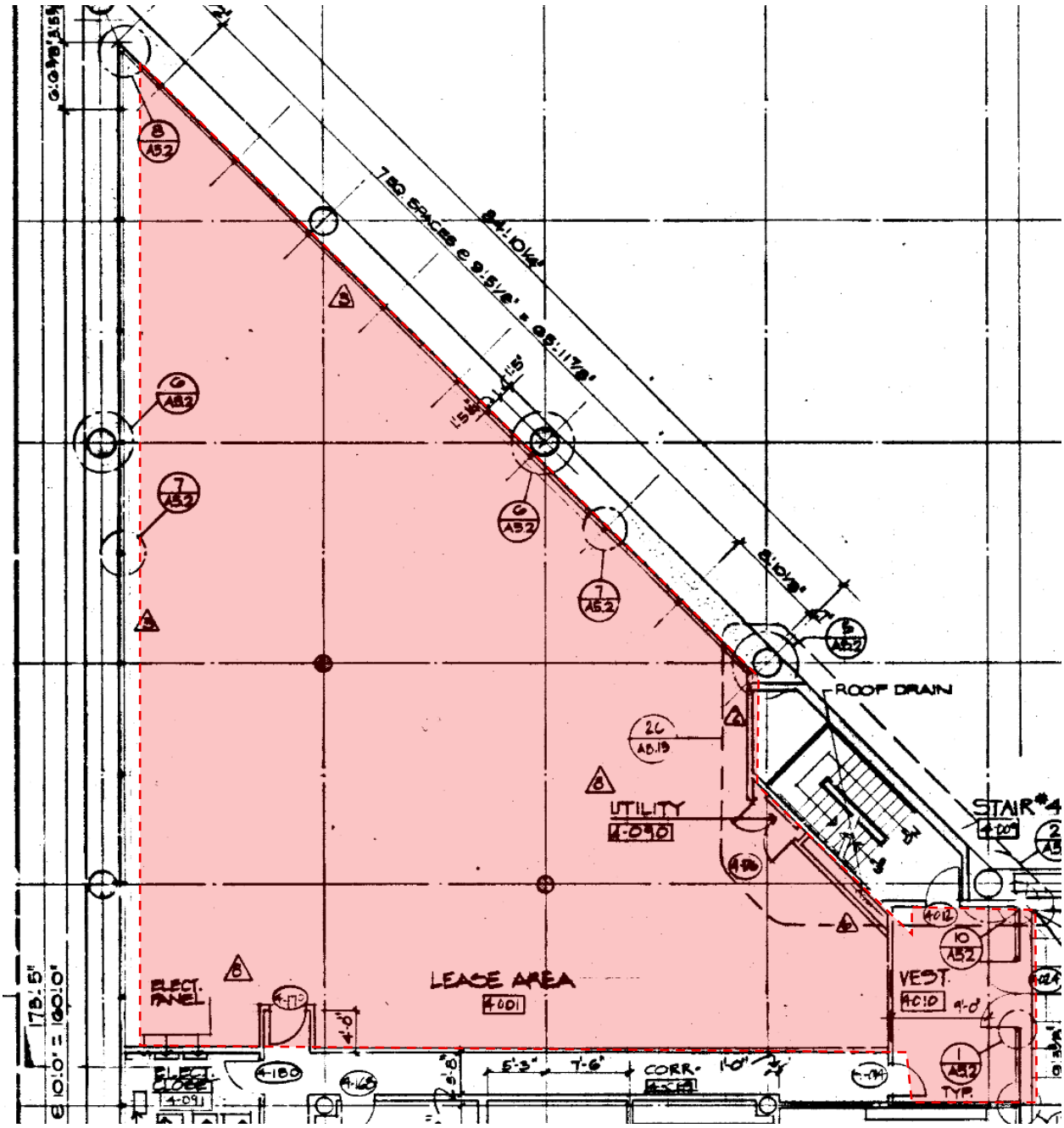
TENANT:

RICHARDS, WATSON & GERSHON
A Professional Corporation

By: _____

Kayser O. SumeChair, Board of Directors

EXHIBIT A
Description of Building and Premises Diagram



Current Office Lease Rate Comparables

Location	Class	Lease Type	Rent (Per Sq. Ft./Month)	Average Rent (Per Sq. Ft./Month)
City of Brea				
Brea - Class A				**Brea Class A Average**
Olen	A	Full-Service	$ 2.65	**$2.95**
Fairway Center	A	Full-Service	$ 3.05	
Fairway Center	A	Full-Service	$ 3.05	
Fairway Center	A	Full-Service	$ 3.05	
Brea - Class B				**Brea Class B Average**
Fairway Center	B	Full-Service	$ 2.75	**$2.56**
Brea Corporate Plaza	B	Full-Service	$ 2.50	
Brea Corporate Plaza	B	Full-Service	$ 2.50	
Brea Corporate Plaza	B	Full-Service	$ 2.50	
City of Irvine				
Irvine - Class A				**Irvine Class A Average**
Von Karman Lakeshore	A	Full-Service	$ 3.35	**$3.74**
Irvine Center	A	Full-Service	$ 3.10	
The Launch	A	Full-Service	$ 3.95	
The Launch	A	Full-Service	$ 4.55	
Irvine/Newport Border	A	Full-Service	$ 3.75	
Irvine - Class B				**Irvine Class B Average**
Near Irvine Spectrum	B	Full-Service	$ 2.95	**$2.76**
Near Irvine Spectrum	B	Full-Service	$ 2.35	
Near Irvine Spectrum	B	Full-Service	$ 2.75	
The Parc (Jamboree/Barranca)	B	Full-Service	$ 2.95	
Venture Park - Irvine Business Park	B	Full-Service	$ 3.05	
Irvine Concourse - Irvine Business Park	B	Full-Service	$ 2.85	
Red Hill Corporate - near John Wayne	B	Full-Service	$ 2.39	
City of Anaheim				
Anaheim - Class A				**Anaheim Class A Average**
5 Fwy / Ball Road	A	Full-Service	$ 2.70	**$2.90**
Near Angel Stadium	A	Full-Service	$ 3.10	
Anaheim - Class B				**Anaheim Class B Average**
Harbor/Broadway	B	Full-Service	$ 2.45	**$2.12**
Anaheim Hills - Festival Center	B	Full-Service	$ 1.75	
La Palma/Van Buren	B	Full-Service	$ 2.15	
City of Orange				
Orange - Class A				**Orange Class A Average**
Union Bank Square - La Veta/Main	A	Full-Service	$ 3.20	**$3.23**
Orange Executive Tower - 22 Fwy/Main	A	Full-Service	$ 3.25	
Orange -Class B				**Orange Class B Average**
Honda Center / Katella	B	Full-Service	$ 1.75	**$2.12**
55 Fwy/ 91 Fwy / Tustin Ave	B	Full-Service	$ 2.49	
Class B (No Class A Offices Available)				
La Habra - Class B				**All Cities Class B Average**
Lambert/Harbor	B	Full-Service	$ 1.75	**$2.48**
Placentia - Class B				
57 Fwy/Orangethorpe	B	Full-Service	$ 2.25	
Kraemer/Chapman	B	Full-Service	$ 1.99	
Fullerton - Class B				
Downtown Fullerton	B	Full-Service	$ 2.75	
Downtown Fullerton	B	Full-Service	$ 3.50	
Yorba Linda - Class B				
Yorba Linda	B	Full-Service	$ 2.49	
Buena Park - Class B				
5 Fwy / Artesia	B	Full-Service	$ 2.60	

CITY of BREA

City Council Regular Meeting
Communication
October 6, 2026
Item No. 3C.

Second Reading of Ordinance No. 1277 to Increase E-Bike Fine Amount

TO	PREPARED BY
Honorable Mayor and City Council Members	Chris Winger, Police Lieutenant
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adam Hawley, Police Chief	Kristin Webster, City Manager

RECOMMENDATION

Staff recommends that City Council take the following actions:

1. Waive full reading of and adopt Ordinance No. 1277, “An Ordinance of the City of Brea Revising Electric Mobility Device Regulations, Amending the Brea City Code, and Approving a CEQA Exemption."

BACKGROUND/DISCUSSION

On August 18th, 2026, the City Council introduced by title only and waived further reading of Ordinance No. 1277, which reestablishes and codifies the fine amounts for violations of the Ordinance originally adopted by Resolution No. 2026-63. The ordinance provides that the City Council may increase the fine amounts by resolution.

The Ordinance and Resolution include the finding that they have been evaluated in accordance with the California Environmental Quality Act (CEQA) Guidelines and that, as it can be seen with certainty that there is no possibility that adoption of the Ordinance or Resolution may have a significant effect on the environment, their adoption is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

FISCAL IMPACT/SUMMARY

There is a potential increase in revenue from fines collected as a result of the increased fine amounts, which will be deposited into the appropriate General Fund account.

Attachments

Resolution No. 2026-63 - Increased E-Bike Fines.pdf

Ordinance .pdf

RESOLUTION NO. 2026-63

A RESOLUTION OF THE BREA CITY COUNCIL ESTABLISHING FINE AMOUNTS FOR VIOLATION OF CHAPTER 10.46 (ELECTRIC MOBILITY DEVICES) OF TITLE 10 OF THE BREA CITY CODE, AND APPROVING A CEQA EXEMPTION

A. RECITALS:

(i) Section 10.46.040.A of Chapter 10.46 of Title 10 of the Brea City Code provides that administrative fines for violations of Chapter 10.46 shall be as established by resolution of the City Council.

(ii) The purpose of this Resolution is to implement the provisions of Section 10.46.040.A of the Brea City Code by establishing administrative fine amounts.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION:

NOW, THEREFORE, the City Council finds, determines, and resolves as follows:

1. The facts set forth in the Recitals are true and correct.

2. Fine amounts applicable to violations of Chapter 10.46 of Title 10 of the Brea City Code are as follows:

First Offense - $250

Second Offense within 12 months - $500

Third (or more) Offense within 12 Months - $1000

3. Effective Date. This Resolution shall become effective upon the effective date of Ordinance No. 1277.

4. The City Council finds and determines that there is no possibility that the adoption of this Resolution will have a significant effect on the environment.

Accordingly, this Resolution is not subject to the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines.

5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Resolution shall nonetheless remain in full force and effect. The City Council declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Resolution, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Resolution be declared invalid or unenforceable.

6. Certification. The City Clerk shall certify to the passage and adoption of this Resolution.

APPROVED AND ADOPTED this this 18th day of August 2026.

Cecilia Hupp, Mayor

ATTEST: _____
Victoria Popescu, City Clerk

I, Victoria Popescu, City Clerk of the City of Brea, do hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Brea, held on the 18th day of August 2026, by the following vote:

AYES:	COUNCILMEMBERS: Hupp, Simonoff, Marick, Stewart, Vargas.
NOES:	COUNCILMEMBERS: None.
ABSENT:	COUNCILMEMBERS: None.
ABSTAINED:	COUNCILMEMBERS: None.

Dated: 08/19/2026

Victoria Popescu, City Clerk

ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF BREA REVISING ELECTRIC MOBILITY DEVICE REGULATIONS, AMENDING THE BREA CITY CODE, AND APPROVING A CEQA EXEMPTION

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

SECTION 1. Subsection "A" of Section 10.46.040 (Enforcement) of Chapter 10.46 (Electric Mobility Devices) of Title 10 (Vehicles and Traffic) of Part I (Municipal Code) of the Brea City Code is amended to read as follows:

"A. This chapter does not prohibit any officer, in their discretion, from issuing a citation whereby the violator promises to appear in court for any violation of this Chapter or the California Vehicle Code. In the event an observed violation is not a violation of the California Vehicle Code, but is a violation of this Chapter, an administrative citation may be issued pursuant to Chapter 1.04 of this Code. The amount of administrative fines imposed for violations of this Chapter are as established by City Council resolution."

SECTION 2. CEQA. The City Council finds and determines that there is no possibility that the adoption of this Ordinance will have a significant effect on the environment. Accordingly, this Ordinance is not subject to the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, or by any preemptive legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not deemed or declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently deemed or declared invalid or unconstitutional.

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

APPROVED AND ADOPTED this _____ day of _____, 2026.

_____
Mayor

ATTEST: _____
City Clerk

I, Victoria Popescu, City Clerk of the City of Brea, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Brea, held on the ___ day of _____, 2026, and was finally passed at a regular meeting of the City Council of the City of Brea on the _____ day of _____, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAINED: COUNCIL MEMBERS:

Dated: _____

_____
City Clerk

CITY of BREA

City Council Regular Meeting
Communication
October 6, 2026
Item No. 3D.

August Outgoing Payment Log and City Disbursement Registers for September 11, September 18, and September 25, 2026

TO	PREPARED BY
Honorable Mayor and City Council Members	Victoria Torres, Accounting Technician
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Monica Lo, Administrative Services Director	Kristin Webster, City Manager

RECOMMENDATION

Staff recommends the City Council take the following action:

1. Receive and file the August Outgoing Payment Log and City Disbursement Registers.

Attachments

City Outgoing Payment Log-Aug 26.pdf
City Disbursement Register 9.11.26.pdf
City Disbursement Register 9.18.26.pdf
City Disbursement Register 9.25.26.pdf

City of Brea
Outgoing Payment Log
AUG 2026

Effective Date	Vendor	Description	Amount
General Account Electronic Payments			
8/4/2026	ILJAOC Payroll	ILJAOC staff salary & payroll taxes	4,307.61
8/5/2026	CALPERS	Medical payment	471,658.04
8/5/2026	Golfnow	Golf credit card processing fees	11,698.40
8/7/2026	Brea Payroll	Brea staff payroll	1,259,697.64
8/7/2026	Brea Payroll	Employee deductions	104,096.34
8/7/2026	CA SDU	Child support payments	551.07
8/7/2026	EDD	Payroll State taxes	75,866.34
8/7/2026	IRS	Payroll Federal taxes	238,979.77
8/10/2026	CALPERS	Member retirement	318,054.93
8/10/2026	Tsys-Transfirst	Golf credit card processing fees	69.74
8/20/2026	ICMA	Employee deductions	38,548.00
8/20/2026	Telecheck	Telecheck processing fees	685.10
8/21/2026	Brea Payroll	Brea staff payroll	1,217,962.80
8/21/2026	Brea Payroll	Employee deductions	104,964.99
8/21/2026	CA SDU	Child support payments	551.07
8/21/2026	EDD	Payroll State taxes	74,571.42
8/21/2026	IRS	Payroll Federal taxes	242,338.85
8/24/2026	CALPERS	Member retirement	316,823.41
8/24/2026	Citizens Business Bank	Monthly banking service fee	3,873.60
8/25/2026	CA Dept of Tax	Sales tax	773.87
8/28/2026	ILJAOC Payroll	ILJAOC staff salary & payroll taxes	15,422.88
		Subtotal	4,501,495.87
Imprest Accounts			
	Various	Workers Compensation Claims	199,130.00
	Various	General Liability Claims	11,883.10
		Subtotal	211,013.10
		Total	**4,712,508.97**

City Disbursement Register

Between Sep 7, 2026 12:00 AM and Sep 11, 2026 11:59 PM

Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
201780	ALIGNMENT HEALTH PLAN	09/11/2026	34339	174000000	AMBULANCE SVCS REFUND	$601.83
			ALIGNMENT HEALTH PLAN		**Total Check Amount:**	**$601.83**
201781	ARDURRA GROUP, INC.	09/11/2026	29147	510707631	PROF ENGG SVCS JUL26	$1,441.00
		09/11/2026	29147	510707978	PROF ENGG SVCS JUL26	$2,549.00
			ARDURRA GROUP, INC.		**Total Check Amount:**	**$3,990.00**
201782	AT&T CALNET	09/11/2026	20391	475141471	CALNET JULY 2026	$195.82
		09/11/2026	20391	361515143	CALNET JULY 2026	$115.64
			AT&T CALNET		**Total Check Amount:**	**$311.46**
201783	BADGER METER, INC	09/11/2026	33256	420515131	METERS	$28,430.49
			BADGER METER, INC		**Total Check Amount:**	**$28,430.49**
201784	AMADU BANGALI-PESSIMA	09/11/2026	34088	110404215	PERSONAL TRAINER	$2,662.80
			AMADU BANGALI-PESSIMA		**Total Check Amount:**	**$2,662.80**
201785	BLACK & WHITE EMERGENCY VEHICLES	09/11/2026	24788	480515161	POLICE CAR EQUIPMENT	$6,871.41
		09/11/2026	24788	480515161	POLICE BUILD	$6,929.56
			BLACK & WHITE EMERGENCY VEHICLES		**Total Check Amount:**	**$13,800.97**
201786	BREA OLINDA UNIFIED SCHOOL DISTRICT	09/11/2026	1970	110404428	DAYCAMP TRNSP 7/6/26	$458.75
		09/11/2026	1970	110404428	DAYCAMP TRNSP JUL26	$4,914.05
			BREA OLINDA UNIFIED SCHOOL DISTRICT		**Total Check Amount:**	**$5,372.80**
201787	BUDILO CONSTRUCTION INC	09/11/2026	33593	420515131	CLA VALVE MAINT	$4,602.19
			BUDILO CONSTRUCTION INC		**Total Check Amount:**	**$4,602.19**
201788	CERTIFIED SEWER INSPECTION, LLC	09/11/2026	32539	430515123	PIPELINE ASSMNT CERT	$1,270.00
			CERTIFIED SEWER INSPECTION, LLC		**Total Check Amount:**	**$1,270.00**
201789	CITY OF BREA	09/11/2026	13577	110212111	26/27 ILJAOC MEMB FEE	$26,295.00
			CITY OF BREA		**Total Check Amount:**	**$26,295.00**
201790	CRASH CHAMPIONS-BREA	09/11/2026	31635	480515161	DOOR RPR #27008	$3,797.51
		09/11/2026	31635	480515161	TRAILER REFURBISH	$4,757.30
			CRASH CHAMPIONS-BREA		**Total Check Amount:**	**$8,554.81**
201791	SOUTHERN CALIFORNIA EDISON	09/11/2026	3343	110515121	ELECTRICITY AUG 2026	$21,139.42
		09/11/2026	3343	420515131	ELECTRICITY AUG 2026	$26,310.90
		09/11/2026	3343	490515151	ELECTRICITY AUG 2026	$14,715.36
		09/11/2026	3343	110515125	ELECTRICITY AUG 2026	$14,925.65
			SOUTHERN CALIFORNIA EDISON		**Total Check Amount:**	**$77,091.33**
201792	JULIE EYSSALLENNE	09/11/2026	34341	110000000	CITATION REFUND	$100.00
			JULIE EYSSALLENNE		**Total Check Amount:**	**$100.00**
201793	FRANCHISE TAX BOARD/ST OF CALIF	09/11/2026	34325	110	CD929489392 090426 PR	$52.11
			FRANCHISE TAX BOARD/ST OF CALIF		**Total Check Amount:**	**$52.11**
201794	ISABEL GARCIA	09/11/2026	34343	174000000	AMBULANCE SVCS REFUND	$10.04

City Disbursement Register

Between Sep 7, 2026 12:00 AM and Sep 11, 2026 11:59 PM

Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
			ISABEL GARCIA		**Total Check Amount:**	**$10.04**
201795	GENERAL CODE, LLC	09/11/2026	33773	110111161	ECODE360 ANNUAL MNT	$1,195.00
			GENERAL CODE, LLC		**Total Check Amount:**	**$1,195.00**
201796	GRACIELA RENE GUILLEN	09/11/2026	33904	110404215	ZUMBA	$30.00
			GRACIELA RENE GUILLEN		**Total Check Amount:**	**$30.00**
201797	HACH COMPANY	09/11/2026	5749	420515131	WTR QUALITY SUPPLIES	$753.12
			HACH COMPANY		**Total Check Amount:**	**$753.12**
201798	HINDERLITER DE LLAMAS & ASSOCIATES	09/11/2026	24632	110141424	FY26/27 Q1 SALES TAX	$2,550.00
		09/11/2026	24632	110141424	FY26/27 ADT SVCS-S/TX	$1,191.73
			HINDERLITER DE LLAMAS & ASSOCIATES		**Total Check Amount:**	**$3,741.73**
201799	IFLOW INC.	09/11/2026	33185	420515131	ERTS FOR METERS	$11,130.87
			IFLOW INC.		**Total Check Amount:**	**$11,130.87**
201800	JUSTFOIA, INC.	09/11/2026	32442	475141471	26/27 SUPPORT RENEWAL	$10,246.72
			JUSTFOIA, INC.		**Total Check Amount:**	**$10,246.72**
201801	LAUREN YOUNG KYUNG KIM	09/11/2026	33596	110404215	MAT PILATES/ZUMBA	$165.00
			LAUREN YOUNG KYUNG KIM		**Total Check Amount:**	**$165.00**
201802	THE KOREA DAILY	09/11/2026	34224	110111161	ADVERTISING AUG26	$550.00
			THE KOREA DAILY		**Total Check Amount:**	**$550.00**
201803	LA OPINION, LA OPINION NEWSPAPER	09/11/2026	34167	110111161	LEGAL/PUBLIC NOTICE	$290.00
			LA OPINION, LA OPINION NEWSPAPER		**Total Check Amount:**	**$290.00**
201804	LEGAL UPDATES, LLC	09/11/2026	34328	110212111	26/27 LGL UPDATES SUB	$2,196.00
			LEGAL UPDATES, LLC		**Total Check Amount:**	**$2,196.00**
201805	LINSCOTT, LAW & GREENSPAN ENGINEERS	09/11/2026	29408	510707716	TFC ENGG SVCS JUL26	$12,839.00
		09/11/2026	29408	510707334	TFC ENGG SVCS JUL26	$6,380.00
		09/11/2026	29408	510707719	TFC ENGG SVCS JUL26	$6,721.00
		09/11/2026	29408	840141412	TFC ENGG SVCS JUL26	$9,308.25
			LINSCOTT, LAW & GREENSPAN ENGINEERS		**Total Check Amount:**	**$35,248.25**
201806	MARIPOSA LANDSCAPES, INC.	09/11/2026	27959	110515148	CITY/FAC TRAILS AUG26	$2,183.87
		09/11/2026	27959	110515143	CITY/FAC TRAILS AUG26	$6,132.96
		09/11/2026	27959	110515141	PARKS MOWING AUG26	$12,022.35
		09/11/2026	27959	110515143	MED/GREENBELTS AUG26	$14,795.13
		09/11/2026	27959	341515112	IRRIGATION REPAIR	$165.51
		09/11/2026	27959	343515112	MD#3 LANDSCAPE AUG26	$2,836.55
		09/11/2026	27959	347515112	MD#7 LANDSCAPE AUG26	$1,135.47
		09/11/2026	27959	361515148	CITY/FAC TRAILS AUG26	$118.95
		09/11/2026	27959	341515112	MD#1 LANDSCAPE AUG26	$1,671.31
		09/11/2026	27959	346515112	IRRIGATION REPAIR	$471.28
		09/11/2026	27959	346515112	MD#6 LANDSCAPE AUG26	$7,119.02

City Disbursement Register

Between Sep 7, 2026 12:00 AM and Sep 11, 2026 11:59 PM

Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
201806	MARIPOSA LANDSCAPES, INC.	09/11/2026	27959	360515145	WC PRK LANDSCPE AUG26	$2,947.12
			MARIPOSA LANDSCAPES, INC.		**Total Check Amount:**	**$51,599.52**
201807	TABITHA MARTINEZ	09/11/2026	34344	110404541	PMT-BAND PERFORMANCE	$300.00
			TABITHA MARTINEZ		**Total Check Amount:**	**$300.00**
201808	OPTUM	09/11/2026	34347	174000000	AMBULANCE SVCS REFUND	$1,199.77
			OPTUM		**Total Check Amount:**	**$1,199.77**
201809	OPTUMCARE-HEALTHCARE PARTNERS/APPLE	09/11/2026	34345	174000000	AMBULANCE SVCS REFUND	$498.19
			OPTUMCARE-HEALTHCARE PARTNERS/APPLE		**Total Check Amount:**	**$498.19**
201810	PAVA WORLD	09/11/2026	34346	110	REFUND ACCT BALANCE	$360.00
			PAVA WORLD		**Total Check Amount:**	**$360.00**
201811	PRIMO BRANDS	09/11/2026	33502	110141441	WTRDISP+BTTLS JUL26	$1,504.51
			PRIMO BRANDS		**Total Check Amount:**	**$1,504.51**
201812	RAEL & LETSON	09/11/2026	34077	110141431	25/26 GASB 75 DISCLSR	$2,800.00
		09/11/2026	34077	110141431	6/30/26 OPEB VALUATN	$12,500.00
			RAEL & LETSON		**Total Check Amount:**	**$15,300.00**
201813	TELACU CONSTRUCTION MANAGEMENT, INC	09/11/2026	32829	510707978	PO/NON-PO ADJ	($25,600.00)
		09/11/2026	32829	510707978	CONST MGMT JUN 2026	$51,200.00
			TELACU CONSTRUCTION MANAGEMENT, INC		**Total Check Amount:**	**$25,600.00**
201814	UNIFIRST CORPORATION	09/11/2026	27988	110515121	UNIFORM SVCS AUG 2026	$77.24
		09/11/2026	27988	110515144	UNIFORM SVCS AUG 2026	$155.64
		09/11/2026	27988	420515131	UNIFORM SVCS AUG 2026	$182.43
		09/11/2026	27988	490515151	UNIFORM SVCS AUG 2026	$393.40
		09/11/2026	27988	361515148	UNIFORM SVCS AUG 2026	$8.56
		09/11/2026	27988	430515123	UNIFORM SVCS AUG 2026	$127.38
		09/11/2026	27988	110515125	UNIFORM SVCS AUG 2026	$62.04
		09/11/2026	27988	110515143	UNIFORM SVCS AUG 2026	$53.92
		09/11/2026	27988	360515145	UNIFORM SVCS AUG 2026	$14.28
		09/11/2026	27988	440515126	UNIFORM SVCS AUG 2026	$32.40
		09/11/2026	27988	110515141	UNIFORM SVCS AUG 2026	$103.74
		09/11/2026	27988	110515148	UNIFORM SVCS AUG 2026	$8.56
		09/11/2026	27988	480515161	UNIFORM SVCS AUG 2026	$167.48
			UNIFIRST CORPORATION		**Total Check Amount:**	**$1,387.07**
201816	VERIZON WIRELESS	09/11/2026	21122	110111161	6151669696 723-822 CM	$38.83
		09/11/2026	21122	110141424	6151669694 723-822 AS	$38.83
		09/11/2026	21122	110141441	6151669694 723-822 AS	$38.83
		09/11/2026	21122	110323231	6151669697 723-822 CD	$38.83

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201816	VERIZON WIRELESS	09/11/2026	21122	110323241	6151669697 723-822 CD	$77.66
		09/11/2026	21122	110323243	6151669697 723-822 CD	$38.83
		09/11/2026	21122	174222225	6151669694 723-822 AS	$345.47
		09/11/2026	21122	430515123	6151669699 723-822 PW	$613.75
		09/11/2026	21122	110111146	6151669702 723-822 FR	$38.83
		09/11/2026	21122	110111151	6151669696 723-822 CM	$837.43
		09/11/2026	21122	110141411	6151669694 723-822 AS	$20.02
		09/11/2026	21122	110141431	6151669694 723-822 AS	$40.04
		09/11/2026	21122	110212121	6151669701 723-822 PD	$5,556.11
		09/11/2026	21122	110404311	6151669700 723-822 CS	$1,054.97
		09/11/2026	21122	110515141	6151669699 723-822 PW	$58.85
		09/11/2026	21122	110515171	6151669697 723-822 CD	$38.83
		09/11/2026	21122	110515171	6151669699 723-822 PW	$116.49
		09/11/2026	21122	174222222	6151669702 723-822 FR	$748.58
		09/11/2026	21122	110111143	6151669696 723-822 CM	$77.66
		09/11/2026	21122	110222223	6151669702 723-822 FR	$1,825.95
		09/11/2026	21122	460141474	6151669698 723-822 IT	$38.83
		09/11/2026	21122	475141471	6151669698 723-822 IT	$314.18
		09/11/2026	21122	110141481	6151669694 723-822 AS	$155.32
		09/11/2026	21122	110212121	6151669694 723-822 AS	$146.51
		09/11/2026	21122	110323212	6151669697 723-822 CD	$77.66
		09/11/2026	21122	110404311	6151669694 723-822 AS	$78.84
		09/11/2026	21122	110404525	6151669694 723-822 AS	$38.83
		09/11/2026	21122	110515125	6151669699 723-822 PW	$11.72
		09/11/2026	21122	410515124	6151669699 723-822 PW	$158.86
		09/11/2026	21122	420141421	6151669694 723-822 AS	$120.03
		09/11/2026	21122	420515131	6151669698 723-822 IT	$40.01
		09/11/2026	21122	420515131	6151669699 723-822 PW	$850.34
		09/11/2026	21122	440515122	6151669699 723-822 PW	$77.66
		09/11/2026	21122	475141471	6151669702 723-822 FR	$360.24
		09/11/2026	21122	960000000	6151669694 723-822 AS	$38.83
				VERIZON WIRELESS	**Total Check Amount:**	**$14,152.65**
201817	VERIZON WIRELESS	09/11/2026	21122	234212143	6151669695 723-822	$1,002.88
				VERIZON WIRELESS	**Total Check Amount:**	**$1,002.88**
201818	HAILEY VILLA	09/11/2026	33749	110404215	BODY PUMP	$330.00
				HAILEY VILLA	**Total Check Amount:**	**$330.00**
					Check Subtotal	**$351,927.11**

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V63779	ADMINISTRATIVE & PROF	09/11/2026	3344	110	4010 APEA MEMB 090426	$540.00
			ADMINISTRATIVE & PROF		**Total Check Amount:**	**$540.00**
V63780	THE ADVANTAGE GROUP	09/11/2026	24539	110	808C FSA URMED 090426	$5,800.37
		09/11/2026	24539	110	808B FSADEPCAR 090426	$2,302.09
			THE ADVANTAGE GROUP		**Total Check Amount:**	**$8,102.46**
V63781	ANNA CHAVEZ AGUSTIN	09/11/2026	31862	110404215	HIIT DANCE/ZUMBA	$594.00
			ANNA CHAVEZ AGUSTIN		**Total Check Amount:**	**$594.00**
V63782	LARRY ALANIS	09/11/2026	32661	110404424	UMPIRE FEES 8/31/26	$111.00
			LARRY ALANIS		**Total Check Amount:**	**$111.00**
V63783	JUDY ALLEN	09/11/2026	20447	110404215	PERSONAL TRAINER	$528.00
		09/11/2026	20447	110404215	BODYPUMP/MAT PILATES	$561.00
			JUDY ALLEN		**Total Check Amount:**	**$1,089.00**
V63784	ALTERNATIVE HOSE, INC.	09/11/2026	18488	480515161	HOSE	$250.34
			ALTERNATIVE HOSE, INC.		**Total Check Amount:**	**$250.34**
V63785	AMERICAN VETERAN LIGHTING, INC.	09/11/2026	31163	490515151	LIGHTING-BCC GYM	$518.29
		09/11/2026	31163	110515121	STREETS LIGHTING	$5,715.51
			AMERICAN VETERAN LIGHTING, INC.		**Total Check Amount:**	**$6,233.80**
V63786	AVCOGAS PROPANE SALES & SERVICES	09/11/2026	22047	480515161	PROPANE 39.7 GALS	$142.79
			AVCOGAS PROPANE SALES & SERVICES		**Total Check Amount:**	**$142.79**
V63787	CHRISTINE BOATNER	09/11/2026	18460	110404215	BODYPUMP	$30.00
			CHRISTINE BOATNER		**Total Check Amount:**	**$30.00**
V63788	BPSEA MEMORIAL FOUNDATION	09/11/2026	14990	110	4050 MEMORIAL 090426	$95.50
			BPSEA MEMORIAL FOUNDATION		**Total Check Amount:**	**$95.50**
V63789	BREA CITY EMPLOYEES ASSOCIATION	09/11/2026	3236	110	4005 BCEA MEMB 090426	$864.00
			BREA CITY EMPLOYEES ASSOCIATION		**Total Check Amount:**	**$864.00**
V63790	BREA FIREFIGHTERS ASSOCIATION	09/11/2026	3237	110	4016 ASSOCMEMB 090426	$4,154.00
			BREA FIREFIGHTERS ASSOCIATION		**Total Check Amount:**	**$4,154.00**
V63791	BREA POLICE ASSOCIATION	09/11/2026	3769	110	4030 BPA REG 090426	$4,312.50
		09/11/2026	3769	110	4031 BPA MEMB 090426	$3.50
			BREA POLICE ASSOCIATION		**Total Check Amount:**	**$4,316.00**
V63792	BREA POLICE ATHLETIC LEAGUE	09/11/2026	1068	110	5010 B.P.A.L. 090426	$117.50
			BREA POLICE ATHLETIC LEAGUE		**Total Check Amount:**	**$117.50**
V63793	BREA POLICE MANAGEMENT ASSOCIATION	09/11/2026	21189	110	4019 LDF MEMB 090426	$66.50
		09/11/2026	21189	110	4020 PMA MEMB 090426	$208.00
			BREA POLICE MANAGEMENT ASSOCIATION		**Total Check Amount:**	**$274.50**
V63794	MARIA ELENA CABRERA	09/11/2026	32813	110404215	ZUMBA	$99.00
			MARIA ELENA CABRERA		**Total Check Amount:**	**$99.00**
V63795	CALIFORNIA FORENSIC PHLEBOTOMY INC.	09/11/2026	4488	110212131	PHLEB SVCS AUG 2026	$1,776.00

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			CALIFORNIA FORENSIC PHLEBOTOMY INC.		**Total Check Amount:**	**$1,776.00**
V63796	CANNINGS ACE HARDWARE	09/11/2026	15828	480515161	GLASS CLEANER	$10.86
		09/11/2026	15828	480515161	WASHERS	$1.89
			CANNINGS ACE HARDWARE		**Total Check Amount:**	**$12.75**
V63797	RYAN HENRY CARDENAS	09/11/2026	30157	110212111	USE OF FORCE TRNG	$69.00
		09/11/2026	30157	110212111	TRAINING MILEAGE	$45.60
			RYAN HENRY CARDENAS		**Total Check Amount:**	**$114.60**
V63798	JASMINE CASTILLO	09/11/2026	34340	110212132	REIMB-DUI CHCKPT FOOD	$196.78
			JASMINE CASTILLO		**Total Check Amount:**	**$196.78**
V63799	STEPHANIE RAE CAUFFMAN	09/11/2026	34254	110404215	YOGA	$210.00
			STEPHANIE RAE CAUFFMAN		**Total Check Amount:**	**$210.00**
V63800	COLONIAL LIFE PROCESSING CENTER	09/11/2026	26071	110	CANCER INS AUG26	$2,889.30
		09/11/2026	26071	110	HOSPITAL INS AUG26	$655.08
		09/11/2026	26071	110	CRIT ILLNSS AUG26	$1,256.70
		09/11/2026	26071	110	S/T DISAB INS AUG26	$9,758.30
		09/11/2026	26071	110	ACCIDENT INS AUG26	$4,505.32
			COLONIAL LIFE PROCESSING CENTER		**Total Check Amount:**	**$19,064.70**
V63801	COMLOCK SECURITY-GROUP	09/11/2026	13625	420515131	LOCKS	$488.11
		09/11/2026	13625	490515151	BCC ACTIVITY RM DOORS	$2,855.58
		09/11/2026	13625	490515151	CCC KEYS	$369.70
		09/11/2026	13625	480515161	LOCKS	$156.66
			COMLOCK SECURITY-GROUP		**Total Check Amount:**	**$3,870.05**
V63802	THE CONNECTION CORPORATION	09/11/2026	31669	110404523	COUNSELING SVCS AUG26	$2,880.00
			THE CONNECTION CORPORATION		**Total Check Amount:**	**$2,880.00**
V63803	DENALYN DAVID	09/11/2026	31642	110404215	YOGA	$231.00
			DENALYN DAVID		**Total Check Amount:**	**$231.00**
V63804	ALYSSA RAE FELIPE	09/11/2026	32809	110404215	PERSONAL TRAINER	$1,132.80
		09/11/2026	32809	110404215	BREA SMMR FIT CHALLNG	$66.00
		09/11/2026	32809	110404215	TRX	$99.00
			ALYSSA RAE FELIPE		**Total Check Amount:**	**$1,297.80**
V63805	NATHAN JESUS FERNANDEZ	09/11/2026	31483	110212111	TRAINING MILEAGE	$273.60
			NATHAN JESUS FERNANDEZ		**Total Check Amount:**	**$273.60**
V63806	FIDELITY SECURITY LIFE INSURANCE	09/11/2026	23035	110	9827288 VISION SEPT26	$3,065.03
			FIDELITY SECURITY LIFE INSURANCE		**Total Check Amount:**	**$3,065.03**
V63807	SHIH-CHING FU	09/11/2026	34143	110212111	WOMEN IN POLICNG CONF	$233.00
			SHIH-CHING FU		**Total Check Amount:**	**$233.00**
V63808	FUSCOE ENGINEERING, INC.	09/11/2026	18052	410515132	NPDES SVCS JUL26	$58,752.00
			FUSCOE ENGINEERING, INC.		**Total Check Amount:**	**$58,752.00**

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V63809	MELISSA GIFFORD	09/11/2026	10645	110404215	TRX	$231.00
			MELISSA GIFFORD		**Total Check Amount:**	**$231.00**
V63810	MARY M. GRAHAM	09/11/2026	31478	110404215	YOGA/SOUND BATH	$459.00
			MARY M. GRAHAM		**Total Check Amount:**	**$459.00**
V63811	HAAKER EQUIPMENT CO.	09/11/2026	4297	430515123	TOOLS	$2,095.69
			HAAKER EQUIPMENT CO.		**Total Check Amount:**	**$2,095.69**
V63812	HOLLY ELECTRIC INC.	09/11/2026	27530	346515112	LIGHT REPAIR	$350.81
			HOLLY ELECTRIC INC.		**Total Check Amount:**	**$350.81**
V63813	WESLEY HUANG	09/11/2026	26144	110212121	TRAINING REIMB	$243.66
			WESLEY HUANG		**Total Check Amount:**	**$243.66**
V63814	INLAND ROUNDBALL OFFICIALS INC.	09/11/2026	31906	110404424	REFEREE FEES 8/30-9/1	$920.00
			INLAND ROUNDBALL OFFICIALS INC.		**Total Check Amount:**	**$920.00**
V63815	INTERWEST CONSULTING GROUP, INC.	09/11/2026	28473	110515171	INSP SVCS JUL26	$155.00
		09/11/2026	28473	510707631	PM/CIPMGMT SVCS JUL26	$900.00
		09/11/2026	28473	110000000	INSP SVCS JUL26	($9,541.00)
		09/11/2026	28473	84051517I	INSP SVCS JUL26	$33,241.00
			INTERWEST CONSULTING GROUP, INC.		**Total Check Amount:**	**$24,755.00**
V63816	SARA JACKSON	09/11/2026	31840	110404215	BODY PUMP	$462.00
			SARA JACKSON		**Total Check Amount:**	**$462.00**
V63817	JACKSON'S AUTO SUPPLY/NAPA	09/11/2026	32626	490515151	AUTO SUPPLIES AUG26	$136.09
		09/11/2026	32626	480515161	AUTO SUPPLIES AUG26	$3,728.02
			JACKSON'S AUTO SUPPLY/NAPA		**Total Check Amount:**	**$3,864.11**
V63818	PAMELA JOHNSTON	09/11/2026	28025	110404215	BPUMP/HIIT/SS/ZUMBA	$792.00
			PAMELA JOHNSTON		**Total Check Amount:**	**$792.00**
V63819	K PRO STONE CARE	09/11/2026	20535	490515151	JAN SVCS AUG26: BCC	$4,320.00
		09/11/2026	20535	490515151	JAN SVCS AUG26:SR CTR	$476.00
		09/11/2026	20535	110515125	JAN SVCS AUG26: DT	$3,640.00
		09/11/2026	20535	490515151	JAN SVCS AUG26:P.HALL	$271.00
		09/11/2026	20535	490515151	JAN SVCS AUG26:PLUNGE	$168.00
		09/11/2026	20535	110515141	DIAMOND CLEAN FLOORS	$3,000.00
		09/11/2026	20535	490515151	DAY PORTERS AUG26-BCC	$7,800.00
		09/11/2026	20535	490515151	JAN SVCS AUG26: CCC	$8,119.00
		09/11/2026	20535	490515151	DAY PORTERS AUG26-CCC	$7,800.00
		09/11/2026	20535	490515151	JAN SVCS AUG26: YARD	$395.00
			K PRO STONE CARE		**Total Check Amount:**	**$35,989.00**
V63820	KRISTI L KANEL	09/11/2026	22868	110404215	LOW IM/SS/STEP/ZUMBA	$495.00
			KRISTI L KANEL		**Total Check Amount:**	**$495.00**

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V63821	RYAN JOSEPH KLUG	09/11/2026	29363	110212111	NRTCCA CONFERENCE	$301.00
			RYAN JOSEPH KLUG		**Total Check Amount:**	**$301.00**
V63822	KWIK KLEEN	09/11/2026	23771	480515161	PARTS WASHER SVC	$210.00
			KWIK KLEEN		**Total Check Amount:**	**$210.00**
V63823	L.N. CURTIS & SONS	09/11/2026	1053	110222221	PANTS	$552.80
		09/11/2026	1053	110222221	JACKET	$240.24
			L.N. CURTIS & SONS		**Total Check Amount:**	**$793.04**
V63824	DOLLY LAI	09/11/2026	18084	110404215	YOGA	$132.00
			DOLLY LAI		**Total Check Amount:**	**$132.00**
V63825	LANCE, SOLL & LUNGHARD LLP	09/11/2026	8267	110141431	GASB103 IMPLMT ADVSRY	$5,000.00
			LANCE, SOLL & LUNGHARD LLP		**Total Check Amount:**	**$5,000.00**
V63826	LEHR	09/11/2026	26035	480515161	LIGHTS	$1,289.16
			LEHR		**Total Check Amount:**	**$1,289.16**
V63827	BERRY LIANG	09/11/2026	25640	110404215	CYCLE	$132.00
		09/11/2026	25640	110404215	PERSONAL TRAINER	$57.00
			BERRY LIANG		**Total Check Amount:**	**$189.00**
V63828	LIFE-ASSIST, INC.	09/11/2026	10530	174222225	PM SUPPLIES FS2	$448.00
		09/11/2026	10530	174222222	PM SUPPLIES FS2	$1,029.75
		09/11/2026	10530	174222222	PM SUPPLIES FS3	$1,772.61
			LIFE-ASSIST, INC.		**Total Check Amount:**	**$3,250.36**
V63829	TANYA LOSCUTOFF	09/11/2026	22092	110404215	PERSONAL TRAINER	$1,080.00
		09/11/2026	22092	110404215	SUPER SCULPT	$132.00
			TANYA LOSCUTOFF		**Total Check Amount:**	**$1,212.00**
V63830	ANDREA MCGRANAHAN	09/11/2026	26046	110404215	TRX/BARRE/SPIN&SCULPT	$1,122.00
			ANDREA MCGRANAHAN		**Total Check Amount:**	**$1,122.00**
V63831	MARGARITO DAVID MENDEZ	09/11/2026	26196	110212111	CHEMICAL AGNT INTRCTR	$115.00
			MARGARITO DAVID MENDEZ		**Total Check Amount:**	**$115.00**
V63832	TINA M MEYER	09/11/2026	12786	110212133	MILEAGE AUGUST 2026	$71.59
			TINA M MEYER		**Total Check Amount:**	**$71.59**
V63833	MINNESOTA LIFE INSURANCE COMPANY	09/11/2026	30640	110	34730 LIFE INS SEPT26	$7,662.35
			MINNESOTA LIFE INSURANCE COMPANY		**Total Check Amount:**	**$7,662.35**
V63834	CAITLIN MOHNEY	09/11/2026	29108	110404521	YOGA AUGUST 2026	$120.00
		09/11/2026	29108	110404521	YOGA JULY 2026	$120.00
			CAITLIN MOHNEY		**Total Check Amount:**	**$240.00**
V63835	JENNIFER MONZON-SCROFINI	09/11/2026	20158	110404215	FUNC STRENGTH/ HITT	$264.00
			JENNIFER MONZON-SCROFINI		**Total Check Amount:**	**$264.00**
V63836	NATASHA MOORE	09/11/2026	10711	110404215	BODY PUMP	$264.00
			NATASHA MOORE		**Total Check Amount:**	**$264.00**

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V63837	MUNICIPAL DENTAL POOL	09/11/2026	30638	110	DELTA DENTAL SEP 2026	$18,511.91
			MUNICIPAL DENTAL POOL		**Total Check Amount:**	**$18,511.91**
V63838	MUNICIPAL WATER DISTRICT	09/11/2026	3784	420515131	INSPECTIONS JUL 2026	$104.00
			MUNICIPAL WATER DISTRICT		**Total Check Amount:**	**$104.00**
V63839	ORANGE COUNTY BAR FOUNDATION	09/11/2026	32614	233404523	PYOC JULY 2026	$7,018.06
			ORANGE COUNTY BAR FOUNDATION		**Total Check Amount:**	**$7,018.06**
V63840	LEONARD ORTIZ	09/11/2026	34145	110404424	UMPIRE FEES 08/31/26	$111.00
			LEONARD ORTIZ		**Total Check Amount:**	**$111.00**
V63841	IRACEMA PERDOMO	09/11/2026	14135	110404215	CYCLE	$132.00
			IRACEMA PERDOMO		**Total Check Amount:**	**$132.00**
V63842	NICOLE MARIE PESQUEIRA	09/11/2026	27557	110222231	TRAINING REIMB	$79.00
			NICOLE MARIE PESQUEIRA		**Total Check Amount:**	**$79.00**
V63843	PLUMBING WHOLESALE OUTLET, INC.	09/11/2026	18392	490515151	CCC PLUMBING SUPPLIES	$92.61
		09/11/2026	18392	490515151	FS2-WATER SYSTEM	$544.14
		09/11/2026	18392	110515141	PLUMBING PARTS	$88.85
			PLUMBING WHOLESALE OUTLET, INC.		**Total Check Amount:**	**$725.60**
V63844	RUSSELL SIGLER INC.	09/11/2026	21638	510707970	FS1&3 AC UNITS	$17,664.54
			RUSSELL SIGLER INC.		**Total Check Amount:**	**$17,664.54**
V63845	ISMAEL O SILVA	09/11/2026	24370	110404215	ZUMBA	$66.00
			ISMAEL O SILVA		**Total Check Amount:**	**$66.00**
V63846	TK ELEVATOR SERVICE	09/11/2026	10308	110515125	PS2-VANDALISM	$1,001.96
			TK ELEVATOR SERVICE		**Total Check Amount:**	**$1,001.96**
V63847	TOWNSEND PUBLIC AFFAIRS, INC.	09/11/2026	18881	430111145	CONSULTING SVCS SEP26	$1,875.00
		09/11/2026	18881	110111145	CONSULTING SVCS SEP26	$1,875.00
		09/11/2026	18881	410111145	CONSULTING SVCS SEP26	$1,875.00
		09/11/2026	18881	420111145	CONSULTING SVCS SEP26	$1,875.00
			TOWNSEND PUBLIC AFFAIRS, INC.		**Total Check Amount:**	**$7,500.00**
V63848	RYAN L. TRENT	09/11/2026	14155	110212111	USE OF FORCE	$69.00
			RYAN L. TRENT		**Total Check Amount:**	**$69.00**
V63849	TROPICAL PLAZA NURSERY, INC	09/11/2026	2062	110515143	GATEWAY CTR AUG26	$1,644.42
		09/11/2026	2062	345515112	MD5 LANDSCAPE AUG26	$3,117.25
		09/11/2026	2062	420515131	CITY RESERVOIRS AUG26	$1,900.00
			TROPICAL PLAZA NURSERY, INC		**Total Check Amount:**	**$6,661.67**
V63850	TRUE TINT WINDOW TINTING	09/11/2026	28281	110515125	WINDOW TINT-PS2	$1,060.00
			TRUE TINT WINDOW TINTING		**Total Check Amount:**	**$1,060.00**
V63851	EDEN TURNER	09/11/2026	21951	110404215	BODYPUMP	$165.00
			EDEN TURNER		**Total Check Amount:**	**$165.00**
V63852	NATASHA UMRIGAR-MOLLA	09/11/2026	32097	110404215	YOGA	$33.00

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			NATASHA UMRIGAR-MOLLA		**Total Check Amount:**	**$33.00**
V63853	URBAN HABITAT	09/11/2026	32833	510707978	AROV MOD PP#25 JUN26	$1,612,454.42
		09/11/2026	32833	510	RETENTION W/H JUN26	($40,311.34)
		09/11/2026	32833	510707978	PO/NON-PO ADJ	($806,227.21)
			URBAN HABITAT		**Total Check Amount:**	**$765,915.87**
V63854	JUANA VENTURA	09/11/2026	17752	110404215	CYCLE	$99.00
			JUANA VENTURA		**Total Check Amount:**	**$99.00**
V63855	VISTA PAINT CORPORATION	09/11/2026	4573	490515151	BCC PAINT	$197.67
		09/11/2026	4573	490515151	CCC PAINT	$274.81
		09/11/2026	4573	490515151	PD PAINT	$55.64
			VISTA PAINT CORPORATION		**Total Check Amount:**	**$528.12**
V63856	WAXIE SANITARY SUPPLY	09/11/2026	3332	490515151	JANITORIAL SUPPLIES	$2,913.30
			WAXIE SANITARY SUPPLY		**Total Check Amount:**	**$2,913.30**
V63857	WESTERN GOLF PROPERTIES, LLC	09/11/2026	29071	465000000	BIRCH HLLS S/TX AUG26	$3,875.60
		09/11/2026	29071	465515149	BIRCH HLLS CGS AUG26	$20,220.69
		09/11/2026	29071	465000000	BIRCH HLLS TIPS AUG26	$5,925.71
		09/11/2026	29071	465000000	BREA CREEK S/TX AUG26	$1,220.07
		09/11/2026	29071	465515149	BREA CREEK CGS AUG26	$9,152.14
		09/11/2026	29071	465515149	CPI/CRK MGMTJUL-AUG26	$69,412.00
		09/11/2026	29071	465515149	CPI/HLL MGMTJUL-AUG26	$169,298.00
			WESTERN GOLF PROPERTIES, LLC		**Total Check Amount:**	**$279,104.21**
V63858	WILLDAN ENGINEERING	09/11/2026	12445	510707978	AROV PRK PROF SVC6/30	$72,355.84
		09/11/2026	12445	510707978	AROV PRK PROF SVC7/31	$42,176.67
		09/11/2026	12445	110000000	INSP SVCS THRU 7/31	($332.00)
		09/11/2026	12445	110000000	PLAN CHECK SVCS JUL26	($3,038.00)
		09/11/2026	12445	510707978	PO/NON-PO ADJ	($36,177.92)
		09/11/2026	12445	84051517I	INSP SVCS THRU 7/31	$876.00
		09/11/2026	12445	84051517P	PLAN CHECK SVCS JUL26	$13,640.00
			WILLDAN ENGINEERING		**Total Check Amount:**	**$89,500.59**
V63859	WILLDAN FINANCIAL SERVICES	09/11/2026	23058	110141431	2021LRB 071321-071326	$2,500.00
			WILLDAN FINANCIAL SERVICES		**Total Check Amount:**	**$2,500.00**
V63860	REBECCA YOUNT	09/11/2026	31473	110404215	SILVER SNEAKERS	$259.00
			REBECCA YOUNT		**Total Check Amount:**	**$259.00**
V63861	NATHAN ZELEKE	09/11/2026	25211	174222222	MILEAGE AUGUST 2026	$351.12
			NATHAN ZELEKE		**Total Check Amount:**	**$351.12**
					Voucher Subtotal	**$1,413,837.92**

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201819	AGILE OCCUPATIONAL MEDICINE PC	09/18/2026	32405	110141481	HR MED SVCS AUG26	$2,387.00
			AGILE OCCUPATIONAL MEDICINE PC		**Total Check Amount:**	**$2,387.00**
201820	AT&T CALNET	09/18/2026	20391	360515145	CALNET AUGUST 2026	$53.18
		09/18/2026	20391	360515147	CALNET AUGUST 2026	$28.51
		09/18/2026	20391	420515131	CALNET AUGUST 2026	$275.54
		09/18/2026	20391	475141471	CALNET AUGUST 2026	$6,234.97
			AT&T CALNET		**Total Check Amount:**	**$6,592.20**
201821	BLACK & WHITE EMERGENCY VEHICLES	09/18/2026	24788	480515161	WINDOW TINITING	$612.95
			BLACK & WHITE EMERGENCY VEHICLES		**Total Check Amount:**	**$612.95**
201822	BREA URGENT CARE	09/18/2026	24391	110141481	HR MED SVCS JUN 2026	$1,082.00
			BREA URGENT CARE		**Total Check Amount:**	**$1,082.00**
201823	CARNEY MEHR, A LEGAL CORPORATION	09/18/2026	28329	950000000	ILJAOC LGL SVCS AUG26	$1,272.00
			CARNEY MEHR, A LEGAL CORPORATION		**Total Check Amount:**	**$1,272.00**
201824	CHARTER COMMUNICATIONS	09/18/2026	29127	110111151	CABLE CHGS SEP/OCT26	$64.98
		09/18/2026	29127	110404521	CABLE CHGS SEP/OCT26	$54.12
		09/18/2026	29127	110111161	CABLE CHGS SEP/OCT26	$42.87
		09/18/2026	29127	110222211	CABLE CHGS SEP/OCT26	$109.23
		09/18/2026	29127	110404311	CABLE CHGS SEP/OCT26	$42.87
		09/18/2026	29127	110141481	CABLE CHGS SEP/OCT26	$42.87
		09/18/2026	29127	110212111	CABLE CHGS SEP/OCT26	$384.70
		09/18/2026	29127	110404211	CABLE CHGS SEP/OCT26	$323.13
		09/18/2026	29127	110111143	CABLE CHGS SEP/OCT26	$42.87
		09/18/2026	29127	110111153	MGMT CHANNEL SEPT26	$1,018.54
		09/18/2026	29127	110323212	CABLE CHGS SEP/OCT26	$87.11
		09/18/2026	29127	420515131	CABLE CHGS SEP/OCT26	$326.17
		09/18/2026	29127	490515151	CABLE CHGS SEP/OCT26	$42.87
			CHARTER COMMUNICATIONS		**Total Check Amount:**	**$2,582.33**
201825	SARAH CHUNG	09/18/2026	34357	420	WATER ACCT REFUND	$83.37
			SARAH CHUNG		**Total Check Amount:**	**$83.37**
201826	COAST EMS, LLC	09/18/2026	33267	174222225	DISPOSABLE SUPPLIES	$861.46
			COAST EMS, LLC		**Total Check Amount:**	**$861.46**
201827	COUNTY OF ORANGE	09/18/2026	4799	110212131	PRE-BOOKING FORMS	$135.20
			COUNTY OF ORANGE		**Total Check Amount:**	**$135.20**
201828	COUNTY OF ORANGE	09/18/2026	4799	110222223	RADIO PROG BR2 JUL26	$93.00
			COUNTY OF ORANGE		**Total Check Amount:**	**$93.00**
201829	CRASH CHAMPIONS-BREA	09/18/2026	31635	480515161	ACCIDENT REPAIR	$2,787.40
			CRASH CHAMPIONS-BREA		**Total Check Amount:**	**$2,787.40**

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201830	FABIAN DE LA ROSA	09/18/2026	34354	420	WATER ACCT REFUND	$22.79
			FABIAN DE LA ROSA		**Total Check Amount:**	**$22.79**
201831	DEPARTMENT OF JUSTICE	09/18/2026	13406	110141481	FINGERPRNT APPS JUL26	$309.00
			DEPARTMENT OF JUSTICE		**Total Check Amount:**	**$309.00**
201832	DIAMOND STAR COMMERCIAL VEHICLES	09/18/2026	25302	480515161	SWITCH	$645.49
			DIAMOND STAR COMMERCIAL VEHICLES		**Total Check Amount:**	**$645.49**
201833	DOUG MARTIN CONTRACTING INC	09/18/2026	4512	420	WATER ACCT REFUND	$4,725.59
			DOUG MARTIN CONTRACTING INC		**Total Check Amount:**	**$4,725.59**
201834	SOUTHERN CALIFORNIA EDISON	09/18/2026	3343	110515121	ELECTRICITY AUG 2026	$6,701.60
		09/18/2026	3343	110515143	ELECTRICITY AUG 2026	$30.95
		09/18/2026	3343	430515123	ELECTRICITY AUG 2026	$24.14
		09/18/2026	3343	343515112	ELECTRICITY AUG 2026	$222.65
		09/18/2026	3343	490515151	ELECTRICITY AUG 2026	$75,150.48
		09/18/2026	3343	341515112	ELECTRICITY AUG 2026	$93.59
		09/18/2026	3343	345515112	ELECTRICITY AUG 2026	$56.47
		09/18/2026	3343	346515112	ELECTRICITY AUG 2026	$271.66
		09/18/2026	3343	361515148	ELECTRICITY AUG 2026	$33.50
			SOUTHERN CALIFORNIA EDISON		**Total Check Amount:**	**$82,585.04**
201835	EVAN'S GUN WORLD	09/18/2026	32333	110212131	RANGE FEES 0817-0822	$1,520.00
			EVAN'S GUN WORLD		**Total Check Amount:**	**$1,520.00**
201836	EVAN GREEN	09/18/2026	34338	110404541	PMT-BAND PERFORMANCE	$600.00
			EVAN GREEN		**Total Check Amount:**	**$600.00**
201837	ERIN ELIZABETH HERBERT	09/18/2026	34348	420	WATER ACCT REFUND	$24.53
			ERIN ELIZABETH HERBERT		**Total Check Amount:**	**$24.53**
201838	LINDSEY HERNANDEZ	09/18/2026	33881	110404541	PMT-BAND PERFORMANCE	$200.00
			LINDSEY HERNANDEZ		**Total Check Amount:**	**$200.00**
201839	HYDROPRO SOLUTIONS	09/18/2026	31845	420515131	METERS	$5,820.77
			HYDROPRO SOLUTIONS		**Total Check Amount:**	**$5,820.77**
201840	IFLOW INC.	09/18/2026	33185	420515131	ERTS FOR METERS	$5,569.41
			IFLOW INC.		**Total Check Amount:**	**$5,569.41**
201841	INTELLI-TECH	09/18/2026	8774	475141471	FY26/27 FORTINET RENW	$25,833.00
			INTELLI-TECH		**Total Check Amount:**	**$25,833.00**
201842	JONES MAYER	09/18/2026	12144	110212111	LEGAL SVCS PD AUG26	$1,330.00
			JONES MAYER		**Total Check Amount:**	**$1,330.00**
201843	KANDER PACIFIC, INC	09/18/2026	34355	420	WATER ACCT REFUND	$2.03
			KANDER PACIFIC, INC		**Total Check Amount:**	**$2.03**
201844	EUNJA KIM	09/18/2026	34349	420	WATER ACCT REFUND	$12.58
			EUNJA KIM		**Total Check Amount:**	**$12.58**

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201845	TATUM LANGDON	09/18/2026	32704	110404541	ARTGALLERY CONS SALES	$70.00
			TATUM LANGDON		**Total Check Amount:**	**$70.00**
201846	LINSCOTT, LAW & GREENSPAN ENGINEERS	09/18/2026	29408	110515171	TFC ENGG SVCS JUL26	$14,052.00
			LINSCOTT, LAW & GREENSPAN ENGINEERS		**Total Check Amount:**	**$14,052.00**
201847	LU'S LIGHTHOUSE, INC.	09/18/2026	28330	480515161	BACKUP ALARMS	$93.57
		09/18/2026	28330	480515161	LED LIGHTS	$234.72
			LU'S LIGHTHOUSE, INC.		**Total Check Amount:**	**$328.29**
201848	ANGEL MARSHALL	09/18/2026	33558	110	PMT- ARTWORK SOLD	$3,000.00
			ANGEL MARSHALL		**Total Check Amount:**	**$3,000.00**
201849	MIKE RAAHAUGE SHOOTING ENTERPRISES	09/18/2026	22969	110212134	RANGE FEES 8/17/26	$689.98
			MIKE RAAHAUGE SHOOTING ENTERPRISES		**Total Check Amount:**	**$689.98**
201850	MOBILE WIRELESS LLC	09/18/2026	33112	475141471	NETMOTN SW LIC RENEWL	$27,600.00
			MOBILE WIRELESS LLC		**Total Check Amount:**	**$27,600.00**
201851	NATIONAL TESTING NETWORK, INC	09/18/2026	25909	110141481	26/27 MEMB - ECOMM	$500.00
		09/18/2026	25909	110141481	26/27 MEMB RENEWAL	$1,000.00
			NATIONAL TESTING NETWORK, INC		**Total Check Amount:**	**$1,500.00**
201852	NATIONWIDE	09/18/2026	20975	110	4436 PET INS AUG 2026	$1,213.96
			NATIONWIDE		**Total Check Amount:**	**$1,213.96**
201853	ORIGINAL EQUIPMENT AUTO SUPPLY	09/18/2026	32413	480515161	SENSOR	$383.78
		09/18/2026	32413	480515161	CREDIT	($366.93)
		09/18/2026	32413	480515161	MIRROR	$228.26
			ORIGINAL EQUIPMENT AUTO SUPPLY		**Total Check Amount:**	**$245.11**
201854	EUNICE PAIK	09/18/2026	34352	420	WATER ACCT REFUND	$57.75
			EUNICE PAIK		**Total Check Amount:**	**$57.75**
201855	APRIL PATEL	09/18/2026	34353	420	WATER ACCT REFUND	$136.46
			APRIL PATEL		**Total Check Amount:**	**$136.46**
201856	PREMIER 1ST RESPONDER PSYCHOLOGICAL	09/18/2026	34146	110212111	THERAPY SVCS AUG 2026	$312.00
			PREMIER 1ST RESPONDER PSYCHOLOGICAL		**Total Check Amount:**	**$312.00**
201857	PRIMO BRANDS	09/18/2026	33502	110141441	WTRDISP+BTTLS AUG26	$1,206.94
		09/18/2026	33502	110141481	WTRDISP+BTTLS AUG26	$13.50
			PRIMO BRANDS		**Total Check Amount:**	**$1,220.44**
201858	EVELYN PU	09/18/2026	34350	420	WATER ACCT REFUND	$22.69
			EVELYN PU		**Total Check Amount:**	**$22.69**
201859	PUENTE HILLS FORD	09/18/2026	25742	480515161	ENGINE RPR	$7,544.60
			PUENTE HILLS FORD		**Total Check Amount:**	**$7,544.60**
201860	RENEWELL FLEET SERVICE LLC	09/18/2026	33096	480515161	MOTOR	$190.44
			RENEWELL FLEET SERVICE LLC		**Total Check Amount:**	**$190.44**

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201861	RIO HONDO COMMUNITY COLLEGE	09/18/2026	6124	110212111	SUPERVISORY COURSE	$228.00
			RIO HONDO COMMUNITY COLLEGE		**Total Check Amount:**	**$228.00**
201862	SCOTT SALDIVAR	09/18/2026	34356	420	WATER ACCT REFUND	$5.07
			SCOTT SALDIVAR		**Total Check Amount:**	**$5.07**
201863	SIRCHIE LLC	09/18/2026	34360	110212121	P&E SUPPLIES	$284.35
			SIRCHIE LLC		**Total Check Amount:**	**$284.35**
201864	TIMOTHY ROBERT SMITH	09/18/2026	33569	110	PMT - ARTWORK SOLD	$12,500.00
			TIMOTHY ROBERT SMITH		**Total Check Amount:**	**$12,500.00**
201865	JOSE MANUEL SORIA	09/18/2026	34361	110404541	JUROR'S CHOICE AWARD	$200.00
			JOSE MANUEL SORIA		**Total Check Amount:**	**$200.00**
201866	SPACE EXPLORATION TECHNOLOGIES CORP	09/18/2026	34359	110222223	LCL PRIORTY AUG-OCT26	$215.00
			SPACE EXPLORATION TECHNOLOGIES CORP		**Total Check Amount:**	**$215.00**
201867	T-MOBILE	09/18/2026	25275	234212143	PHONE SVCS 7/21-8/20	$866.80
			T-MOBILE		**Total Check Amount:**	**$866.80**
201868	TOXGUARD FLUID TECHNOLOGIES	09/18/2026	9130	480515161	COOLANT	$726.50
			TOXGUARD FLUID TECHNOLOGIES		**Total Check Amount:**	**$726.50**
201869	TS GOVERNMENT SOLUTIONS, LLC	09/18/2026	28596	110404215	REPLACEMENT-ELLIPTICL	$565.68
			TS GOVERNMENT SOLUTIONS, LLC		**Total Check Amount:**	**$565.68**
201870	UNIFIRST CORPORATION	09/18/2026	27988	110212131	PD LAUNDRY SVCS 83126	$29.42
		09/18/2026	27988	110212131	PD LAUNDRY SVCS 90726	$29.42
			UNIFIRST CORPORATION		**Total Check Amount:**	**$58.84**
201871	VERIZON CONNECT NWF, INC.	09/18/2026	25293	480515161	PW GPS SVC AUG 2026	$1,121.22
			VERIZON CONNECT NWF, INC.		**Total Check Amount:**	**$1,121.22**
201872	ANGELA WANG	09/18/2026	34351	420	WATER ACCT REFUND	$81.22
			ANGELA WANG		**Total Check Amount:**	**$81.22**
201873	ROBIN WEINBERG	09/18/2026	34011	110404541	ARTGALLERY CONS SALES	$44.83
			ROBIN WEINBERG		**Total Check Amount:**	**$44.83**
201874	HANNAH YOKOO	09/18/2026	29328	110404541	ARTGALLERY CONS SALES	$38.50
			HANNAH YOKOO		**Total Check Amount:**	**$38.50**
					Check Subtotal	**$222,808.87**
V63862	ADAMSON POLICE PRODUCTS	09/18/2026	4023	110212131	GLOCK BATTERIES [10]	$1,594.17
			ADAMSON POLICE PRODUCTS		**Total Check Amount:**	**$1,594.17**
V63863	BAY AREA DRIVING SCHOOL	09/18/2026	29122	110404145	DRIVER'S EDUCATION	$150.00
			BAY AREA DRIVING SCHOOL		**Total Check Amount:**	**$150.00**
V63864	BEGINNERS EDGE SPORTS TRAINING, LLC	09/18/2026	33663	110404145	SPRT SMPLR/BBALL/SCCR	$1,653.00
			BEGINNERS EDGE SPORTS TRAINING, LLC		**Total Check Amount:**	**$1,653.00**
V63865	BREA TOWING	09/18/2026	16399	110212132	IMPOUND [TFC] AUG26	$1,215.20

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V63865	BREA TOWING	09/18/2026	16399	110212132	TOWING FEE 8/5/26	$387.50
		09/18/2026	16399	110212121	IMPOUND [INV] AUG26	$5,716.80
				BREA TOWING	**Total Check Amount:**	**$7,319.50**
V63866	CALIFORNIA DOMESTIC WATER CO	09/18/2026	3388	420515131	WTR CONSUMPTION AUG26	$235,307.47
		09/18/2026	3388	420515131	TOMLINSN ASSMNT AUG26	$7,332.00
				CALIFORNIA DOMESTIC WATER CO	**Total Check Amount:**	**$242,639.47**
V63867	CHANDLER ASSET MANAGEMENT, INC.	09/18/2026	4375	902009100	INV MGMT SVCS AUG26	$100.11
		09/18/2026	4375	930141424	INV MGMT SVCS AUG26	$5,298.06
		09/18/2026	4375	875141424	INV MGMT SVCS AUG26	$43.50
				CHANDLER ASSET MANAGEMENT, INC.	**Total Check Amount:**	**$5,441.67**
V63868	NANCY CHIU	09/18/2026	26344	110404541	ARTGALLERY CONS SALES	$28.70
				NANCY CHIU	**Total Check Amount:**	**$28.70**
V63869	CORE & MAIN LP	09/18/2026	27049	420515131	PLUMBING SUPPLIES	$1,400.21
				CORE & MAIN LP	**Total Check Amount:**	**$1,400.21**
V63870	CPS HR CONSULTING	09/18/2026	2971	110141481	CREDIT	($140.00)
		09/18/2026	2971	110141481	EXEC SECRETARY EXAM	$1,969.52
				CPS HR CONSULTING	**Total Check Amount:**	**$1,829.52**
V63871	CSG CONSULTANTS	09/18/2026	25540	110000000	INSP SVCS MAR26	($4,056.00)
		09/18/2026	25540	84032324I	INSP SVCS MAR26	$14,664.00
				CSG CONSULTANTS	**Total Check Amount:**	**$10,608.00**
V63872	AMANDA DIAZ DBA PANACHE	09/18/2026	27402	110404541	ARTGALLERY CONS SALES	$107.10
				AMANDA DIAZ DBA PANACHE	**Total Check Amount:**	**$107.10**
V63873	E.J. WARD INC	09/18/2026	11309	480515161	FUEL HOSTING SEPT26	$1,257.45
				E.J. WARD INC	**Total Check Amount:**	**$1,257.45**
V63874	EAN SERVICES, LLC	09/18/2026	26450	110222221	RENTAL CAR 7/31-8/17	$1,859.49
				EAN SERVICES, LLC	**Total Check Amount:**	**$1,859.49**
V63875	ENRICH ENTERPRISES INC	09/18/2026	33976	110212111	PATCHES	$778.03
				ENRICH ENTERPRISES INC	**Total Check Amount:**	**$778.03**
V63876	FUSCOE ENGINEERING, INC.	09/18/2026	18052	840141412	PLAN CHECK SVCS JUL26	$6,865.50
				FUSCOE ENGINEERING, INC.	**Total Check Amount:**	**$6,865.50**
V63877	GALE SUPPLY COMPANY	09/18/2026	21090	110515141	JANITORIAL SUPPLIES	$887.60
				GALE SUPPLY COMPANY	**Total Check Amount:**	**$887.60**
V63878	GALLS/QUARTERMASTER	09/18/2026	16493	110212111	UNIFORM [JAILER]	$763.84
		09/18/2026	16493	110212111	UNIFORM [RECRUIT]	$322.16
				GALLS/QUARTERMASTER	**Total Check Amount:**	**$1,086.00**
V63879	STACY GARCIA	09/18/2026	31680	110212122	MILEAGE AUGUST 2026	$53.50
		09/18/2026	31680	110212122	MILEAGE JUL26 RTE ADJ	$2.01
				STACY GARCIA	**Total Check Amount:**	**$55.51**

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V63880	GENERAL PUMP COMPANY	09/18/2026	16281	420515131	TONNER PUMP ST#2 MNT	$6,148.58
			GENERAL PUMP COMPANY		**Total Check Amount:**	**$6,148.58**
V63881	DOMINIC JAMES GIORDANO	09/18/2026	32560	110404541	ARTGALLERY CONS SALES	$28.00
			DOMINIC JAMES GIORDANO		**Total Check Amount:**	**$28.00**
V63882	CYNTHIA HAEBE	09/18/2026	31769	234212143	GRANT PROG EVAL AUG26	$9,750.00
			CYNTHIA HAEBE		**Total Check Amount:**	**$9,750.00**
V63883	BLAKE ROBERT HANSEN	09/18/2026	34358	174222222	REIMB-PARAMEDIC SCHL	$595.00
			BLAKE ROBERT HANSEN		**Total Check Amount:**	**$595.00**
V63884	KAYLEE RENEE HAWLEY	09/18/2026	32561	110404541	ARTGALLERY CONS SALES	$80.26
			KAYLEE RENEE HAWLEY		**Total Check Amount:**	**$80.26**
V63885	HERITAGE LANDSCAPE SUPPLY GROUP	09/18/2026	32183	110515141	IRRIGATION SUPPLIES	$822.55
			HERITAGE LANDSCAPE SUPPLY GROUP		**Total Check Amount:**	**$822.55**
V63886	HOPE CENTER OF ORANGE COUNTY	09/18/2026	33362	233404523	ST TO TRTMNTJUL-DEC26	$12,750.00
			HOPE CENTER OF ORANGE COUNTY		**Total Check Amount:**	**$12,750.00**
V63887	INLAND ROUNDBALL OFFICIALS INC.	09/18/2026	31906	110404424	REFEREE FEES 9/3-9/8	$520.00
			INLAND ROUNDBALL OFFICIALS INC.		**Total Check Amount:**	**$520.00**
V63888	INTERWEST CONSULTING GROUP, INC.	09/18/2026	28473	110515111	INSP SVCS AUG26	$775.00
		09/18/2026	28473	110000000	INSP SVCS AUG26	($9,127.00)
		09/18/2026	28473	840515171	INSP SVCS AUG26	$31,214.50
			INTERWEST CONSULTING GROUP, INC.		**Total Check Amount:**	**$22,862.50**
V63889	AMELIA SABRINA JACINTO	09/18/2026	33761	110404521	MILEAGE AUGUST 2026	$24.32
			AMELIA SABRINA JACINTO		**Total Check Amount:**	**$24.32**
V63890	ALFONS KUNZE	09/18/2026	17789	110212121	TRNG MILEAGE RATE ADJ	$5.63
			ALFONS KUNZE		**Total Check Amount:**	**$5.63**
V63891	LAKEMAN CHASSIS	09/18/2026	12885	480515161	CONE HOLDERS	$251.18
			LAKEMAN CHASSIS		**Total Check Amount:**	**$251.18**
V63892	LEHR	09/18/2026	26035	480515161	POLICE CAR PARTS	$6,873.59
		09/18/2026	26035	480515161	SPEAKER AND INSTALL	$1,067.50
		09/18/2026	26035	480515161	VEHICLE STRIPS	$2,500.00
		09/18/2026	26035	480515161	KEY PAD	$22.41
			LEHR		**Total Check Amount:**	**$10,463.50**
V63893	LEXISNEXIS RISK SOLUTIONS	09/18/2026	32131	950000000	ILJAOC26/27 CNTRT FEE	$450,000.00
			LEXISNEXIS RISK SOLUTIONS		**Total Check Amount:**	**$450,000.00**
V63894	LIBERTY PAINTING & RESTORATION, INC	09/18/2026	25899	510707996	REPAINT 40 LGHT POLES	$21,000.00
			LIBERTY PAINTING & RESTORATION, INC		**Total Check Amount:**	**$21,000.00**
V63895	LIFE-ASSIST, INC.	09/18/2026	10530	174222225	PM SUPPLIES FS2	$733.50
		09/18/2026	10530	174222222	PM SUPPLIES FS2	$334.38
			LIFE-ASSIST, INC.		**Total Check Amount:**	**$1,067.88**

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V63896	LION GROUP, INC.	09/18/2026	31292	110222221	CLEANING	$780.50
			LION GROUP, INC.		**Total Check Amount:**	**$780.50**
V63897	LOS ANGELES TRUCK CENTERS, LLC	09/18/2026	7300	480515161	BELT	$119.60
		09/18/2026	7300	480515161	THERMOSTAT	$341.81
		09/18/2026	7300	480515161	CREDIT	($190.95)
			LOS ANGELES TRUCK CENTERS, LLC		**Total Check Amount:**	**$270.46**
V63898	DEBBIE MACLAURIN	09/18/2026	30609	110404541	ARTGALLERY CONS SALES	$35.70
			DEBBIE MACLAURIN		**Total Check Amount:**	**$35.70**
V63899	MAR-CO EQUIPMENT COMPANY	09/18/2026	20329	480515161	CURTAIN LIFT	$37.71
		09/18/2026	20329	480515161	CURTAIN CLAMP	$103.07
		09/18/2026	20329	480515161	CURTAIN ROLLER	$37.71
		09/18/2026	20329	480515161	CURTAIN SET	$1,062.95
		09/18/2026	20329	480515161	CREDIT	($126.42)
			MAR-CO EQUIPMENT COMPANY		**Total Check Amount:**	**$1,115.02**
V63900	ANALISA MARTINEZ	09/18/2026	33354	110212111	NRTCCA CONFERENCE	$301.00
			ANALISA MARTINEZ		**Total Check Amount:**	**$301.00**
V63901	MOTOROLA SOLUTIONS, INC.	09/18/2026	22012	110212111	SAA CERT 8/11-8/13	$2,200.00
		09/18/2026	22012	110212141	SW COMM SUB 9/26-8/27	$11,055.00
			MOTOROLA SOLUTIONS, INC.		**Total Check Amount:**	**$13,255.00**
V63902	MUNICIPAL WATER DISTRICT	09/18/2026	3784	420515131	26/27 METER AREA MGMT	$8,016.00
			MUNICIPAL WATER DISTRICT		**Total Check Amount:**	**$8,016.00**
V63903	RYAN SCOTT NEWELL	09/18/2026	33747	110212111	TRAINING MILEAGE	$27.52
			RYAN SCOTT NEWELL		**Total Check Amount:**	**$27.52**
V63904	PLUMBING WHOLESALE OUTLET, INC.	09/18/2026	18392	110515141	PLUMBING SUPPLIES	$86.54
			PLUMBING WHOLESALE OUTLET, INC.		**Total Check Amount:**	**$86.54**
V63905	ROLLINS, INC DBA ORKIN, LLC.	09/18/2026	30616	110515125	PEST CONTROL AUG 2026	$339.15
		09/18/2026	30616	420515131	PEST CONTROL AUG 2026	$179.55
		09/18/2026	30616	490515151	PEST CONTROL AUG 2026	$1,236.90
		09/18/2026	30616	110515141	PEST CONTROL AUG 2026	$239.40
			ROLLINS, INC DBA ORKIN, LLC.		**Total Check Amount:**	**$1,995.00**
V63906	RPW SERVICES, INC.	09/18/2026	3791	110515125	TREE TREATMENT DT	$800.00
		09/18/2026	3791	110515142	TREE TREATMENT	$300.00
		09/18/2026	3791	360515147	PEST SPRAY	$195.00
			RPW SERVICES, INC.		**Total Check Amount:**	**$1,295.00**
V63907	BEVERLY SALAS	09/18/2026	32814	110404541	ARTGALLERY CONS SALES	$17.19
			BEVERLY SALAS		**Total Check Amount:**	**$17.19**
V63908	CLYDE J. SAN JUAN	09/18/2026	33113	110404145	WTRCLR & ACRYLC PNTNG	$99.00
			CLYDE J. SAN JUAN		**Total Check Amount:**	**$99.00**

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V63909	SC FUELS	09/18/2026	16654	480515161	UNL ETH 3966.1 GALS	$19,726.81
		09/18/2026	16654	480515161	CLR DIESEL 1198.7GALS	$7,696.99
		09/18/2026	16654	480515161	UNL ETH 3947 GALS	$18,694.96
				SC FUELS	**Total Check Amount:**	**$46,118.76**
V63910	SITEONE LANDSCAPE SUPPLY, LLC	09/18/2026	25942	110515143	IRRIGATION SUPPLIES	$2,274.52
		09/18/2026	25942	360515145	MATERIALS	$456.38
		09/18/2026	25942	110515148	PLUMBING SUPPLIES	$911.80
		09/18/2026	25942	361515148	IRRIGATION SUPPLIES	$600.48
				SITEONE LANDSCAPE SUPPLY, LLC	**Total Check Amount:**	**$4,243.18**
V63911	SPECTRUM GAS PRODUCTS, INC.	09/18/2026	16060	174222222	OXYGEN	$155.70
		09/18/2026	16060	174222225	OXYGEN CYL RENTAL	$57.00
		09/18/2026	16060	174222225	OXYGEN	$205.05
				SPECTRUM GAS PRODUCTS, INC.	**Total Check Amount:**	**$417.75**
V63912	STERICYCLE, INC.	09/18/2026	11925	110111161	DOC SHRED JUL-AUG26	$10.66
		09/18/2026	11925	110212122	DOC SHRED JUL-AUG26	$196.90
		09/18/2026	11925	470141483	DOC SHRED JUL-AUG26	$10.66
				STERICYCLE, INC.	**Total Check Amount:**	**$218.22**
V63913	STEVE A. FILARSKY, ATTORNEY-AT-LAW	09/18/2026	31186	110141481	PROF LEGAL SVCS AUG26	$487.50
				STEVE A. FILARSKY, ATTORNEY-AT-LAW	**Total Check Amount:**	**$487.50**
V63914	SUMMER SUZANNE TEAL	09/18/2026	33177	110404541	ARTGALLERY CONS SALES	$546.43
				SUMMER SUZANNE TEAL	**Total Check Amount:**	**$546.43**
V63915	MISTY TERRANCE	09/18/2026	32955	110404541	ARTGALLERY CONS SALES	$32.85
				MISTY TERRANCE	**Total Check Amount:**	**$32.85**
V63916	THOMSON REUTERS - WEST	09/18/2026	22020	110212121	CLR LAW ENF+ENT AUG26	$741.20
				THOMSON REUTERS - WEST	**Total Check Amount:**	**$741.20**
V63917	TK ELEVATOR SERVICE	09/18/2026	10308	110515125	CITYWIDE SVCS AUG26	$1,292.01
		09/18/2026	10308	110515125	CITYWIDE SVCS JUL26	$1,292.01
		09/18/2026	10308	490515151	CITYWIDE SVCS AUG26	$1,712.67
		09/18/2026	10308	490515151	CITYWIDE SVCS JUL26	$1,712.67
				TK ELEVATOR SERVICE	**Total Check Amount:**	**$6,009.36**
V63918	LAMARR LATAZE TINNIN	09/18/2026	19215	110212111	TRNG MILEAGE	$36.18
				LAMARR LATAZE TINNIN	**Total Check Amount:**	**$36.18**
V63919	TROPICAL PLAZA NURSERY, INC	09/18/2026	2062	343515112	MULCHING PLANTERS	$4,700.00
		09/18/2026	2062	110515143	LANDCAPE STATE COLLGE	$872.35
		09/18/2026	2062	360515145	WC WEED ABATEMENT	$1,800.00
		09/18/2026	2062	343515112	ACCIDENT REPAIR MD3	$1,698.24
		09/18/2026	2062	361515143	INFILL PLANTING MED	$2,755.00
		09/18/2026	2062	346515112	INFILL PLANTING	$1,459.40

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			TROPICAL PLAZA NURSERY, INC		**Total Check Amount:**	**$13,284.99**
V63920	TUMBLE-N-KIDS INC.	09/18/2026	32167	110404145	GYMNASTICS	$1,117.50
			TUMBLE-N-KIDS INC.		**Total Check Amount:**	**$1,117.50**
V63921	JORDAN TYSON	09/18/2026	27893	110404541	ARTGALLERY CONS SALES	$33.44
			JORDAN TYSON		**Total Check Amount:**	**$33.44**
V63922	UNITED ROTARY BRUSH CORPORATION	09/18/2026	16649	480515161	SWEEPER BROOMS	$725.05
			UNITED ROTARY BRUSH CORPORATION		**Total Check Amount:**	**$725.05**
V63923	US BANK XX0338 CITY MGR	09/18/2026	24704	110111111	CALCARD-MGMTSV-082426	$180.00
		09/18/2026	24704	110111143	CALCARD-MGMTSV-082426	$305.91
			US BANK XX0338 CITY MGR		**Total Check Amount:**	**$485.91**
V63924	US BANK XX0312 HR	09/18/2026	24776	470141483	CALCARDS-HR-082426	$1,675.08
		09/18/2026	24776	110111143	CALCARDS-HR-082426	$509.72
		09/18/2026	24776	110141481	CALCARDS-HR-082426	$1,995.30
			US BANK XX0312 HR		**Total Check Amount:**	**$4,180.10**
V63927	US BANK XX0593 COMM SVC	09/18/2026	24777	110	CALCARDS-COMSVC072226	$0.54
		09/18/2026	24777	110404154	NA-CALCARD-082426	$41.29
		09/18/2026	24777	110404215	CALCARDS-082426-S.TAX	$11.47
		09/18/2026	24777	110404311	LN-CALCARD-082426	$1,670.71
		09/18/2026	24777	110404421	AF-CALCARD-082426	$2,444.77
		09/18/2026	24777	110404424	TV-CALCARD-082426	$439.74
		09/18/2026	24777	110404425	YP-CALCARD-082426	$287.44
		09/18/2026	24777	110404521	AM-CALCARD-082426	$1,859.08
		09/18/2026	24777	110404521	NG-CALCARD-082426	$183.58
		09/18/2026	24777	110404521	TT-CALCARD-082426	$113.51
		09/18/2026	24777	110404523	VU-CALCARD-082426	$558.00
		09/18/2026	24777	110404542	EF-CALCARD-082426	$2,945.15
		09/18/2026	24777	110404542	KK-CALCARD-082426	$2,460.61
		09/18/2026	24777	181404250	DA-CALCARD-082426	$658.48
		09/18/2026	24777	110	JG-CALCARD-082426	$12.83
		09/18/2026	24777	110404211	HE-CALCARD-082426	$312.48
		09/18/2026	24777	110404215	AC-CALCARD-082426	$65.00
		09/18/2026	24777	110404215	FP-CALCARD-082426	$407.00
		09/18/2026	24777	110404217	JS-CALCARD-082426	$570.12
		09/18/2026	24777	110404217	YP-CALCARD-082426	$19.99
		09/18/2026	24777	110404224	SS-CALCARD-082426	$22.60
		09/18/2026	24777	110404421	FP-CALCARD-082426	$488.53
		09/18/2026	24777	110404424	BH-CALCARD-082426	$25.62

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V63927	US BANK XX0593 COMM SVC	09/18/2026	24777	110404521	CH-CALCARD-082426	$3,898.86
		09/18/2026	24777	110404523	JG-CALCARD-082426	$26.80
		09/18/2026	24777	110404541	KF-CALCARD-082426	$442.74
		09/18/2026	24777	110404542	HH-CALCARD-082426	$1,271.54
		09/18/2026	24777	110	CALCARDS-082426-S.TAX	($11.47)
		09/18/2026	24777	110404211	NA-CALCARD-082426	($41.49)
		09/18/2026	24777	110404311	AG-CALCARD-082426	$123.77
		09/18/2026	24777	110404311	HE-CALCARD-082426	$10.76
		09/18/2026	24777	110404429	JS-CALCARD-082426	$630.70
		09/18/2026	24777	110404429	YP-CALCARD-082426	$953.93
		09/18/2026	24777	110404521	AJ-CALCARD-082426	$425.40
		09/18/2026	24777	110404541	KC-CALCARD-082426	$2,263.34
		09/18/2026	24777	110404542	EB-CALCARD-082426	$46.84
		09/18/2026	24777	181404250	FP-CALCARD-082426	$3,554.21
		09/18/2026	24777	233404523	JG-CALCARD-082426	$59.32
		09/18/2026	24777	110404211	AC-CALCARD-082426	$353.06
		09/18/2026	24777	110404211	LN-CALCARD-082426	$49.45
		09/18/2026	24777	110404215	AU-CALCARD-082426	$301.29
		09/18/2026	24777	110404215	DA-CALCARD-082426	$135.45
		09/18/2026	24777	110404421	AR-CALCARD-082426	$2,567.19
		09/18/2026	24777	110404421	KS-CALCARD-082426	$8,581.17
		09/18/2026	24777	110404422	BH-CALCARD-082426	$639.32
		09/18/2026	24777	110404425	MM-CALCARD-082426	$20.00
		09/18/2026	24777	110404425	SS-CALCARD-082426	$863.47
		09/18/2026	24777	110404428	JS-CALCARD-082426	$2,299.72
		09/18/2026	24777	110404429	MM-CALCARD-082426	$710.23
		09/18/2026	24777	110404521	CALCARDS-COMSVC072226	($0.54)
		09/18/2026	24777	110404521	RM-CALCARD-082426	$89.74
		US BANK XX0593 COMM SVC			**Total Check Amount:**	**$45,863.34**
V63928	US BANK XX0502 COMM & MKTG	09/18/2026	24778	110	CALCARDS-082426-LP	$66.00
		09/18/2026	24778	110323214	CALCARDS-082426-AC	$50.05
		09/18/2026	24778	110111152	CALCARDS-082426-DF	$210.34
		09/18/2026	24778	110404311	CALCARDS-082426-DF	$181.35
		09/18/2026	24778	110111151	CALCARDS-082426-LP	$26.00
		09/18/2026	24778	110111152	CALCARDS-082426-AM	$32.47
		09/18/2026	24778	110111152	CALCARDS-082426-RS	$198.00
		US BANK XX0502 COMM & MKTG			**Total Check Amount:**	**$764.21**

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V63929	US BANK XX0353 COMM DEV	09/18/2026	24779	110141481	CALCARD COMDEV 082426	$140.00
		09/18/2026	24779	110323212	CALCARD COMDEV 082426	$562.12
		09/18/2026	24779	110323231	CALCARD COMDEV 082426	$1,524.08
		09/18/2026	24779	110323241	CALCARD COMDEV 082426	$315.78
				US BANK XX0353 COMM DEV	**Total Check Amount:**	**$2,541.98**
V63930	US BANK XX0270 ADMIN SVCS	09/18/2026	24781	490515151	CALCARDS-ADMIN 082426	$215.30
		09/18/2026	24781	110111161	CALCARDS-C.CLK-082426	$1,735.56
		09/18/2026	24781	960000000	CALCARDS-AUGUST LUNCH	$1,729.35
		09/18/2026	24781	110141411	CALCARDS-ADMIN 082426	$628.17
		09/18/2026	24781	110141431	CALCARDS-ADMIN 082426	$250.00
		09/18/2026	24781	110141441	CALCARDS-ADMIN 082426	$521.94
				US BANK XX0270 ADMIN SVCS	**Total Check Amount:**	**$5,080.32**
V63932	US BANK XX0650 FIRE	09/18/2026	24782	174222225	CALCARDS-FIRE 082426	$1,647.63
		09/18/2026	24782	110111143	CALCARDS-FIRE 082426	$83.86
		09/18/2026	24782	110141481	CALCARDS-FIRE 082426	$270.66
		09/18/2026	24782	110222211	CALCARDS-FIRE 082426	$261.00
		09/18/2026	24782	110222221	CALCARDS-FIRE 082426	$5,133.68
		09/18/2026	24782	110222223	CALCARDS-FIRE 082426	$1,768.10
		09/18/2026	24782	110222231	CALCARDS-FIRE 082426	$445.00
		09/18/2026	24782	174222222	CALCARDS-FIRE 082426	$2,732.44
		09/18/2026	24782	542	CALCARDS-082426-S.TAX	($24.21)
		09/18/2026	24782	542222221	CALCARDS-082426-S.TAX	$24.21
		09/18/2026	24782	110	CALCARDS-FIRE 082426	$92.18
		09/18/2026	24782	490515151	CALCARDS-FIRE 082426	$1,684.46
		09/18/2026	24782	542222221	CALCARDS-FIRE 082426	$8,798.83
				US BANK XX0650 FIRE	**Total Check Amount:**	**$22,917.84**
V63933	US BANK XX0346 IT	09/18/2026	24783	460141474	CALCARDS-IT 082426	$360.91
		09/18/2026	24783	475141471	CALCARDS-IT 072226	$200.00
		09/18/2026	24783	110	CALCARDS-IT 072226	($677.72)
		09/18/2026	24783	110222223	CALCARDS-IT 082426	$41.00
		09/18/2026	24783	110515125	CALCARDS-IT 082426	$309.51
		09/18/2026	24783	280323215	CALCARDS-IT 082426	$25.00
		09/18/2026	24783	460141474	CALCARDS-IT 072226	$477.72
		09/18/2026	24783	475141471	CALCARDS-IT 082426	$551.90
		09/18/2026	24783	475141471	CALCARDS-IT-082426	$44.97
				US BANK XX0346 IT	**Total Check Amount:**	**$1,333.29**
V63936	US BANK XX0221 PW	09/18/2026	24784	110	CALCARDS-PW 082426	$225.00

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V63936	US BANK XX0221 PW	09/18/2026	24784	110222221	CALCARDS-PW 082426	$12.69
		09/18/2026	24784	110515143	CALCARDS-PW 082426	$556.25
		09/18/2026	24784	110111143	CALCARDS-PW 082426	$305.98
		09/18/2026	24784	110404421	CALCARDS-PW 082426	$106.55
		09/18/2026	24784	110515125	CALCARDS-PW 082426	$1,010.27
		09/18/2026	24784	110515142	CALCARDS-PW-072226	$210.64
		09/18/2026	24784	410515124	CALCARDS-PW 082426	$402.01
		09/18/2026	24784	420515131	CALCARDS-PW 082426	$1,995.88
		09/18/2026	24784	110212121	CALCARDS-PW 082426	$63.58
		09/18/2026	24784	110515144	CALCARDS-PW 082426	$281.03
		09/18/2026	24784	360515147	CALCARDS-PW 082426	$561.33
		09/18/2026	24784	490515151	CALCARDS-PW 082426	$3,106.12
		09/18/2026	24784	430515123	CALCARDS-PW 082426	$230.74
		09/18/2026	24784	110	CALCARDS-PW-072226	($210.64)
		09/18/2026	24784	110515121	CALCARDS-PW 082426	$512.96
		09/18/2026	24784	110515141	CALCARDS-PW 082426	$453.44
		09/18/2026	24784	480515161	CALCARDS-PW 082426	$3,948.39
				US BANK XX0221 PW	**Total Check Amount:**	**$13,772.22**
V63938	US BANK XX0544 POLICE	09/18/2026	24785	110212133	CALCARDS-082426 POL	$1,874.91
		09/18/2026	24785	480515161	CALCARDS-082426 POL	$700.14
		09/18/2026	24785	110	CALCARDS-082426 S.TAX	($1.55)
		09/18/2026	24785	110212122	CALCARDS-082426 POL	$34.56
		09/18/2026	24785	234212143	CALCARDS-082426 POL	$960.00
		09/18/2026	24785	110	CALCARDS-082426 POL	$32.32
		09/18/2026	24785	110212111	CALCARDS-082426 POL	$12,207.29
		09/18/2026	24785	110212111	CALCARDS-082426 S.TAX	$1.55
		09/18/2026	24785	110212132	CALCARDS-082426 POL	$543.68
		09/18/2026	24785	110212141	CALCARDS-082426 POL	$977.15
		09/18/2026	24785	110141481	CALCARDS-082426 POL	$360.00
		09/18/2026	24785	110212121	CALCARDS-082426 POL	$2,993.65
		09/18/2026	24785	110212131	CALCARDS-082426 POL	$1,667.24
				US BANK XX0544 POLICE	**Total Check Amount:**	**$22,350.94**
V63939	US BANK XX3401 PW- ADMIN	09/18/2026	24786	110515111	CALCARDS PWADM 082426	$395.91
		09/18/2026	24786	110141481	CALCARDS PWADM 082426	$73.11
		09/18/2026	24786	440515122	CALCARDS PWADM 082426	$570.00
		09/18/2026	24786	420515131	CALCARDS PWADM 082426	$43.69
				US BANK XX3401 PW- ADMIN	**Total Check Amount:**	**$1,082.71**

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V63940	VIRTUAL PROJECT MANAGER	09/18/2026	23508	510515171	CIP SW BCKUP/ST SEP26	$500.00
			VIRTUAL PROJECT MANAGER		**Total Check Amount:**	**$500.00**
V63941	WEST COAST ARBORISTS, INC.	09/18/2026	1556	110515142	EMERGENCY REMOVAL	$1,080.00
			WEST COAST ARBORISTS, INC.		**Total Check Amount:**	**$1,080.00**
V63942	WEST GROVE VOLLEYBALL, LLC	09/18/2026	32196	110404145	VOLLEYBALL	$519.75
			WEST GROVE VOLLEYBALL, LLC		**Total Check Amount:**	**$519.75**
V63943	WILLDAN ENGINEERING	09/18/2026	12445	510707631	PROF SVCS THRU 7/31	$6,465.00
		09/18/2026	12445	510707334	PROF SVCS THRU 7/31	$10,540.00
		09/18/2026	12445	510707719	PROF SVCS THRU 7/31	$1,189.50
		09/18/2026	12445	510707483	PROF SVCS NOV25	$2,400.00
		09/18/2026	12445	510707716	PROF SVCS THRU 7/31	$8,480.00
			WILLDAN ENGINEERING		**Total Check Amount:**	**$29,074.50**
					Voucher Subtotal	**$1,074,783.77**
W27004	COMMONWEALTH LAND TITLE COMPANY	09/15/2026	19306	510707946	EASEMENT PURCH BALANCE	$8,421,173.00
			COMMONWEALTH LAND TITLE COMPANY		**Total Check Amount:**	**$8,421,173.00**
					Wire Subtotal	**$8,421,173.00**
					TOTAL	**$9,718,765.64**

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201875	ACCESS TOOLKIT	09/25/2026	34295	110323241	DISABLED ACCESS TRNG	$14,170.09
			ACCESS TOOLKIT		**Total Check Amount:**	**$14,170.09**
201876	AVENU INSIGHTS & ANALYTICS, LLC	09/25/2026	29396	110141424	SUTA SVCS 2026 Q1	$622.74
			AVENU INSIGHTS & ANALYTICS, LLC		**Total Check Amount:**	**$622.74**
201877	BOTACH INC.	09/25/2026	34362	110212131	RANGE FEES	$3,947.63
			BOTACH INC.		**Total Check Amount:**	**$3,947.63**
201878	BREA EXPRESS CARWASH	09/25/2026	34129	480515161	CARWASHES AUG 2026	$804.00
			BREA EXPRESS CARWASH		**Total Check Amount:**	**$804.00**
201879	BREA URGENT CARE	09/25/2026	24391	110141481	HR MED SVCS AUG 2026	$902.00
			BREA URGENT CARE		**Total Check Amount:**	**$902.00**
201880	YUTH S CHERDSURIYA	09/25/2026	34363	110000000	CITATION REFUND	$279.00
			YUTH S CHERDSURIYA		**Total Check Amount:**	**$279.00**
201881	CINTAS	09/25/2026	24347	110404542	FIRSTAID RESTOCK THTR	$173.87
			CINTAS		**Total Check Amount:**	**$173.87**
201882	CITY OF BREA	09/25/2026	13577	960000000	OCCMA SVCS JUL-SEP26	$630.00
			CITY OF BREA		**Total Check Amount:**	**$630.00**
201883	CITY OF SAN JUAN CAPISTRANO	09/25/2026	33334	960000000	8/5 OCCMA LINEN REIMB	$245.58
			CITY OF SAN JUAN CAPISTRANO		**Total Check Amount:**	**$245.58**
201884	COAST EMS, LLC	09/25/2026	33267	174222225	DISPOSABLE SUPPLIES	$172.29
			COAST EMS, LLC		**Total Check Amount:**	**$172.29**
201885	COUNTY OF ORANGE	09/25/2026	4799	110212122	PRKNG CITATION AUG26	$9,398.50
			COUNTY OF ORANGE		**Total Check Amount:**	**$9,398.50**
201886	COUNTY OF ORANGE	09/25/2026	4799	110212122	AFIS FEES SEPT 2026	$1,593.00
			COUNTY OF ORANGE		**Total Check Amount:**	**$1,593.00**
201887	COUNTY OF ORANGE HEALTH CARE AGENCY	09/25/2026	19710	480515161	CUPA/APSA-BREA YARD	$507.00
		09/25/2026	19710	480515161	CUPA/HAZMAT-BREA FS#4	$473.00
		09/25/2026	19710	480515161	CUPA/HAZMAT-PUMP STAT	$473.00
		09/25/2026	19710	480515161	CUPA/UST-BREA FS#3	$824.00
		09/25/2026	19710	480515161	CUPA/HAZMAT-BREA	$992.00
		09/25/2026	19710	480515161	CUPA/HAZMAT-BREA FS#1	$644.00
		09/25/2026	19710	480515161	CUPA/HAZMAT-BREA FS#2	$473.00
		09/25/2026	19710	480515161	CUPA/HAZMAT-BREA FS#3	$742.00
		09/25/2026	19710	480515161	CUPA/HAZMAT-BREA YARD	$1,027.00
		09/25/2026	19710	480515161	CUPA/HAZMAT-LIFT STAT	$473.00
		09/25/2026	19710	480515161	CUPA/UST-BREA	$745.00
		09/25/2026	19710	110141411	OC RETURN CHECK FEE	$25.00
		09/25/2026	19710	440515122	COUNTY YARD INSP	$672.00

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201887	COUNTY OF ORANGE HEALTH CARE AGENCY	09/25/2026	19710	480515161	CUPA/APSA-BREA FS#2	$322.00
			COUNTY OF ORANGE HEALTH CARE AGENCY		**Total Check Amount:**	**$8,392.00**
201888	CRASH CHAMPIONS-BREA	09/25/2026	31635	480515161	ACCIDENT REPAIR	$4,832.70
			CRASH CHAMPIONS-BREA		**Total Check Amount:**	**$4,832.70**
201889	CT&T CONCRETE PAVING, INC.	09/25/2026	28593	510707313	ANNUAL CONCRETE R+R	$59,660.00
			CT&T CONCRETE PAVING, INC.		**Total Check Amount:**	**$59,660.00**
201890	D.S. CUSTOM LINENS, INC	09/25/2026	31417	110141441	LINEN CLEANING	$574.77
		09/25/2026	31417	110141441	GAS SURCHARGE AUG26	$14.00
			D.S. CUSTOM LINENS, INC		**Total Check Amount:**	**$588.77**
201891	DE NOVO PLANNING GROUP	09/25/2026	32750	120323231	PROF SVCS THRU 9/2	$25,703.71
			DE NOVO PLANNING GROUP		**Total Check Amount:**	**$25,703.71**
201892	SOUTHERN CALIFORNIA EDISON	09/25/2026	3343	360515145	ELECTRICITY AUG 2026	$1,728.18
		09/25/2026	3343	110515143	ELECTRICITY AUG 2026	$894.97
		09/25/2026	3343	110515148	ELECTRICITY AUG 2026	$82.16
		09/25/2026	3343	490515151	ELECTRICITY AUG 2026	$22,354.54
		09/25/2026	3343	110515121	ELECTRICITY AUG 2026	$8,635.72
		09/25/2026	3343	110515141	ELECTRICITY AUG 2026	$1,944.62
		09/25/2026	3343	110515144	ELECTRICITY AUG 2026	$2,170.03
			SOUTHERN CALIFORNIA EDISON		**Total Check Amount:**	**$37,810.22**
201893	FRANCHISE TAX BOARD/ST OF CALIF	09/25/2026	34325	110	CD929489392 091826 PR	$52.11
			FRANCHISE TAX BOARD/ST OF CALIF		**Total Check Amount:**	**$52.11**
201894	FRONTIER COMMUNICATIONS	09/25/2026	26183	475141471	PHONE CHGS 9/7-10/6	$103.48
			FRONTIER COMMUNICATIONS		**Total Check Amount:**	**$103.48**
201895	FULLERTON JOINT UNION H.S. DISTRICT	09/25/2026	29220	480515161	CNG FUEL AUGUST 2026	$1,627.71
			FULLERTON JOINT UNION H.S. DISTRICT		**Total Check Amount:**	**$1,627.71**
201896	THE GAS COMPANY	09/25/2026	3749	420515131	GAS SEPTEMBER 2026	$16.27
		09/25/2026	3749	490515151	GAS SEPTEMBER 2026	$194.30
			THE GAS COMPANY		**Total Check Amount:**	**$210.57**
201897	GOVCONNECTION, INC	09/25/2026	31662	475141471	VMWARE RENEWAL	$38,703.36
			GOVCONNECTION, INC		**Total Check Amount:**	**$38,703.36**
201898	CARRIE HERNANDEZ	09/25/2026	12259	470141483	SETTLEMENT AGREEMENT	$56,000.00
			CARRIE HERNANDEZ		**Total Check Amount:**	**$56,000.00**
201899	HOLLYDALE MOBILE ESTATES	09/25/2026	29393	270323218	SENIOR SUBSIDY OCT26	$254.00
			HOLLYDALE MOBILE ESTATES		**Total Check Amount:**	**$254.00**
201900	JONES MAYER	09/25/2026	12144	110323212	LEGAL: CODE ENF AUG26	$627.00
			JONES MAYER		**Total Check Amount:**	**$627.00**
201901	KEN GRODY FORD	09/25/2026	31440	480515161	2026 FORD F150	$39,349.59

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			KEN GRODY FORD		**Total Check Amount:**	**$39,349.59**
201902	LAKE PARK BREA LP	09/25/2026	5289	270323218	SENIOR SUBSIDY OCT26	$508.00
			LAKE PARK BREA LP		**Total Check Amount:**	**$508.00**
201903	MOORE FLOORING, INC.	09/25/2026	29107	490515151	FS2 FLOOR REPAIRS	$5,210.00
			MOORE FLOORING, INC.		**Total Check Amount:**	**$5,210.00**
201904	NATIONAL AUTO FLEET GROUP	09/25/2026	26939	480515161	2026 CHEVY SILVERADO	$56,986.39
			NATIONAL AUTO FLEET GROUP		**Total Check Amount:**	**$56,986.39**
201905	ODP BUSINESS SOLUTIONS, LLC	09/25/2026	31709	110212111	OFFICE SUPPLIES	$77.19
			ODP BUSINESS SOLUTIONS, LLC		**Total Check Amount:**	**$77.19**
201906	ORANGE VILLA SENIOR APARTMENTS	09/25/2026	29394	270323218	SENIOR SUBSIDY OCT26	$254.00
			ORANGE VILLA SENIOR APARTMENTS		**Total Check Amount:**	**$254.00**
201907	PROVIDENCE MEDICAL FOUNDATION	09/25/2026	33414	174000000	AMBULANCE SVCS REFUND	$677.34
			PROVIDENCE MEDICAL FOUNDATION		**Total Check Amount:**	**$677.34**
201908	PUENTE HILLS FORD	09/25/2026	25742	480515161	SCUFT PLATE	$160.54
			PUENTE HILLS FORD		**Total Check Amount:**	**$160.54**
201909	RICARDO ROMERO	09/25/2026	34366	110000000	CITATION REFUND	$68.00
			RICARDO ROMERO		**Total Check Amount:**	**$68.00**
201910	SECURE-A-DOOR	09/25/2026	34004	490515151	FS1 DOOR RPR	$641.75
			SECURE-A-DOOR		**Total Check Amount:**	**$641.75**
201911	SUSAN RUTH SELLERS	09/25/2026	34322	110404215	YOGA	$165.00
			SUSAN RUTH SELLERS		**Total Check Amount:**	**$165.00**
201912	SO CAL RESURFACING INC.	09/25/2026	32937	110515141	TENNIS COURT SURFACNG	$5,500.00
			SO CAL RESURFACING INC.		**Total Check Amount:**	**$5,500.00**
201913	SOUTH COAST LIGHTING & DESIGN	09/25/2026	16831	110515121	DECORATIVE LIGHTING	$4,995.29
			SOUTH COAST LIGHTING & DESIGN		**Total Check Amount:**	**$4,995.29**
201914	S-W COMPRESSORS	09/25/2026	34199	480515161	CNG PARTS	$5,260.36
			S-W COMPRESSORS		**Total Check Amount:**	**$5,260.36**
201915	THE LARKING HOUSE	09/25/2026	34365	110	26/27 CRUCIBLE PAYOUT	$11,022.47
			THE LARKING HOUSE		**Total Check Amount:**	**$11,022.47**
201916	TK BURGERS CATERING, INC	09/25/2026	33483	110141481	EMPLOYEE AWARDS 2026	$2,747.50
			TK BURGERS CATERING, INC		**Total Check Amount:**	**$2,747.50**
201917	ULINE	09/25/2026	23610	110212121	OFFICE SUPPLIES	$182.17
		09/25/2026	23610	110141441	OFFICE SUPPLIES	$622.80
			ULINE		**Total Check Amount:**	**$804.97**
201918	UNIFIRST CORPORATION	09/25/2026	27988	361515148	UNIFORM SVCS SEP 2026	$2.14
		09/25/2026	27988	110515121	UNIFORM SVCS SEP 2026	$19.31
		09/25/2026	27988	110515144	UNIFORM SVCS SEP 2026	$38.91

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201918	UNIFIRST CORPORATION	09/25/2026	27988	420515131	UNIFORM SVCS SEP 2026	$178.51
		09/25/2026	27988	490515151	UNIFORM SVCS SEP 2026	$98.35
		09/25/2026	27988	110515141	UNIFORM SVCS SEP 2026	$30.77
		09/25/2026	27988	110515148	UNIFORM SVCS SEP 2026	$2.14
		09/25/2026	27988	360515145	UNIFORM SVCS SEP 2026	$3.57
		09/25/2026	27988	480515161	UNIFORM SVCS SEP 2026	$41.87
		09/25/2026	27988	110515125	UNIFORM SVCS SEP 2026	$15.28
		09/25/2026	27988	110515143	UNIFORM SVCS SEP 2026	$13.48
		09/25/2026	27988	430515123	UNIFORM SVCS SEP 2026	$21.46
		09/25/2026	27988	440515126	UNIFORM SVCS SEP 2026	$7.43
		UNIFIRST CORPORATION			**Total Check Amount:**	**$473.22**
201919	CF UNITED LLC	09/25/2026	30700	480515161	CARWASH AUGUST 2026	$672.00
		CF UNITED LLC			**Total Check Amount:**	**$672.00**
201920	URBAN GRAFFITI ENTERPRISES INC.	09/25/2026	4352	110515121	GRAFFITIREMOVAL AUG26	$3,450.00
		URBAN GRAFFITI ENTERPRISES INC.			**Total Check Amount:**	**$3,450.00**
201921	VERITIV OPERATING COMPANY	09/25/2026	26806	110141441	FUEL SURCHARGE	$14.55
		09/25/2026	26806	110141441	PAPER	$1,612.43
		VERITIV OPERATING COMPANY			**Total Check Amount:**	**$1,626.98**
201922	WORLD JOURNAL LA, LLC	09/25/2026	21836	110111161	COUNCIL ADVERTISING	$258.00
		WORLD JOURNAL LA, LLC			**Total Check Amount:**	**$258.00**
201923	XEROX CORPORATION	09/25/2026	3349	110141441	PRIMELINK AUG26	$1,318.85
		09/25/2026	3349	110141441	PRINT CHGS 7/22-8/21	$1,526.88
		09/25/2026	3349	110141441	VR280STND AUG 2026	$478.41
		09/25/2026	3349	110141441	B91 FIERY AUG26	$203.73
		09/25/2026	3349	110141441	STAPLE REFILL	$320.90
		09/25/2026	3349	110141441	UDIRECTS MNT AUG26	$181.83
		09/25/2026	3349	110141441	VR280 PRESS AUG26	$840.80
		XEROX CORPORATION			**Total Check Amount:**	**$4,871.40**
					Check Subtotal	**$413,284.32**
V63944	ADMINISTRATIVE & PROF	09/25/2026	3344	110	4010 APEA MEMB 091826	$540.00
		ADMINISTRATIVE & PROF			**Total Check Amount:**	**$540.00**
V63945	THE ADVANTAGE GROUP	09/25/2026	24539	110	808C FSA URMED 091826	$5,860.79
		09/25/2026	24539	110	808B FSADEPCAR 091826	$2,302.09
		THE ADVANTAGE GROUP			**Total Check Amount:**	**$8,162.88**
V63946	LARRY ALANIS	09/25/2026	32661	110404424	UMPIRE FEES 9/14/26	$111.00
		LARRY ALANIS			**Total Check Amount:**	**$111.00**
V63947	ALLIANT INSURANCES SVCS	09/25/2026	13785	950000000	ILJAOC 26/27 SLIP	$18,061.26

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			ALLIANT INSURANCES SVCS		**Total Check Amount:**	**$18,061.26**
V63948	ALLSTAR FIRE EQUIPMENT	09/25/2026	8353	110222221	SCOTT REPAIR	$146.75
			ALLSTAR FIRE EQUIPMENT		**Total Check Amount:**	**$146.75**
V63949	BEN'S ASPHALT, INC..	09/25/2026	1808	110515121	ST CLLGE&CLFFWD AUG26	$15,074.15
			BEN'S ASPHALT, INC..		**Total Check Amount:**	**$15,074.15**
V63950	BEST LAWN MOWER SERVICE	09/25/2026	16230	480515161	CHAINS	$198.95
			BEST LAWN MOWER SERVICE		**Total Check Amount:**	**$198.95**
V63951	BPSEA MEMORIAL FOUNDATION	09/25/2026	14990	110	4050 MEMORIAL 091826	$95.50
			BPSEA MEMORIAL FOUNDATION		**Total Check Amount:**	**$95.50**
V63952	BRAVO ROOFING INC	09/25/2026	28437	510707975	SR CTR ROOF	$72,500.00
			BRAVO ROOFING INC		**Total Check Amount:**	**$72,500.00**
V63953	BREA CITY EMPLOYEES ASSOCIATION	09/25/2026	3236	110	4005 BCEA MEMB 091826	$864.00
			BREA CITY EMPLOYEES ASSOCIATION		**Total Check Amount:**	**$864.00**
V63954	BREA FIREFIGHTERS ASSOCIATION	09/25/2026	3237	110	4016 ASSOCMEMB 091826	$4,154.00
			BREA FIREFIGHTERS ASSOCIATION		**Total Check Amount:**	**$4,154.00**
V63955	BREA POLICE ASSOCIATION	09/25/2026	3769	110	4031 BPA MEMB 091826	$3.50
		09/25/2026	3769	110	4030 BPA REG 091826	$4,312.50
			BREA POLICE ASSOCIATION		**Total Check Amount:**	**$4,316.00**
V63956	BREA POLICE ATHLETIC LEAGUE	09/25/2026	1068	110	5010 B.P.A.L. 091826	$117.50
			BREA POLICE ATHLETIC LEAGUE		**Total Check Amount:**	**$117.50**
V63957	BREA POLICE MANAGEMENT ASSOCIATION	09/25/2026	21189	110	4019 LDF MEMB 091826	$66.50
		09/25/2026	21189	110	4020 PMA MEMB 091826	$208.00
			BREA POLICE MANAGEMENT ASSOCIATION		**Total Check Amount:**	**$274.50**
V63958	CANON FINANCIAL SERVICES, INC.	09/25/2026	20648	110141441	CPRLEASE BRC/PW JAN26	$1.70
		09/25/2026	20648	110141441	CPRLEASE BRC/PW AUG26	$352.45
		09/25/2026	20648	110141441	CPRLEASE BRC/PW MAY26	$314.56
			CANON FINANCIAL SERVICES, INC.		**Total Check Amount:**	**$668.71**
V63959	MIRSA CHAVEZ GRIEGO	09/25/2026	31295	110212111	TRAINING REIMB	$40.00
			MIRSA CHAVEZ GRIEGO		**Total Check Amount:**	**$40.00**
V63960	COMLOCK SECURITY-GROUP	09/25/2026	13625	490515151	CCC KEYS	$58.29
		09/25/2026	13625	110515141	LOCKS/KEYS	$109.91
		09/25/2026	13625	110515141	LOCKS	$92.59
			COMLOCK SECURITY-GROUP		**Total Check Amount:**	**$260.79**
V63961	CSG CONSULTANTS	09/25/2026	25540	110000000	INSP SVCS APR26	($19,644.00)
		09/25/2026	25540	110000000	INSP SVCS MAR26	($17,397.00)
		09/25/2026	25540	110323242	INSP SVCS MAR26	$292.00
		09/25/2026	25540	110000000	INSP SVCS MAY26	($416.00)
		09/25/2026	25540	110323242	INSP SVCS APR26	$4,526.00

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Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
V63961	CSG CONSULTANTS	09/25/2026	25540	84032324I	INSP SVCS APR26	$53,728.00
		09/25/2026	25540	84032324I	INSP SVCS MAR26	$56,210.00
		09/25/2026	25540	84032324I	INSP SVCS MAY26	$1,504.00
				CSG CONSULTANTS	**Total Check Amount:**	**$78,803.00**
V63962	DANIELS TIRE SERVICE	09/25/2026	3133	480515161	TIRES	$7,952.97
				DANIELS TIRE SERVICE	**Total Check Amount:**	**$7,952.97**
V63963	DARTCO TRANSMISSION SALES	09/25/2026	17719	480515161	TRANSMISSION RPR	$4,150.79
				DARTCO TRANSMISSION SALES	**Total Check Amount:**	**$4,150.79**
V63964	DEPARTMENT OF HEALTH CARE SERVICES	09/25/2026	33434	174222225	PP-GEMT CONTRIBUTN #4	$80,500.83
				DEPARTMENT OF HEALTH CARE SERVICES	**Total Check Amount:**	**$80,500.83**
V63965	ECONOLITE SYSTEMS, INC.	09/25/2026	27147	110515121	PREVENTATVE MNT JUL26	$3,273.23
		09/25/2026	27147	110515121	ROLLING REPORT AUG26	$13,486.04
		09/25/2026	27147	110515121	PREVENTATVE MNT AUG26	$3,273.23
				ECONOLITE SYSTEMS, INC.	**Total Check Amount:**	**$20,032.50**
V63966	EQUIPMENT DIRECT INC	09/25/2026	4522	110515121	SAFETY EQUIPMENT	$167.61
				EQUIPMENT DIRECT INC	**Total Check Amount:**	**$167.61**
V63967	EVERNORTH CARE SOLUTIONS, INC.	09/25/2026	32734	110141481	EAP SVCS OCT 2026	$1,178.52
				EVERNORTH CARE SOLUTIONS, INC.	**Total Check Amount:**	**$1,178.52**
V63968	FIRE SAFETY ADVISORS LLC	09/25/2026	33294	510707470	PLAN CHECK SVCS AUG26	$250.00
		09/25/2026	33294	110000000	PLAN CHECK SVCS AUG26	($5,696.25)
		09/25/2026	33294	110222231	PLAN CHECK SVCS AUG26	$5,375.00
		09/25/2026	33294	84022223P	PLAN CHECK SVCS AUG26	$13,352.50
				FIRE SAFETY ADVISORS LLC	**Total Check Amount:**	**$13,281.25**
V63969	FLAGSHIP DESIGN GROUP, INC.	09/25/2026	32818	110141411	BREA STORE SALES	$146.05
		09/25/2026	32818	110404311	BREA STORE SALES	$54.04
		09/25/2026	32818	110323212	BREA STORE SALES	$69.02
		09/25/2026	32818	110323214	BREA STORE SALES	$72.02
		09/25/2026	32818	110323241	BREA STORE SALES	$142.01
				FLAGSHIP DESIGN GROUP, INC.	**Total Check Amount:**	**$483.14**
V63970	FLEET SERVICES	09/25/2026	5658	480515161	BLOW GUN KIT	$60.36
				FLEET SERVICES	**Total Check Amount:**	**$60.36**
V63971	GALE SUPPLY COMPANY	09/25/2026	21090	490515151	JANITORIAL SUPPLIES	$1,468.36
				GALE SUPPLY COMPANY	**Total Check Amount:**	**$1,468.36**
V63972	DYLAN HARRIS	09/25/2026	28097	110212111	TRAINING REIMB	$121.92
		09/25/2026	28097	110212111	HITS K9 CONFERENCE	$387.00
				DYLAN HARRIS	**Total Check Amount:**	**$508.92**
V63973	HASA, INC.	09/25/2026	31861	110404422	BULK CHEMS	$530.75

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Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
			HASA, INC.		**Total Check Amount:**	**$530.75**
V63974	HCI SYSTEMS INC	09/25/2026	25112	110515125	PS3 SERVICE CALL	$1,305.00
			HCI SYSTEMS INC		**Total Check Amount:**	**$1,305.00**
V63975	HOPE CENTER OF ORANGE COUNTY	09/25/2026	33362	902009100	PRCRMNT CONTAUG-SEP26	$79,350.66
			HOPE CENTER OF ORANGE COUNTY		**Total Check Amount:**	**$79,350.66**
V63976	INLAND ROUNDBALL OFFICIALS INC.	09/25/2026	31906	110404424	REFEREE FEES 910-915	$1,200.00
			INLAND ROUNDBALL OFFICIALS INC.		**Total Check Amount:**	**$1,200.00**
V63977	KASEYA AUTOMATING IT	09/25/2026	20748	475141471	VSA SW RENEWAL/UPGRD	$9,315.00
		09/25/2026	20748	475141471	26/27 KASEYA BMS	$5,916.00
			KASEYA AUTOMATING IT		**Total Check Amount:**	**$15,231.00**
V63978	KELLY SPICERS STORES	09/25/2026	31267	110141441	PAPER	$556.97
			KELLY SPICERS STORES		**Total Check Amount:**	**$556.97**
V63979	KERNTEC INDUSTRIES, INC.	09/25/2026	17490	84022223P	PLAN CHECK THRU 8/20	$1,526.00
		09/25/2026	17490	110000000	PLAN CHECK THRU 8/20	($231.00)
			KERNTEC INDUSTRIES, INC.		**Total Check Amount:**	**$1,295.00**
V63980	L.N. CURTIS & SONS	09/25/2026	1053	174222225	BODY ARMOR/HELMETS	$7,656.99
		09/25/2026	1053	542222221	TYPE 1 TOOLS	$1,374.68
			L.N. CURTIS & SONS		**Total Check Amount:**	**$9,031.67**
V63981	LEHR	09/25/2026	26035	480515161	POLICE CAR BUILD	$6,918.79
		09/25/2026	26035	480515161	POLICE CAR PARTS	$6,020.26
		09/25/2026	26035	480515161	LOCKS	$1,074.81
			LEHR		**Total Check Amount:**	**$14,013.86**
V63982	LIBERTY PAINTING & RESTORATION, INC	09/25/2026	25899	361515148	PAINT TRAIL BREA SIGN	$1,000.00
			LIBERTY PAINTING & RESTORATION, INC		**Total Check Amount:**	**$1,000.00**
V63983	LIEBERT CASSIDY WHITMORE	09/25/2026	2489	110141481	PROF SVCS 00033 AUG26	$459.00
			LIEBERT CASSIDY WHITMORE		**Total Check Amount:**	**$459.00**
V63984	LIFE-ASSIST, INC.	09/25/2026	10530	174222222	PM SUPPLIES FS1	$2,273.79
		09/25/2026	10530	174222222	PM SUPPLIES FS2	$3,838.29
		09/25/2026	10530	174222222	PM SUPPLIES FS3	$374.38
			LIFE-ASSIST, INC.		**Total Check Amount:**	**$6,486.46**
V63985	LINEGEAR	09/25/2026	23894	110222221	ACCT ADJ	($2,278.91)
		09/25/2026	23894	110222221	BOOTS [3]	$2,278.91
		09/25/2026	23894	110222221	BOOTS	$463.33
			LINEGEAR		**Total Check Amount:**	**$463.33**
V63986	LOS ANGELES TRUCK CENTERS, LLC	09/25/2026	7300	480515161	SEALS	$900.74
		09/25/2026	7300	480515161	CREDIT	($349.88)
			LOS ANGELES TRUCK CENTERS, LLC		**Total Check Amount:**	**$550.86**

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Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
V63987	MAR-CO EQUIPMENT COMPANY	09/25/2026	20329	480515161	FILTER	$87.58
		MAR-CO EQUIPMENT COMPANY			**Total Check Amount:**	**$87.58**
V63988	MESSINA AND ASSOCIATES	09/25/2026	25217	110212121	PROF DEV TRNG AUG-SEP	$4,725.00
		MESSINA AND ASSOCIATES			**Total Check Amount:**	**$4,725.00**
V63989	MOTOROLA SOLUTIONS, INC.	09/25/2026	22012	110212141	ACCT ADJ	($23,225.12)
		09/25/2026	22012	110212141	CAMERA SUB AUG25-30	$46,450.24
		MOTOROLA SOLUTIONS, INC.			**Total Check Amount:**	**$23,225.12**
V63990	MYERS AND SONS	09/25/2026	21624	110212132	PD CONES	$232.73
		09/25/2026	21624	110212131	PD CONES	$271.39
		09/25/2026	21624	110515121	EVENT SIGNS	$1,182.93
		09/25/2026	21624	110515121	STOP SIGNS	$871.85
		09/25/2026	21624	110515121	STREET NAME SIGN	$984.49
		MYERS AND SONS			**Total Check Amount:**	**$3,543.39**
V63991	ORANGE COUNTY KARATE CENTER LLC	09/25/2026	31160	110404145	KARATE	$40.00
		ORANGE COUNTY KARATE CENTER LLC			**Total Check Amount:**	**$40.00**
V63992	LEONARD ORTIZ	09/25/2026	34145	110404424	UMPIRE FEES 9/14/26	$111.00
		LEONARD ORTIZ			**Total Check Amount:**	**$111.00**
V63993	QUARTECH CORRECTIONS LLC	09/25/2026	29933	950000000	ILJAOC IP AZURE AUG26	$4,000.00
		09/25/2026	29933	950000000	ILJAOC IP SUPP AUG26	$6,600.00
		09/25/2026	29933	950000000	ILJAOC OCJUVPET AUG26	$6,525.00
		09/25/2026	29933	951000000	ILJAOC OCPORTAL AUG26	$16,800.00
		09/25/2026	29933	951000000	ILJAOC ADPL SUPP AUG	$675.00
		09/25/2026	29933	951000000	ILJAOC OCSW AUG26	$1,610.00
		QUARTECH CORRECTIONS LLC			**Total Check Amount:**	**$36,210.00**
V63994	ROLLINS, INC DBA ORKIN, LLC.	09/25/2026	30616	490515151	FS1 PEST CONTROL	$3,870.00
		ROLLINS, INC DBA ORKIN, LLC.			**Total Check Amount:**	**$3,870.00**
V63995	RUSSELL SIGLER INC.	09/25/2026	21638	490515151	BCC HVAC PARTS	$550.44
		RUSSELL SIGLER INC.			**Total Check Amount:**	**$550.44**
V63996	SC FUELS	09/25/2026	16654	480515161	UNL ETH 3986 GALS	$20,795.19
		09/25/2026	16654	480515161	CLR DIESEL 1200 GALS	$8,515.16
		SC FUELS			**Total Check Amount:**	**$29,310.35**
V63997	SHARP ELECTRONICS CORPORATION	09/25/2026	33647	110141441	COPIER LEASE SEPT26	$2,505.45
		SHARP ELECTRONICS CORPORATION			**Total Check Amount:**	**$2,505.45**
V63998	SITEONE LANDSCAPE SUPPLY, LLC	09/25/2026	25942	110515125	IRRIGATION PARTS	$438.53
		09/25/2026	25942	110515125	IRRIGATION SUPPLIES	$537.24
		SITEONE LANDSCAPE SUPPLY, LLC			**Total Check Amount:**	**$975.77**
V63999	TENNIS ANYONE ACADEMY	09/25/2026	12688	110404145	TENNIS LESSONS	$935.88
		TENNIS ANYONE ACADEMY			**Total Check Amount:**	**$935.88**

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Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
V64000	TK ELEVATOR SERVICE	09/25/2026	10308	110515125	CITYWIDE SVCS SEPT26	$1,292.01
		09/25/2026	10308	510707974	REPL FREIGHT ELEVATOR	$18,730.50
		09/25/2026	10308	490515151	CITYWIDE SVCS SEPT26	$1,712.67
				TK ELEVATOR SERVICE	**Total Check Amount:**	**$21,735.18**
V64001	TROPICAL PLAZA NURSERY, INC	09/25/2026	2062	110515142	RPR PKWY DAMAGE	$4,506.66
				TROPICAL PLAZA NURSERY, INC	**Total Check Amount:**	**$4,506.66**
V64002	TRUEPOINT SOLUTIONS, LLC	09/25/2026	32694	110323241	ACCELA SUPP FEB25	$2,475.00
		09/25/2026	32694	110323241	ACCELA SUPPORT AUG26	$693.75
				TRUEPOINT SOLUTIONS, LLC	**Total Check Amount:**	**$3,168.75**
V64003	TURBO DATA SYSTEMS, INC.	09/25/2026	1472	110212122	CITATION PROC AUG26	$1,875.16
				TURBO DATA SYSTEMS, INC.	**Total Check Amount:**	**$1,875.16**
V64004	URBAN HABITAT	09/25/2026	32833	510	STOP PMT RELEASEPP#22	$62,986.58
				URBAN HABITAT	**Total Check Amount:**	**$62,986.58**
V64005	VINTAGE CREEK SENIOR APARTMENTS LP	09/25/2026	29395	270323218	SENIOR SUBSIDY OCT26	$254.00
				VINTAGE CREEK SENIOR APARTMENTS LP	**Total Check Amount:**	**$254.00**
V64006	VISTA PAINT CORPORATION	09/25/2026	4573	490515151	CCC PAINT	$164.18
				VISTA PAINT CORPORATION	**Total Check Amount:**	**$164.18**
V64007	FRANCESCA GIULIANA VIVANTI	09/25/2026	32128	440515122	MILEAGE JULY 2026	$37.24
		09/25/2026	32128	440515122	MILEAGE AUGUST 2026	$38.76
				FRANCESCA GIULIANA VIVANTI	**Total Check Amount:**	**$76.00**
V64008	WAXIE SANITARY SUPPLY	09/25/2026	3332	110515141	JANITORIAL SUPPLIES	$1,429.84
		09/25/2026	3332	490515151	JANITORIAL SUPPLIES	$2,976.40
				WAXIE SANITARY SUPPLY	**Total Check Amount:**	**$4,406.24**
V64009	WEST COAST ARBORISTS, INC.	09/25/2026	1556	110515141	TREE MNT PRK 816-831	$2,980.00
		09/25/2026	1556	110515142	TREE MNT 8/16-8/31	$1,044.00
				WEST COAST ARBORISTS, INC.	**Total Check Amount:**	**$4,024.00**
V64010	WESTERN GOLF PROPERTIES, LLC	09/25/2026	29071	465515149	BREA CREEK NETTING	$45,786.00
				WESTERN GOLF PROPERTIES, LLC	**Total Check Amount:**	**$45,786.00**
V64011	WILLDAN ENGINEERING	09/25/2026	12445	110000000	PLAN CHECK SVCS AUG26	($767.25)
		09/25/2026	12445	84022223P	PLAN CHECK SVCS AUG26	$1,798.50
				WILLDAN ENGINEERING	**Total Check Amount:**	**$1,031.25**
V64012	ESTHER WINDMILLER	09/25/2026	34006	110212133	TRAINING MILEAGE	$16.27
		09/25/2026	34006	110212133	CIVILIAN LDRSHP TRNG	$23.00
				ESTHER WINDMILLER	**Total Check Amount:**	**$39.27**
					Voucher Subtotal	**$721,792.05**
W27005	THE BANK OF NEW YORK MELLON	09/21/2026	16062	110	2021 REF LEASE REV DBT PY	$44,400.00

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Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
		THE BANK OF NEW YORK MELLON			**Total Check Amount:**	**$44,400.00**
					Wire Subtotal	**$44,400.00**
					TOTAL	**$1,179,476.37**

CITY of BREA

City Council Regular Meeting
Communication
October 6, 2026
Item No. 4A.

Public Hearing to Consider Ordinance No. 1278 Cancellation of Development Agreement No. 19-01 for the Former Mercury Lane Residential Planned Community Project Located at the Southeast Corner of Mercury Lane and Berry Street

TO	PREPARED BY
Honorable Mayor and City Council Members	Marie Dao, Senior Management Analyst
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Webster, City Manager

EXECUTIVE SUMMARY

C&C Development Co., LLC, ("C&C" or "Developer") is requesting cancellation of Development Agreement No. 19-01 ("DA 19-01"), recorded as Instrument No. 2020000458788, which pertains to the previously approved 114-unit Mercury Lane Residential Planned Community Project ("Prior Project"), located at the southeast corner of Mercury Lane and Berry Street (Assessor's Parcel Number 296-143-01) ("Project Site"). The Prior Project was not constructed and is no longer being pursued. The Project Site is now approved for development of the Mercury Senior Apartments Project, an 85-unit affordable senior housing community by C&C ("Current Project").

RECOMMENDATION

Staff recommend that the City Council take the following actions:

1. Find the cancellation of Development Agreement No. 19-01 exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3);
2. Introduce by title only and waive further reading of Ordinance No. 1278 "An Ordinance of the City Council of the City of Brea Approving Cancellation of Development Agreement No. 19-01 (Mercury Lane Residential Planned Community)" (Attachment A);
3. Open and conduct a public hearing;
4. Schedule second reading and adoption of the aforementioned ordinance at the next regular City Council meeting; and
5. Authorize the City Manager, or their designee, to execute the following documents on behalf of the City, subject to any non-substantive changes deemed necessary or appropriate by the City Manager and the City Attorney:
    a. Cancellation of Development Agreement (Attachment B);
    b. Affordable Housing Agreement Termination (Attachment C); and
    c. Workforce Housing Restrictive Covenant Termination (Attachment D).

BACKGROUND

The 1.01-acre Project Site is located within the Brea Core Specific Plan area, at the southeast corner of Mercury Lane and Berry Street and is designated as Mixed Use 50 in the City's adopted Brea 2050 General Plan and Brea Core Specific Plan. The Project Site is currently a vacant, unpaved lot as shown in Figure 1 below.

FIGURE 1 - AERIAL VIEW OF THE PROJECT SITE



Entitlement History

On April 28, 2020, the Planning Commission recommended approval of the Prior Project by a 5-0 vote. On June 2, 2020, the City Council approved the Prior Project by adopting Ordinance No. 1214. The Prior Project consisted of a five-story, 114-unit multifamily residential development, including 11 low-income units, 80 workforce units, and 23 market-rate units. The approvals included Zone Change No. 19-01, Planned Community Master Plan No. 19-01, DA 19-01, and certification of the associated Final Environmental Impact Report. Subsequent affordable covenants were executed on April 25, 2022 and recorded on title, which include an 'Affordable Housing Agreement' (recorded as Instrument No. 2022000193475) and 'Restrictive Covenant for Workforce Housing' (recorded as Instrument No. 2022000193474) (collectively referred to as the "Affordable Covenants"). Although building permit plan check documents were subsequently submitted, the Prior Project was not constructed.

On April 1, 2025, as part of the Greenbriar Residential Development Project ("Greenbriar Project"), the City Council approved a Development Agreement ("Greenbriar DA") by adopting Ordinance No. 1258. The Greenbriar DA allows off-site construction of affordable units to satisfy the Greenbriar Project's affordable housing requirement, consistent with the City's Affordable Housing Ordinance (Brea City Code [BCC] Section 20.40.050.B). The Greenbriar Project applicant, Lennar Homes of California, LLC, identified the Project Site as a potential site to satisfy its affordable housing obligation and identified C&C as its partner.

On August 19, 2025, the City Council approved Density Bonus No. 2025-01 by adopting Resolution No. 2025-057, along with an Affordable Housing Agreement, Loan Agreement, and Addendum to the Final EIR for the Current Project, which is to serve as the off-site affordable housing component for the Greenbriar Project. The Current Project is an 85-unit, 100 percent affordable apartment community, serving lower-income households. Tenant selection will prioritize seniors and/or veterans, as well as those employed in or residing in the City of Brea.

DISCUSSION

Since the Prior Project was not constructed and is no longer being developed, C&C is requesting cancellation of DA 19-01 as it remains on the title report for the Project Site. Additionally, the Developer's construction lender, permanent lender, and tax credit investor require DA 19-01 and the Affordable Covenants for the Prior Project to be cleared from title, as they pertain to a development that is no longer being pursued. The cancellation of DA 19-01 and the Affordable Covenants will satisfy these title and financing requirements and allow the Developer to proceed with closing on the financing for the Current Project. The proposed cancellation does not modify the approved entitlements for the Current Project.

The Developer pursued multiple funding and financing sources to facilitate project construction. The City's financial participation in the Current Project includes a Housing Trust Fund loan and development impact fee deferral, as previously approved by the City Council on August 19, 2025. The Current Project also received an allocation of low-income housing tax credits from the California Tax Credit Allocation Committee on May 12, 2026 and was approved by the Orange County Board of Supervisors for Supportive Housing funding on September 15, 2026. The Developer is currently proceeding through the building plan check process and working toward the closing of permanent financing, with first permit issuance targeted for October 2026.

PLANNING COMMISSION RECOMMENDATION

On September 8, 2026, the Planning Commission approved Resolution No. PC 2026-07 (Attachment E) by a 5-0 vote, recommending City Council approval of the cancellation of DA 19-01.

PUBLIC NOTICE AND COMMENTS

Cancellation of DA 19-01 was noticed in accordance with the City's public noticing requirements, which involved mailed notices sent to property owners within 500 feet of the Project Site and publication in the *Brea Star-Progress*. The public hearing notice for cancellation of DA 19-01 is provided as Attachment F. As of the drafting of this report, staff have not received public comments.

ENVIRONMENTAL ASSESSMENT

The proposed action has been evaluated in accordance with CEQA Guidelines and applicable environmental regulations of the City. The proposed action is exempt from CEQA under the common-sense exemption set forth in CEQA Guidelines Section 15061(b)(3), which applies when it can be seen with certainty that there is no possibility that the proposed action may have a significant effect on the environment. The cancellation of DA 19-01 is an administrative action that will not result in a direct or reasonably foreseeable indirect physical change in the environment. Therefore, the proposed action is exempt from the provisions of CEQA and the draft Notice of Exemption is included as Attachment G. The proposed action does not modify or otherwise affect the previously certified Final Environmental Impact Report for the Prior Project (State Clearinghouse No. 2018121032).

FISCAL IMPACT

Authorizing the cancellation of DA 19-01 and the Affordable Covenants will have no fiscal impact on the General Fund (110).

CONCLUSION

The cancellation of DA 19-01 would remove the documents associated with the unconstructed Prior Project from the Project Site's title and facilitate financing for the approved Current Project. The proposed cancellation would not modify the approved entitlements for the Current Project. Therefore, staff recommend that the City Council introduce by title only and waive further reading of Ordinance No. 1278, open and conduct a public hearing, schedule second reading and adoption of the ordinance at the next regular City Council meeting, and authorize the City Manager, or their designee, to execute the Cancellation of DA 19-01 and the associated Affordable Covenants.

Attachments

Attachment A - Ordinance.pdf
Attachment B - Cancellation of Development Agreement.pdf
Attachment C - Affordable Housing Agreement Termination.pdf
Attachment D - Workforce Housing Restrictive Covenant Termination.pdf
Attachment E - Planning Commission Resolution No. PC 2026-07.pdf
Attachment F - Public Hearing Notice
Attachment G - CEQA Notice of Exemption.pdf

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BREA APPROVING CANCELLATION OF DEVELOPMENT AGREEMENT NO. 19-01 (MERCURY LANE RESIDENTIAL PLANNED COMMUNITY)

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

A. RECITALS.

(i) On June 2, 2020, the City Council adopted Ordinance No. 1214 to approve Development Agreement No. 19-01 ("DA 19-01") with Mercury CXIV, LLC ("Mercury CXIV") for development of a 5-story building with 114 residential units consisting of 11 low-income units, 80 workforce units, and 23 market rate units ("Prior Project") on the property owned by Mercury CXIV located at the southeast corner of Mercury Lane and Berry Street ("Subject Property"). A Copy of DA 19-02 is on file with the City.

(ii) DA 19-01 was recorded on September 1, 2020 as Document No. 2020000458788 in the Official Records of Orange County.

(iii) Pursuant to DA 19-01, the City and Mercury CXIV executed an April 25, 2022 Affordable Housing Agreement ("Original AHA"), recorded as Document No. 2022000193475 in the Official Records of Orange County. The Original AHA placed recorded restrictions on the Subject Property to assure: (i) a certain level and number of affordable units at the Prior Project for 55 years; and (ii) a Brea workforce preference program.

(iv) Pursuant to DA 19-01, the City and Mercury CXIV, LLC executed an April 25, 2022 Restrictive Covenant for Workforce Housing ("Original Restrictive Covenant"),

recorded as Document No. 2022000193474 in the Official Records of Orange County. The Original Restrictive Covenant placed recorded restrictions on the Subject Property to assure: (i) a certain level and number of affordable units at the Prior Project for 40 years; and (ii) a Brea workforce preference program.

(v) The Prior Project was not constructed due to changing circumstances including the Covid-19 pandemic.

(vi) On August 19, 2025, the City Council approved an Affordable Housing Agreement, a Loan Agreement, an Affordable Housing and Regulatory Agreement and Declaration of Restrictive Covenants, and a Density Bonus Agreement with Brea Mercury LP ("Brea Mercury"), which is the current owner of the Subject Property, for development of an 85-unit 100% affordable senior housing project on the site.

(vii) The City and Brea Mercury desire to cancel DA 19-01 as permitted by Government Code Section 65868.

(viii) On September 8, 2026, the Brea Planning Commission conducted a duly noticed public hearing to consider cancellation of DA 19-01. At the close of that hearing, the Planning Commission adopted Resolution No. PC 2026-07, recommending that the City Council cancel DA 19-01.

(ix) On _____ 2026, the City Council conducted a duly noticed public hearing to consider cancellation of DA 19-01.

B. ORDINANCE.

1. The City Council finds that all facts set forth in the Recitals, Part A of this Ordinance, are true and correct.

2. The City Council hereby approves the Cancellation of Development Agreement ("Cancellation") set forth in Exhibit A and authorizes the City Manager to execute the Cancellation on behalf of the City, subject to any nonsubstantive changes deemed necessary or appropriate by the City Manager and the City Attorney, and execute any additional instruments necessary to effectuate the full cancellation of DA 19-01.

3. If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

4. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published as required by law.

ADOPTED AND APPROVED this ____ day of _____, 2026.

_____

Cecilia Hupp, Mayor

ATTEST: _____

Victoria Popescu, City Clerk

I, Victoria Popescu, City Clerk of the City of Brea, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Brea, held on the ___ day of _____, 2026, and was finally passed at a regular meeting of the City Council of the City of Brea on the _____ day of _____, 2026, by the following vote:

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

Dated: _____

_____

Victoria Popescu, City Clerk

EXHIBIT A

CANCELLATION OF DEVELOPMENT AGREEMENT

REQUESTED BY
AND WHEN RECORDED
MAIL TO:

CITY OF BREA
1 CIVIC CENTER CIRCLE
BREA, CA 92821
ATTN: CITY CLERK

Space Above This Line for Recorder's Use

EXEMPT FROM RECORDING FEE PER GOVERNMENT CODE SECTION 27383

CANCELLATION OF DEVELOPMENT AGREEMENT

This Cancellation of Development Agreement ("Cancellation") is dated _____, 2026 for reference purposes and is executed by the CITY OF BREA, a California municipal corporation ("City"), and Brea Mercury LP, a California corporation ("Developer").

RECITALS

A. Mercury CXIV, LLC ("Mercury CXIV") was the previous owner of the property located primarily at the southeast corner of Mercury Lane and Berry Street Brea, California, as more fully described in Exhibit A, attached hereto, and incorporated herein by reference ("Subject Property").

B. Pursuant to Government Code Sections 65864-65869.5, the City and Mercury CXIV executed Development Agreement No. 19-01 ("DA 19-01"), recorded as Instrument No. 2020000458788 on September 1, 2020 in the Office of the Orange County Recorder, with respect to the Mercury Lane Workforce Housing Project ("Prior Project") proposed to be constructed on the Subject Property.

C. The Prior Project was never constructed due to changing circumstances related to the COVID-19 pandemic.

D. A new development project has been approved for the Subject Property subject to a different development agreement with Developer, which is the current owner of the Subject Property.

E. Developer and the City desire to cancel DA 19-01 as permitted by Government Code Section 65868.

F. Notice of intention to cancel has been given in the manner provided by Government Code Section 65867.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. DA 19-01 is terminated as of the recordation of this Cancellation and shall be of no further force or effect.

2. The City Manager or designee is authorized to make any necessary additional consent or approval of any instrument that may be granted, given, or executed to effectuate the full cancellation of DA 19-01, and any covenants or restrictions required by DA 19-01, without further authorization from the City Council.

3. The City Clerk shall record this Cancellation in the Office of the Orange County Recorder within 10 days of execution.

EXECUTED:

CITY:

CITY OF BREA

_____
By: Kristin Webster, City Manager

Attest:

_____(SEAL)
Victoria Popescu
City Clerk

Approved as to Form:

_____
Terence Boga
City Attorney

DEVELOPER:

Brea Mercury LP,
a California limited partnership

By: C&C Brea Mercury LLC,
a California limited liability company
its general partner

By: C&C Development Co., LLC
a California limited liability company,
its sole member and manager

By: _____
Todd R. Cottle,
Trustee of the 2007 Todd R. Cottle
and Jennifer N. Cottle Revocable
Trust, its member

ACKNOWLEDGMENTS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this

State of California)

) ss

County of Orange)

On September 24, 2026, before me, Nicholas Andrew Brough-Karamardjan,
(Name of Notary)

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

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

WITNESS my hand and official seal.

(Notary Signature)

NICHOLAS ANDREW BROUGH-KARAMARDIAN
Notary Public - California
Orange County
Commission # 2541508
My Comm. Expires Dec 14, 2029

ACKNOWLEDGMENTS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this

State of California)

) ss

County of _____)

On _____, before me,_____,
(Name of Notary)

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

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

WITNESS my hand and official seal.

_____
(Notary Signature)

Exhibit A

PROPERTY LEGAL DESCRIPTION

(APN No. 296-141-05)

Parcel No. 3 in the city of Brea, County of Orange, State of California, as shown on a map filed in Book 96, Pages 32 and 33 of Parcel Maps, in the office of the County Recorder of Orange County, California.

REQUESTED BY
AND WHEN RECORDED
MAIL TO:

CITY OF BREA
1 CIVIC CENTER CIRCLE
BREA, CA 92821
ATTN: CITY CLERK

Space Above This Line for Recorder's Use

EXEMPT FROM RECORDING FEE PER GOVERNMENT CODE SECTION 27383

TERMINATION OF AFFORDABLE HOUSING AGREEMENT

THIS TERMINATION OF AFFORDABLE HOUSING AGREEMENT ("Termination") is dated _____, 2026 for reference purposes and is executed by the CITY OF BREA, a California municipal corporation ("City"), and Brea Mercury LP, a California corporation ("Developer").

RECITALS

A. Developer is the current owner of the property located primarily at the southeast corner of Mercury Lane and Berry Street Brea, California, as more fully described in Exhibit A, attached hereto, and incorporated herein by reference ("Subject Property").

B. On June, 2, 2020, the Brea City Council adopted Ordinance No. 1214 to approve Development Agreement No. 19-01 ("DA 19-01") with Mercury CXIV, LLC ("Mercury CXIV"), prior owner of the Subject Property, for the Mercury Lane Workforce Housing Project ("Prior Project") proposed to be constructed on the site. The Prior Project was to be a 114-unit multi-family residential development consisting of 11 low-income units, 80 workforce units, and 23 market rate units.

C. Pursuant to DA 19-01, the City and Mercury CXIV executed an April 25, 2022 Affordable Housing Agreement ("Original AHA"), recorded on May 25, 2022 as Document Number 2022000193475 in the Official Records of Orange County, California. The Original AHA placed recorded restrictions on the Subject Property to assure: (i) a certain level and number of affordable units at the Prior Project for 55 years; and (ii) a Brea workforce preference program.

D. The Prior Project was never constructed due to changing circumstances related to the COVID-19 pandemic.

E. A new development project has been approved for the Subject Property, which is subject to a different covenant document to restrict affordable housing. Developer and City therefore desire to terminate the Original AHA.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Original AHA is terminated as of the recordation of this Termination and shall be of no further force or effect.

CITY:

CITY OF BREA

_____
By: Kristin Webster, City Manager

Attest:

_____(SEAL)
Victoria Popescu
City Clerk

Approved as to Form:

_____
Terence Boga
City Attorney

DEVELOPER:

Brea Mercury LP,
a California limited partnership

By: C&C Brea Mercury LLC,
a California limited liability company
its general partner

By: C&C Development Co., LLC
a California limited liability company,
its sole member and manager

By: _____
Todd R. Cottle,
Trustee of the 2007 Todd R. Cottle
and Jennifer N. Cottle Revocable
Trust, its member

ACKNOWLEDGMENTS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this

State of California)

) ss

County of Orange)

On September 24, 2026, before me, Nicholas Andrew Brough-Karamardian,
(Name of Notary)

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

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

WITNESS my hand and official seal.

(Notary Signature)

NICHOLAS ANDREW
BROUGH-KARAMARDIAN
Notary Public - California
Orange County
Commission # 2541508
My Comm. Expires Dec 14, 2029

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this

State of California)

) ss

County of _____)

On _____, before me,_____,
(Name of Notary)

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

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

WITNESS my hand and official seal.

_____
(Notary Signature)

Exhibit A

PROPERTY LEGAL DESCRIPTION

PARCEL NO. 3, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 96, PAGES 32 AND 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50 PERCENT OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS GRANTED TO MRS. L. E. WELLER, A MARRIED WOMAN, IN DEED RECORDED MAY 23, 1958 IN BOOK 4294, PAGE 486 OF OFFICIAL RECORDS.

NOTE: RECORDED JULY 1, 1953 IN BOOK 6813, PAGE 540 OF OFFICIAL RECORDS IS A DEED FROM J.W. KING AND WIFE TO SEYMOUR JASPER AND WIFE CONVEYING ALL THEIR RIGHTS, TITLE AND INTEREST TO ENTER UPON AND TO USE FOR ANY PURPOSE THE SURFACE, OR SUBSURFACE TO A DEPTH OF 500 FEET FROM THE SURFACE OF THE HEREIN DESCRIBED AND OTHER LAND.

APN: 296-141-05

REQUESTED BY
AND WHEN RECORDED
MAIL TO:

CITY OF BREA
1 CIVIC CENTER CIRCLE
BREA, CA 92821
ATTN: CITY CLERK

Space Above This Line for Recorder's Use

EXEMPT FROM RECORDING FEE PER GOVERNMENT CODE SECTION 27383

TERMINATION OF RESTRICTIVE COVENANT FOR WORKFORCE HOUSING

THIS TERMINATION OF RESTRICTIVE COVENANT FOR WORKFORCE HOUSING ("Termination") is dated _____, 2026 for reference purposes and is executed by the CITY OF BREA, a California municipal corporation ("City"), and Brea Mercury LP, a California corporation, ("Developer").

RECITALS

A. Developer is the current owner of the property located primarily at the southeast corner of Mercury Lane and Berry Street Brea, California, as more fully described in Exhibit A, attached hereto, and incorporated herein by reference ("Subject Property").

B. On June, 2, 2020, the Brea City Council adopted Ordinance No. 1214 to approve Development Agreement No. 19-01 ("DA 19-01") with the Subject Property's prior owner, Mercury CXIV, LLC ("Mercury CXIV"), for the Mercury Lane Workforce Housing Project ("Prior Project") proposed to be constructed on the site. The Prior Project was to be a 114-unit multi-family residential development consisting of 11 low-income units, 80 workforce units, and 23 market rate units.

C. Pursuant to DA 19-01, the City and Mercury CXIV executed an April 25, 2022 Restrictive Covenant for Workforce Housing ("Original Restrictive Covenant"), recorded on May 25, 2022 as Document Number 2022000193474 in the Official Records of Orange County, California. The Original Restrictive Covenant placed recorded restrictions on the Subject Property to assure: (i) a certain level and number of affordable units at the Prior Project for 40 years; and (ii) a Brea workforce preference program.

D. The Prior Project was never constructed due to changing circumstances related to the COVID-19 pandemic.

E. A new development project has been approved for the Subject Property, which is subject to a different covenant document to restrict affordable housing and prioritize renting units to seniors and veterans. Developer and City therefore desire to terminate the Original Restrictive Covenant.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Original Restrictive Covenant is terminated as of the recordation of this Termination and shall be of no further force or effect.

CITY:

CITY OF BREA

_____
By: Kristin Webster, City Manager

Attest:

_____(SEAL)
Victoria Popescu
City Clerk

Approved as to Form:

_____
Terence Boga
City Attorney

DEVELOPER:

Brea Mercury LP,
a California limited partnership

By: C&C Brea Mercury LLC,
a California limited liability company
its general partner

By: C&C Development Co., LLC
a California limited liability company,
its sole member and manager

By: _____
Todd R. Cottle,
Trustee of the 2007 Todd R. Cottle and Jennifer N. Cottle Revocable Trust, its member

ACKNOWLEDGMENTS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this

State of California)

) ss

County of Orange)

On September 24, 2026, before me, Nicholas Andrew Brough-Karamardian,
(Name of Notary)

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

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

WITNESS my hand and official seal.

(Notary Signature)

NICHOLAS ANDREW BROUGH-KARAMARDIAN
Notary Public - California
Orange County
Commission # 2541508
My Comm. Expires Dec 14, 2029

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this

State of California)

) ss

County of _____)

On _____, before me,_____,
(Name of Notary)

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

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

WITNESS my hand and official seal.

_____
(Notary Signature)

Exhibit A

PROPERTY LEGAL DESCRIPTION

PARCEL NO. 3, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 96, PAGES 32 AND 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50 PERCENT OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS GRANTED TO MRS. L. E. WELLER, A MARRIED WOMAN, IN DEED RECORDED MAY 23, 1958 IN BOOK 4294, PAGE 486 OF OFFICIAL RECORDS.

NOTE: RECORDED JULY 1, 1953 IN BOOK 6813, PAGE 540 OF OFFICIAL RECORDS IS A DEED FROM J.W. KING AND WIFE TO SEYMOUR JASPER AND WIFE CONVEYING ALL THEIR RIGHTS, TITLE AND INTEREST TO ENTER UPON AND TO USE FOR ANY PURPOSE THE SURFACE, OR SUBSURFACE TO A DEPTH OF 500 FEET FROM THE SURFACE OF THE HEREIN DESCRIBED AND OTHER LAND.

APN: 296-141-05

RESOLUTION NO. PC 2026-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA RECOMMENDING THAT THE CITY COUNCIL APPROVE CANCELLATION OF DEVELOPMENT AGREEMENT NO. 19-01 (MERCURY LANE RESIDENTIAL PLANNED COMMUNITY)

A. RECITALS.

1. On June 2, 2020, the City Council adopted Ordinance No. 1214 to approve Development Agreement No. 19-01 ("DA 19-01") with Mercury CXIV, LLC ("Mercury CXIV") for development of a 5-story building with 114 residential units consisting of 11 low-income units, 80 workforce units, and 23 market rate units ("Prior Project") on the property owned by Mercury CXIV located at the southeast corner of Mercury Lane and Berry Street ("Subject Property"). A copy of DA 19-02 is included as Attachment C of the staff report.

2. DA 19-01 was recorded on September 1, 2020 as Document No. 2020000458788 in the Official Records of Orange County.

3. Pursuant to DA 19-01, the City and Mercury CXIV executed an April 25, 2022 Affordable Housing Agreement ("Original AHA"), recorded as Document No. 2022000193475 in the Official Records of Orange County. The Original AHA placed recorded restrictions on the Subject Property to assure: (i) a certain level and number of affordable units at the Prior Project for 55 years; and (ii) a Brea workforce preference program.

4. Pursuant to DA 19-01, the City and Mercury CXIV executed an April 25, 2022 Restrictive Covenant for Workforce Housing ("Original Restrictive Covenant"), recorded as Document No. 2022000193474 in the Official Records of Orange County.

The Original Restrictive Covenant placed recorded restrictions on the Subject Property to assure: (i) a certain level and number of affordable units at the Prior Project for 40 years; and (ii) a Brea workforce preference program.

5. The Prior Project was not constructed due to changing circumstances including the Covid-19 pandemic.

6. The City and Brea Mercury LP, the current owner of the Subject Property, desire to cancel DA 19-01 as permitted by Government Code Section 65868.

7. On September 8, 2026 the Planning Commission conducted a duly noticed public hearing to consider a proposed Cancellation of Development Agreement ("Cancellation").

B. RESOLUTION

1. The Planning Commission finds that all facts set forth in the Recitals, Part A of this Resolution, are true and correct.

2. The Cancellation of DA 19-01 has been evaluated in accordance with the California Environmental Quality Act (CEQA) Guidelines and applicable environmental regulations of the City. The action is exempt from CEQA under the common-sense exemption set forth in CEQA Guidelines Section 15061(b)(3), which applies when it can be seen with certainty that there is no possibility that the proposed action may have a significant effect on the environment. The cancellation of DA 19-01 is an administrative action that will not result in a direct or reasonably foreseeable indirect physical change in the environment. The Cancellation of DA 19-01 does not modify or otherwise affect the previously certified Final Environmental Impact Report for the Mercury Lane Residential Project (State Clearinghouse No. 2018121032).

3. Based on the findings set forth above, the Planning Commission recommends that the City Council approve the Cancellation as set forth in Exhibit A, and authorize the City Manager to execute the Cancellation on behalf of the City, subject to any nonsubstantive changes deemed necessary or appropriate by the City Manager and the City Attorney.

4. The Secretary of this Commission shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 8th day of September 2026.

Blake Perez, Chair

I, Maribeth Tinio, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Brea held on the 8th day of September 2026, by the following votes:

AYES:	COMMISSIONERS:	Perez, Gribble, Donini, Madden, Schlotterbeck
NOES:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	
ABSTAINED:	COMMISSIONERS:	

ATTEST:

Secretary, Planning Commission

CITY OF BREA

CITY COUNCIL NOTICE OF PUBLIC HEARING FOR CANCELLATION OF DEVELOPMENT AGREEMENT NO. 19-01 FOR THE FORMER MERCURY LANE RESIDENTIAL PLANNED COMMUNITY PROJECT LOCATED AT THE SOUTHEAST CORNER OF MERCURY LANE AND BERRY STREET

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held by the City Council to determine whether or not the subject request shall be approved under the provisions of State Law and the Brea City Code as follows:

DATE AND TIME OF HEARING: **Tuesday, October 6, 7:00 p.m.**
All interested persons may appear and be heard at that time.

PLACE OF HEARING: Brea Civic & Cultural Center, Council Chambers
1 Civic Center Circle, Brea, CA 92821

REQUEST: The Applicant, C&C Development Co., LLC, requests the cancellation of Development Agreement No. 19-01 pertaining to the previously approved 114-unit Mercury Lane Residential Planned Community Project. The prior project is no longer being pursued and has been superseded by the approved Mercury Senior Apartments Project, an 85-unit affordable senior housing community on the same property.

The proposed action includes cancellation of Development Agreement No. 19-01, recorded as Instrument No. 2020000458788.

LOCATION: The 1.01-acre project site is located at the southeast corner of Mercury Lane and Berry Street (Assessor's Parcel Number 296-143-01).

ENVIRONMENTAL: The proposed action has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and applicable environmental regulations of the City. The proposed action is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), as the cancellation of Development Agreement No. 19-01 is an administrative action that would not result in a direct or reasonably foreseeable indirect physical change in the environment. The proposed action would not affect the previously certified Final Environmental Impact Report for the Mercury Lane Residential Project (State Clearinghouse No. 2018121032).

IF YOU CHALLENGE THE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING PLANNER@CITYOFBREA.GOV

Victoria Popescu, City Clerk

AREA MAP



CEQA NOTICE OF EXEMPTION

TO: Orange County Clerk-Recorder
601 North Ross Street
Santa Ana, CA 92701

FROM City of Brea
Community Development Department
1 Civic Center Circle
Brea, CA 92821

PROJECT TITLE/CASE NO.:	**CANCELLATION OF DEVELOPMENT AGREEMENT NO. 19-01 FOR THE FORMER MERCURY LANE RESIDENTIAL PLANNED COMMUNITY PROJECT LOCATED AT THE SOUTHEAST CORNER OF MERCURY LANE AND BERRY STREET**
PROJECT LOCATION:	Southeast corner of Mercury Lane and Berry Street, Brea, CA 92821 (Assessor's Parcel Number 296-143-01)
PROJECT DESCRIPTION:	A request to cancel Development Agreement No. 19-01 pertaining to the previously approved 114-unit Mercury Lane Residential Planned Community Project (Prior Project). The Prior Project was never constructed and is no longer being pursued. The property is now approved for development with the Mercury Senior Apartments Project (Current Project), an 85-unit affordable senior housing community on the same 1.01-acre property. Cancellation of Development Agreement No. DA 19-01 would remove the Development Agreement associated with the unconstructed Prior Project from the property's title and facilitate financing for the Current Project.
Name of Public Agency Approving Project:	City of Brea
Project Applicant, Address, Email, and Phone Number:	C&C Development Co., LLC 14211 Yorba Street, Ste. 200 Tustin, CA 92780 todd@c-cdev.com 714-714-0600

Exempt Status: ***(Check one)***

- ☐ Ministerial *(Sec. 21080(b)(1); 15268)*
- ☐ Declared Emergency *(Sec. 21080(b)(3); 15269(a))*
- ☐ Emergency Project *(Sec. 21080(b)(4); 15269 (b)(c))*
- ☐ Categorical Exemption
- ☐ Statutory Exemption (15282(s))
- ☒ Other: *Common Sense Exemption (Sec. 15061(b)(3))*

Reason why project is exempt: The project was evaluated in accordance with the California Environmental Quality Act (CEQA) Guidelines and applicable environmental regulations of the City. The project is exempt from CEQA under the common-sense exemption set forth in CEQA Guidelines Section 15061(b)(3), which applies when it can be seen with certainty that there is no possibility that the proposed action may have a significant effect on the environment. The cancellation of Development Agreement No. 19-01 is an administrative action that will not result in a direct or reasonably foreseeable indirect physical change in the environment. The cancellation of Development Agreement No. 19-01 does not modify or otherwise affect the previously certified Final Environmental Impact Report for the Mercury Lane Residential Project (State Clearinghouse No. 2018121032).

Maribeth Tinio, City Planner *Date*

CITY of BREA

City Council Regular Meeting
Communication
October 6, 2026
Item No. 4B.

Conduit Financing for the Mercury Senior Apartments Affordable Housing Project

TO	PREPARED BY
Honorable Mayor and City Council Members	Marie Dao, Senior Management Analyst
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Webster, City Manager

RECOMMENDATION

Staff recommend that the City Council take the following actions:

1. Conduct a public hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended (the "Code") in connection with the proposed issuance of qualified exempt facility bonds by the California Municipal Finance Authority ("CMFA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed $60,000,000, (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a senior multifamily rental housing project ("Project") located at the southeast corner of Mercury Lane and Berry Street; and
2. Adopt the resolution (Attachment A) approving the issuance of the Bonds by the CMFA for the benefit of Mercury Brea LP, a partnership of which C&C Development Co., LLC ("Developer" or "Borrower") or a related person to the Developer is the general partner, to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and California Government Code Section 6500 (and following).

BACKGROUND/DISCUSSION

The Borrower has requested that the CMFA adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed $60,000,000 in aggregate principal amount, to finance or refinance the acquisition, construction, improvement and equipping of a senior multifamily rental housing project located at the southeast corner of Mercury Lane and Berry Street.

In order for all or a portion of the Bonds to qualify as tax-exempt bonds, several requirements must be satisfied. These include a public hearing (the "TEFRA Hearing") providing an opportunity for the community to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable public notice must be provided to the community. Lastly, following the close of the TEFRA Hearing, an "applicable elected representative" of the governmental unit having jurisdiction over the area in which the Project is located, namely the Brea City Council, must provide its approval of the issuance of the Bonds for the financing of the Project.

California Municipal Finance Authority

The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 350 municipalities, including the City, have become members of CMFA. The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The CMFA's representatives and its Board of Directors have considerable experience in bond financing.

In light of the foregoing, and in order to support affordable housing, staff recommend that the Brea City Council conduct the TEFRA Hearing and adopt the resolution in favor of the issuance of the Bonds by the CMFA.

FISCAL IMPACT/SUMMARY

The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City of Brea or the State of California but are to be paid for solely from funds provided by the Borrower.

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the "Foundation"), acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City, it is expected that a portion of the issuance fee attributable to the City will be granted by the CMFA to the General Fund (110) of the City. Such grant may be used for any lawful purpose of the City.

Attachments

Attachment A - Resolution (Mercury Senior Apartments TEFRA Hearing).pdf

RESOLUTION NO._____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $60,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF MERCURY SENIOR APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, Mercury Brea LP, a partnership of which C&C Development Co., LLC (the "Developer") or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed $60,000,000 in aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a senior multifamily rental housing project located at the southeast corner of Mercury Lane and Berry Street, Brea, California (the "Project"); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Brea (the "City") because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the "City Council") is the elected legislative body of the City and is one of the "applicable elected representatives" required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Brea as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this Resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of: (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in

which the Project is located, in accordance with such Section 147(f); and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to: (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution and the financing transaction approved hereby.

Section 6. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Brea this 6th day of October, 2026.

AYES:
NOES:
ABSTAIN:
ABSENT:

Attest:

By:_____
City Clerk